

MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Wednesday 26 June 2017** at **7.45pm** in the Parish Office

Present:

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

In attendance:

Jason Mawer – Parish Clerk

P397. Apologies for absence

There were no apologies for absence.

P398. Declarations of interest

Declarations were noted from Cllr Ms Thorin for application 17/00614 and from Cllr Fitzwilliams for application 17/00565.

P399. Minutes of the previous meeting held on 7 June 2017

The minutes of the meeting held on 7 June were circulated to members ahead of the meeting. The minutes were proposed by Cllr Fitzwilliams, seconded by Cllr Ms Thorin and APPROVED by members present.

P400. Matters arising

Tim Noden will be attending ahead of the next committee meeting.

As was noted at the last meeting a revised application from Millgate Homes (planning application 16/0274/FUL) for the development off Watersplash Lane had been received. Members discussed the plan and agreed to confirm their previous RECOMMEND REFUSAL as they saw no requirement for access onto Watersplash Lane, they were concerned about the loss of the street scene and character and that Watersplash lane is indicated as being part of the traffic-free east-west greenway. The committee also observed that indigenous species should be retained within the hedgerow.

P401. Public participation

No members of the public attended the meeting.

P402. Planning and tree application recommendations (lists 23/17, 24/17 and 25/17)

23/17

17/00409/FUL *6 Marbull Way, Warfield*

Application: Installation of decking area to the rear elevation with associated handrail

Considered no objection

17/00558/FUL *10 Norfolk Chase, Warfield*

Application: Erection of single storey rear extension following demolition of existing conservatory and the erection of chimney (resubmission of 16/00901/FUL)

Considered no objection

24/17

17/00460/FUL *6 Forest Way, Warfield Park, Bracknell*

Application: Formation of decking area and replacement of grassed area

Considered no objection

Cllr Ms Thorin withdrew from the meeting

17/00614/FUL *Land at Rear of 4 Hayley Green Cottages, Forest Road, Hayley Green, Warfield*

Application: Section 73 application for the variation to condition 2 (approved plans) to planning permission 14/00863/FUL for the erection of 3 no. dwellings including associated parking, access and amenity space (amendment is to convert the garages into habitable accommodation)

Recommended refusal

Reasons: Plot 3 - 4 bed house has inadequate parking - two spaces shown
Plot 2 - the parking space for this plot blocks access to the amenity land for 4 Haley Green Cottage, in addition this parking space reduces the turning circle on the site contrary to planning condition 9 of application 14/00863/FUL and condition 10 requires garages to meet local standards.

There is no identified cycle storage.

The committee do not believe that the plans take into consideration TPO 1225.

The committee observed that documents on planning portal are marked 'to follow' so we have been unable to access and assess.

Cllr Ms Thorin rejoined the meeting

17/00120/TR5 *TPO1222 Street record MacLaren Drive, Warfield Park*

Application: to fell 1 tree

The committee noted the application

25/17

17/00462/FUL *12 Saxon Drive, Warfield*

Application: Erection of 1.83m close boarded fence and change of use of amenity land to private residential gardens (retrospective)

Considered no objection

17/00563/FUL *Flat above Paws Nursery, Hayley Green, Warfield*

Application: Erection of first floor conservatory

Considered no objection

Cllr Fitzwilliams withdrew from the meeting

17/00565/FUL Land North of Harvest Ride, & South of Forest Road, & East of West End Lane, West End Lane, Warfield

Application: Formation of access from West End Lane to serve a foul water pumping station and an above ground pressure reducing installation

Observations made

Observations: The site location is unclear as it does not appear to be on West End Lane as per description.

The proposals state 'no removal of hedgerow' however plan shows removal, therefore the hedgerow would require proper assessment.

The plan is contrary to Berkley Homes Planning Application that there would be no construction traffic passing along West End Lane.

Cllr Fitzwilliams rejoined the meeting

17/00603/FUL 27 Top Common, Warfield

Application: Erection of two storey rear extension, replacement windows and front door and extension of existing driveway

Observation made

Observation: the driveway should be of a porous material

P403. Bracknell Forest Council Planning Committee

There were two Warfield applications considered at the recent Planning Committee meeting:

16/00391/OUT, Garth Works, Kennel Lane, Warfield was approved.

17/00267/FUL 13 Priory Lane, Warfield was approved.

P404. Correspondence and items for information

Members noted correspondence received concerning:

Street naming confirmation from BFC

Letter to BFC from Margaret Dyrka re: Forest Way application

Members noted the report from the BFC Enforcement team regarding Honeywood Farm and that no breach of planning control had been found.

P405. Ongoing issues

- a. CIL and S106 contributions

There was no update to report.

- b. Current and potential enforcement cases

There was no update to report.

P406. Representative areas

Cllr Fitzwilliams advised members that the Cabbage Hill car park remained closed.

Cllr Ms Gierth reported concerns raised by residents regarding Moss End Garden Centre using the 1st entrance onto Bowyers Lane and that the Greenhouses were being used for storage. It was also noted that there was overgrown vegetation on the junction of Maidenhead Road and Bowyers Lane.

P407. Date of next meeting

The next meeting will be at 7.45pm on Monday 17 July. Members should note that Tim Noden will be attending at 7.00pm.
Apologies were noted from Cllr Ms Thorin

P408. Closure of the meeting

There being no further business the meeting closed at 8.34 pm.