

# MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 18 September 2017** at **7.45pm** in the Parish Office

## **Present:**

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

## **In attendance:**

Jason Mawer – Parish Clerk

### **P446. Apologies for absence**

Apologies for absence were received from Councillor Jones.

### **P447. Declarations of interest**

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

### **P448. Minutes of the previous meeting held on 29 August 2017**

The minutes of the meeting held on 29 August were circulated to members ahead of the meeting. With the correction to item P442b to add 'an appeal against' ahead of 'an enforcement notice...' the minutes were proposed by Cllr Ms Healy, seconded by Cllr Ms Gierth and APPROVED by members present.

### **P449. Matters arising**

There was no update from BFC on the model helicopter flying at Priory Field. Members noted that application 17/00837/FUL had been approved by BFC ahead of revised comments being submitted.

Berkeley Homes confirmed that the fencing beside the Cut had been moved to facilitate works, but that this would not affect the approved boundary of development when works were completed.

It was noted that the small amount of asbestos in Hayley Green Woods remained. BFC were appointing a contractor to remove it safely.

The phasing of the lights at the Plough & Harrow continued to concern members, particularly at off-peak times. The Clerk would follow up with the BFC Highways Engineer.

### **P450. Public participation**

There were no members of the public present.

### **P451. Planning and tree application recommendations (lists 35/17, 36/17 & 37/17)**

#### **List 35/17**

17/00831/FUL *14 Atte Lane*  
Application: Erection of outbuilding  
**Considered no objection**

**List 36/17**

17/00923/FUL *Land North of Westhatch Lane, Warfield*  
Application: Change of use of agricultural land to publicly accessible open space to be laid out and managed as Suitable Alternative Natural Greenspace (SANG).  
**Considered no objection**

17/00931/OUT *Woodlawns, Forest Road, Hayley Green, Warfield*  
Application: Outline application for the erection of 12 detached dwellings following demolition of existing dwelling.

**Recommended Refusal**

Reasons:

1. The site is outside the defined settlement boundary
2. There is no on site open space
3. Area of protected trees
4. No passing bays that have been included in the proposal to allow for traffic flow on site

17/00953/FUL *30 Norman Keep, Warfield*  
Application: Erection of single storey side and two storey rear extensions  
**Considered no objection**

17/00962/FUL *5 Setter Combe, Warfield*  
Application: Conversion of garage into habitable accommodation with infill extension to dwelling

**Observations made**

Observations: The committee were unable to determine from the plans the size of property

If 3 bed house - no objection

if 4 bed house - query identified parking allocation

**List 37/17**

17/00904/FUL *5 Hoffman Close, Warfield*  
Application: Erection of single storey side extension and front porch  
**Considered no objection**

17/00212/TRTPO *Little Oaks, 5 Oxfordshire Place Warfield*  
Application: TPO 424 – Application to prune 1 tree

**Observations made**

Observation: proceed on Tree Officer advice.

**P452. Bracknell Forest Council Planning Committee**

The following applications have been decided by BFC since the last committee meeting:

16/00606/LDC Land Adjacent To Yard and Buildings Warfield Park Warfield  
Approved by delegated decision

17/00628/FUL Old Oak House Malt Hill Warfield  
Approved by delegated decision

17/00722/FUL 2 Fairclough Farm Cottages Watersplash Lane Warfield  
Unconditional approval by delegated decision

17/00518/FUL Land South Of Kingscroft Lane Kingscroft Lane Warfield  
Refused by delegated decision

17/00133/TRTPO Oxfordshire Place Warfield  
Refused by delegated decision

17/00144/TRTPO The Parish Room Church Lane Warfield  
Part approval, part refusal by delegated decision

17/00866/FUL Old Whitelocks Garsons Lane Warfield  
Approved by delegated decision

17/00837/FUL 6 Darby Vale Warfield  
Approved by delegated decision

There were no Warfield applications considered at the BFC Planning Committee meeting on 14 September.

**P453. Correspondence and items for information**

Correspondence was received from Hambleden Homes regarding proposals for Nuptown Piggeries. The committee asked the Clerk to reply to Hambleden Homes reminding them of the conditions placed on the proposed Green Belt site mainly that the buildings should be of a similar single storey design on a similar footprint.

**P454. 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.

**P455. Representative areas**

Cllr Fitzwilliams advised that the visibility splays at Cabbage Hill had been cleared, but the car park had yet to open. Cllr Fitzwilliams asked if there was any progress with the new pavilion at the Memorial Ground. The Clerk advised that he had received no further information on the project.

Cllr Ms Healy reported that a new fence had been erected close to Whitegrove School.

**P456. Date of next meeting**

The date for the next meeting will be at 7.45pm on Monday 9 October 2017.  
Apologies were noted for Cllr Fitzwilliams.

**P457. Closure of the meeting**

There being no further business the meeting closed at 8.44 pm.