

MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 30 October 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

P471. Apologies for absence

There were no apologies due.

P472. Declarations of interest

A declaration was noted from Cllr Ms Healy for application 17/01127/LDC.

P473. Minutes of the previous meeting held on 9 October 2017

The minutes of the meeting held on 18 September were circulated to members ahead of the meeting. The minutes were proposed by Cllr Ms Healy, seconded by Cllr Ms Gierth and APPROVED by members present.

P474. Matters arising

Members confirmed that the outstanding application from the previous meeting 17/01031/FUL 37 Portia Grove was considered no objection.

The Clerk reported there was no update on the model helicopter flying at Priory Field. The Clerk had seen flying taking place and had immediately reported this to BFC for investigation.

P475. Public participation

There were no members of the public present.

P476. Planning and tree application recommendations (lists 41/17, 42/17 & 43/17)

List 41/17

17/01020/FUL 2 *Moss End Cottages, Bowyers Lane*
Application: Erection of single storey rear extension

Considered no objection

Observation: Proposed side elevation roofline is inaccurate on drawing referenece 13/171/14

17/01021/FUL 1 Moss End Cottages, Bowyers Lane

Application: Erection of single storey rear extension

Considered no objection

17/00967/FUL 24 Saxon Drive, Warfield

Application: Erection of a two-storey rear extension following the demolition of existing conservatory

Considered no objection

17/01002/FUL Land at Windmill Farm, Malt Hill, 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)

Recommended refusal

Reasons: The application states that there is car parking for 20 vehicles but this is not shown on the plan along with no access. The application also states that there is no access from the road.

17/01017/FUL 16 Seddon Hill, Warfield

Application: Erection of first floor side extension with Juliet balcony to rear

Considered no objection

17/01025/FUL 23 All Saints Rise, Warfield

Application: Erection of part single, part two storey side/front extension and conversion of garage into habitable accommodation

Considered no objection

17/01041/FUL 21 Coney Grange, Warfield

Application: Conversion of loft into habitable space including installation of rear dormer

Observation: Clarity is required with regard to parking as it is not clear on the application.

List 42/17

17/01053/FUL Land West of Avery Lane, Warfield

Application: Formation of new road link (about 50m in length) connecting existing roundabout on Sopwith Road to land to the east, including details of crossing of Avery Lane

Recommend Refusal

Reasons: Avery Lane is currently a B.O.A.T (by-way open to all traffic) with no provision to change this. There are concerns with regard to speed of traffic to the crossing so would recommend calming measures or consider restrictions on horse use or potentially a single carriageway. There is also no pedestrian barrier. Consider that there is excessive removal of hedgerow (TPO 686).

1701063/FUL Hedgerose, Goughs Lane, Warfield

Application: Erection of a single storey rear extension

Considered no objection

List 43/17

17/01107/PAA *Storage Barn, Windmill Farm, Malt Hill, Warfield*

Application: Prior approval change of use from agricultural building to 3 no. Dwelling houses (C3)

Decision deferred – no plans available

17/00250/TRCA *Church of St Michael and All Angels, Church Lane, Warfield*

Application: CONS AREA – Application to fell 4 trees

Considered no objection

17/00252/TRTPO *North Lodge Farm, Forest Road, Hayley Green, Warfield*

Application: TPO 1236 – Application to prune 7 trees and fell 3 trees

Recommend Refusal

Reasons: As planning application 17/00656/OUT has not yet been considered, the committee feel that there are no grounds for removal of these trees at this stage and would not consider giving prior consent.

17/01127/LDC *19 Elms, Warfield Park, Warfield*

Application: Application for a certificate of lawfulness for the retention of 2 no. single storey extensions and 2 no. raised decking areas

Considered no objection

P477. Bracknell Forest Council Planning Committee

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

17/00106/TR5 *Whitegrove Copse, Harvest Ride, Warfield*
Withdrawn

17/00184/TRTPO *56 Horatio Avenue, Warfield*
Approved by delegated decision

17/00116/LDC *Brockhill Stables, Bracknell Road, Warfield*
Approved by delegated decision

17/00831/FUL *14 Atte Lane, Warfield*
Approved by delegated decision

17/00833/FUL *15 Bedfordshire Down, Warfield*
Approved by delegated decision

17/00858/FUL *2 Fairclough Farm Cottages, Watersplash Lane*
Approved by delegated decision

P478. Planning Appeals

Members noted the result of the appeal for Warfield Park. Members discussed the forthcoming appeal for land north of Newhurst Gardens and decided to make no further submission ahead of the appeal. The Clerk would draw up a form of words for a public statement for consideration by the committee.

P479. Correspondence and items for information

The Clerk reported that correspondence had been received from residents regarding the Newhurst Gardens appeal.

The Clerk advised that the Cabbage Hill Car Park was being used as an assembly point by young people in cars into the late evening.

P480. Ongoing issues

a. CIL and S106 contributions

The Clerk reported that no CIL was due in October due to payment delays associated with the Brooklyn development.

b. Current and potential enforcement cases

There was no update to report.

P481. Representative areas

Cllr Ms Healy asked if there was any update on the fence near Whitegrove School, the Clerk had not received an update.

Cllr Fitzwilliams advised the committee of the latest situation with regards to the new allotment plot.

Cllr Jones reported that the phasing of the traffic lights at the Plough & Harrow Junction was still out.

P482. Date of next meeting

The date for the next meeting will be at 7.45pm on Monday 20 November.

P483. Closure of the meeting

There being no further business the meeting closed at 8.44 pm. Cllr Fitzwilliams offered his apologies for the next meeting.