

# MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 24 April 2017** at **7.45pm** in the Parish Office

## **Present:**

Councillors Ms Healy (Chair), Fitzwilliams, Jones, Ms Thorin and Ms Gierth

## **In attendance:**

Jason Mawer - Parish Clerk, Jacqueline Kirk – Admin Assistant

### **P361. Apologies for absence**

There were none.

### **P362. Declarations of interest**

Cllr Ms Healy and Ms Thorin declared an interest on item P366 as application 17/00261/FUL on list 14/17. Councillor Fitzwilliams declared an interest on item P366 as application 17/00288/PAA and 17/00280/FUL on list 14/17

### **P363. Minutes of the previous meeting held on 13 March 2017**

The minutes of the 3 April meeting were circulated to members ahead of the meeting. The minutes were proposed by Cllr Jones, seconded by Cllr Ms Thorin and APPROVED by members present.

### **P364. Matters arising**

Tim Noden had advised that he will be in contact to confirm when they will be ready to attend a meeting of the committee.

The orange markings noted on tress at the top of Watersplash Lane were still being investigated.

### **P365. Public participation**

No members of the public attended the meeting.

### **P366. Planning and tree application recommendations (lists 14/17, 15/17 and 16/17)**

#### **14/17**

17/00309/FUL21 *Thomas Drive, Warfield*

Proposal: Retrospective application for the part conversion of garage into habitable space

**Recommended refusal**

Reasons: Insufficient space for parking

17/00247/FUL *Brookfield Farmhouse, Bracknell Road, Warfield*

Proposal: Erection of a single storey side and rear extension following demolition of existing structure.

**Considered no objection**

17/00317/FUL *10 Hebbecastle Down, Warfield*

Proposal: Installation of rear dormer with conversion of loft into habitable accommodation and insertion of roof lights to the front elevation.

**Recommended refusal**

Reasons: Concerns about privacy to 17,18,19 Hebbecastle Down.

Out of keeping with the area and out of scale.

17/00261/FUL *1 Cloverlea Cottages, Forest Road, Newell Green, Warfield*

Proposal: Erection of 1.5 storey outbuilding following demolition of existing garage/store, erection of attached carport and alterations to fenestration of side elevation.

**Recommended refusal**

Reasons: Bulk and overbearing height of development which is excessive and out of keeping with the area.

17/00288/PAA *Storage Building, Watersplash Lane, Warfield*

Proposal: Application for prior approval change of use of Agricultural Building to a dwelling house (C3)

**Considered no objection**

17/00280/FUL *West End Stables, West End Lane, Warfield*

Proposal: Erection of two semi-detached dwellings on land adjacent to West End Stables.

**Considered no objection**

17/00286/FUL *57 Top Common, Warfield*

Retrospective application for the conversion of the garage into habitable accommodation.

**Recommended refusal**

Reasons: Inappropriate and dangerous parking space created. Loss of visual amenity and sight lines.

17/00341/FUL *13 Priory Lane, Warfield*

Erection of a 1.8 metre high close boarded fence to front of property (retrospective)

**Recommended refusal**

Reasons: Fence out of keeping with the area. The removed hedgerow was to be retained under application '619266 Reserved matters for siting, design, external appearance and landscaping pursuant to outline permission 618313 for erection of one dwelling. (Affects 13 Priory Lane Warfield)'. The property has a shared access way so no additional security is delivered by the fence.

## 15/17

17/00142/FUL 18A *The Elms, Warfield Park, Bracknell*

Proposal: Retrospective application for the erection of a summer house and shed.

**Considered no objection**

17/00297/FUL 2 *Roman Way, Warfield*

Proposal: Erection of first floor front and side extension and the installation of a first floor, side facing window.

**Considered no objection**

17/00324/FUL 10 *Roman Way, Warfield*

Proposal: Partial garage conversion.

### **Observations**

The additional parking area needs to be of a porous surface.

17/00267/FUL *Old Whitelocks, Garsons Lane, Warfield*

### **Recommended refusal**

Reasons: Planning application 15/01081/FUL approved by Bracknell Forest Council on 19 November 2016 changed the use of this building from a disused agricultural building to B8 storage facility. Believe that the proposed development is bigger than the existing building. Consider that the existing side elevation drawings are incorrect (no protrusions on roof as shown).

## 16/17 No applications to consider

### **P367. Bracknell Forest Council Planning Committee**

There was no information available for the upcoming Planning Committee meeting.

### **P368. Correspondence and items for information**

Members noted the correspondence was received concerning:

Mrs Pocock: Priory Lane application 17/00341/FUL

Bracknell Forest Council Temporary Prohibition Notice regarding water main works in Warfield Street and on Bishops Lane.

Caroline Nicolaides: 57 Top Common application 17/00286/FUL

Glyn Jones: 57 Top Common application 17/00286/FUL

Forestry Commission notification that the CPS will not be prosecuting reference The Hermitage.

### **P369. Ongoing issues**

#### a. CIL and S106 contributions

There were no CIL or S106 contribution updates to be reported with no receipts due.

#### b. Current and potential enforcement cases

Parish Clerk presented an updated enforcement cases list to review. The clerk advised members on certain cases where BFC had ceased action and these were noted. Members queried five cases and the Clerk will raise these with BFC. It was agreed that closed cases would be removed from the list moving forward.

**P370. Representative areas**

Cllr Ms Thorin reported that concerns were raised at a recent planning training course by Winkfield Parish Council with regards to the weight that Parish Council comments have in the BFC planning process. The Clerk will raise this at the next Planning Liaison Meeting.

Cllr Fitzwilliams advised that the SANG car park on Cabbage Hill had still not been opened.

Cllr Jones raised concerns about the phasing of the lights at the Plough and Harrow crossroads given the introduction of the new controls at the Three Legged Cross (Spice Lounge junction). The clerk advised that the phasing is under review at the Three Legged Cross.

Cllr Healy advised that the EastWest Greenway is now open and being used by residents. Concerns were raised by members about horses using the Greenway and about safety at the crossing of West End Lane.

**P371. Date of next meeting**

The next meeting will be on Monday 15 May at 7.45pm in the Parish Office.

It was agreed that the meeting of Monday 5 June would be moved to Wednesday 7 June to accommodate members availability.

**P360. Closure of the meeting**

There being no further business the meeting closed at 9.12 pm.