

MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Wednesday 17 July 2017** at **7.45pm** in the Parish Office

Present:

Councillors Jones (Chair), Fitzwilliams and Ms Gierth

In attendance:

Jason Mawer – Parish Clerk

P409. Apologies for absence

Apologies for absence were received from Cllrs Ms Healy and Ms Thorin.

P410. Declarations of interest

There were no declarations of interest or requests for dispensations received.

P411. Minutes of the previous meeting held on 26 June 2017

The minutes of the meeting held on 26 June were circulated to members ahead of the meeting. The minutes were proposed by Cllr Ms Gierth, seconded by Cllr Fitzwilliams and APPROVED by members present.

P412. Matters arising

Representatives of Harrow Estates, Kitewood and Millgate met with members of the committee immediately before this evenings committee meeting.

P413. Public participation

Paul Watkins, Serena Gunn, Matthew Clark and Vanessa Tenfield attended the meeting as representatives of the owners, staff and architect of the Meadowbrook Montessori School. They presented their plans for integrating the two school sites onto the Malt Hill campus to be considered by the committee as application 17/00681/FUL.

P414. Planning and tree application recommendations (lists 26/17, 27/17 and 28/17)

26/17

17/00396/FUL *Little Barn, Ascot Road, Warfield*

Proposal: Change of use from paddock to equestrian use and installation of riding arena with associated ground works, draining and fencing

Considered no objection

17/00656/OUT *North Lodge Farm, Forest Rd, Hayley Green*

Proposal: Outline application for the residential development of 19 no. dwellings (including affordable housing) including associated access, open space and landscaping following demolition of existing buildings, structures and hardstanding. (All matters reserved except access)

Recommended for refusal

Reasons: there is concern that the properties do not face onto public land as per planning guidelines. The committee could not see how class b tree 2 on plot 5 is retained. The proposals are contrary to gapping policy.

17/00669/FUL *14 Priory Lane, Warfield*

Proposal: Change of use of land from amenity to residential garden with erection of a 3.2M high post and wire fence

Recommended for refusal

Reasons: loss of part of the ditch will affect drainage and wildlife.

17/00622/FUL *56 Yorkshire Place, Warfield*

Proposal: Erection of a first floor side and single storey rear extension

Considered no objection

17/00680/FUL *32 The Plateau, Warfield Park*

Proposal: Alterations to roof of existing mobile home

Considered no objection

17/00130/TRTPO *26 Huson Road, Warfield*

Proposal: TPO 89 – Application to prune 1 tree

Observation

Observation: leave to Tree Officer if 30% reduction is excessive

17/00133/TRTPO *Oxfordshire Place, Warfield*

Proposal: TPO 424 – Application to prune 1 tree

Observation

Observation: Leave to Tree Officer - our view is that the proposals are excessive.

27/17

17/00674/FUL *2 Seddon Hill, Warfield*

Proposal: Erection of two storey side extension

Recommended for refusal

Reasons: the proposals are overbearing to neighbouring properties

17/00681/FUL *Meadowbrook Montessori Primary School Malt Hill, Warfield*

Proposal: Erection of single storey extension to school and new car park

Considered no objection

17/00149/TRTPO *The Hollies, Warfield Street, Warfield*

Proposal: TPO 382 – Application to prune trees

Observation

Observation: 50% reduction appears excessive

28/17

17/00518/FUL *Land South of Kingscroft Lane, Kingscroft Lane, Warfield*

Proposal: Application for the siting of a mobile home for use as a day room in connection with equestrian use of land (retrospective)

Observation

Observation: the committee recommends a condition that the mobile home could not be used for residential use for up to five years

17/00628/FUL *Old Oak House, Malt Hill, Warfield*

Proposal: Replacement of existing barn

Considered no objection

17/00709/FUL *16 Field Park, Bracknell*

Proposal: Conversion of garage to habitable accommodation

Recommended refusal*

Reasons: the loss of amenity land through the parking space allocation

**Note: following the meeting the Planning Officer asked if the decision would be reconsidered as the area that is proposed to be converted to parking is within the residential curtilage, and therefore would not be considered "amenity land".*

*As the proposed parking space would be constructed of permeable materials, it would be considered permitted development, and therefore the creation of this parking space does not require planning permission. Based upon this information, the members who attended the meeting withdrew the objection and it was subsequently recorded as **Considered no objection***

17/00722/FUL *2 Fairclough Farm Cottages, Watersplash Lane, Warfield*

Proposal: Section 73 application for the removal of condition 1 (agricultural residency) to planning permission 11083 for the erection of a pair of cottages for agricultural workers

Considered no objection

Members noted:

17/00154/TR5 *63 Julius Hill, Warfield*

Proposal: TPO 218 – application to prune 1 tree

P415. Bracknell Forest Council Planning Committee

The Clerk reported that five applications within Warfield were due to be considered by the BFC Planning Committee meeting on 20 July.

16/01195 FUL – Land East of Avery Lane and North of Watersplash Lane - recommended for approval

16/10253/FUL – Land South of Fairclough Farm, Newell Green - recommended for approval

16/01274/FUL – Land at Watersplash Lane, Warfield - recommended for approval

16/00401/FUL – Whitelocks Farm. Garsons Lane – recommended for approval

17/00603/FUL – 27 Top Common, Warfield – recommended for approval

P416. Correspondence and items for information

Members noted correspondence received concerning:

(Temporary Prohibition of Driving) Order 2017 - B3034 Warfield Street, Warfield from BFC
Letter of objection from Mrs Marshall concerning application 17/00656/OUT – North Lodge
Farm

P417. 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.

P418. Planning Liaison update

The Clerk updated members on matters raised at the Planning Liaison meeting. The subject of revised plans was raised as was the incorrect parish allocation on some plans, which appears to be a mapping issue. The meeting also looked at how applications are received and decisions made. Notes from this have not yet been circulated.

P419. Representative areas

Cllr Ms Gierth reported that a carpet had been dumped on the left side of Westhatch lane as you come off the main road. The Clerk would arrange for this to be reported to BFC.

P420. Date of next meeting

The next meeting will be at 7.45pm on Monday 7 August 2017. Apologies were noted for Cllr Ms Gierth

P421. Closure of the meeting

There being no further business the meeting closed at 9.16 pm.