

MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 22 January 2018** 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

P523. Apologies for absence

No apologies for absence were due.

P524. Declarations of interest

No declarations of interest were made, or dispensations requested.

P525. Minutes of the previous meeting held on 3 January 2018

The minutes of the meeting held on 3 January 2018 were circulated to members ahead of the meeting. Subject to a minor correction in P517, the minutes were proposed by Cllr Ms Healy, seconded by Cllr Fitzwilliams and APPROVED by members present.

P526. Matters arising

There were no matters arising from the last meeting.

P527. Public participation

There were no members of the public present.

P528. Planning and tree application recommendations (lists 1/18, 2/18 & 3/18)

List 01/18

17/01299/LDC 54 Forest Way, Warfield Park

Application: Certificate of lawfulness for erection of outbuilding and raised access steps to mobile home

Considered no objection

17/01265/LDC58 Forest Way, Warfield Park

Application: Certificate of lawfulness for continued use of decking area

Considered no objection

17/01339/LDC30A *Forest Way, Warfield Park*

Application: Certificate of lawfulness for erection of outbuilding forming summerhouse

Considered no objection

List 02/18

17/01351/FUL *Brooklyn, Forest Rd, Newell Green, Warfield*

Application: Application for erection of 5 bed dwelling with access and parking following demolition of existing barn/office

Observation

The committee queried the self-build status for this development

17/01243/FUL 29 *Forest Way, Warfield Park*

Application: Certificate of lawfulness for retention of decking and summer house

Considered no objection

17/01306/LDC56 *Forest Way, Warfield Park*

Application: Certificate of lawfulness for continued use of porch

Considered no objection

17/01345/FUL 10 *Huson Road, Warfield*

Application: Erection of front porch and conversion of garage into habitable accommodation

Considered no objection

18/00001/TRTPO *Whitegrove Copse, Harvest Ride, Warfield*

Application: TPO 186 application to prune various trees

Considered no objection

List 03/18

17/01305/LDC21C *The Elms, Warfield Park*

Application: Lawful development certificate for the continued use of decking

Considered no objection

17/01321/FUL *Fiveways, Jigs lane North, Warfield*

Application: Erection of a two storey rear extension

Considered no objection

17/01368/FUL *Land to the East of Wellers Lane and North of Church lane, Warfield*

Application: Change of use of agricultural land to Suitable Alternative Natural Greenspace (SANG) with associated landscape works, construction of a car park and the demolition of an agricultural building

Recommended refusal

Reason: The committee believe that access to the car park is too narrow and suggest the car park and access be relocated to Church Lane to avoid additional traffic on Wellers Lane and access routes too.

18/00003/LDC3 *Hornbeam Copse, Warfield Park*

Application: Lawful development certificate for the erection of a conservatory to the rear of property

Considered no objection

18/00010/FUL20 *Thomas Drive, Warfield*

Application: Erection of a single storey rear extension

Observation

The committee noted that it appeared a garage conversion had taken place without adequate parking spaces

18/00011/FUL *Land at Osborne Lane, Warfield*

Application: Erection of a stable block with associated landscaping

Observation

Recommend restriction imposed to prevent commercial livery operations as per applicants point on use in section 6 paragraph 2 of Design Access Statement

18/00032/FUL *Oakview, Forest Road, Hayley Green*

Application: Erection of a two storey side and rear extension, front porch and conversion of loft to habitable space to create a chalet style bungalow

Considered no objection

18/00034/LDC42 *The Elms, Warfield Park*

Application for a certificate of lawfulness for the retention of car port, covered decking area and summer house

Considered no objection

18/00018/FUL *Cuckoo Cottage, Warfield Street, Warfield*

Erection of a two storey outbuilding following demolition of existing outbuildings

Considered no objection

18/00037/FUL40 *The Elms, Warfield Park*

Erection of raised decking and access steps (retrospective)

Considered no objection

18/00010/TRTPO *Garth Business Park, Kennel Lane, Warfield*

TPO 293 – Application to prune 3 trees

Considered no objection

P529. Bracknell Forest Council Planning Committee

The Clerk advised members that application 17/00656/OUT North Lodge Farm was approved by the BFC Planning Committee meeting on 18 January 2018.

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

17/00255/TRTPO 44 Horatio Avenue, Warfield, Bracknell, Berkshire, RG42 3TX
Part Approval, part refusal trees

17/01150/FUL Flores House, Goughs Lane, Warfield, Bracknell, Berkshire
Approved by delegated decision

17/01224/LDC 25A Forest Way, Warfield Park, Bracknell, Berkshire, RG42 3RN
Approved by delegated decision

17/00565/FUL Land North of Harvest Ride and South of Forest Rd and East of West
End Land, West End Lane, Warfield, Bracknell, Berkshire,
Approved by delegated decision

17/01175/FUL 3 Shropshire Gardens, Warfield, Bracknell, Berkshire, RG42 3RN
Approved by delegated decision

17/01268/FUL White House, Goughs Lane, Warfield, Bracknell, Berkshire, RG42 3RN
Approved by delegated decision

17/01277/LDC 54 The Elms, Warfield Park, Bracknell, Berkshire, RG42 3RP
Approved by delegated decision

17/01264/FUL Old Whitelocks, Garsons Lane, Warfield, Bracknell, Berkshire
Approved by delegated decision

The Clerk advised members that BFC had been contacted regarding CIL on the Old
Whitelocks proposal.

Cllr Fitzwilliams queried the construction traffic route for 17/00565/FUL. The Clerk
would investigate.

P530. Planning Appeals

Members were updated on the Newhurst Gardens appeal hearing by Cllr Ms Healy,
which took place on 16 January 2018.

P531. Correspondence and items for information

Members discussed proposals from BFC regarding safety improvements at the Malt
Hill crossroads junction. Members had no issues with the proposals.

The Clerk advised members that representatives of Hall & Woodhouse would like to
meet with the committee to discuss their proposals within area 1. The Clerk was
asked to arrange a meeting.

Members noted that the consultation was underway for the Thames Basin Heath
Special Protection Area Supplementary Planning Document 2018.

F532. Street Naming

Following a request from BFC for suggestions for street names, members submitted
birds names as they believed this was appropriate due to the proximity of Larks Hill.

P533. 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.

P534. Representative areas

Cllr Ms Girth updated members on a query received at the councillors surgery regarding the incorporation of amenity land at Derryquin on Priory Lane. The matter had been referred to BFC.

P535. Date of next meeting

The date for the next meeting will be at 7.45pm on Monday 12 February 2018.

P536. Closure of the meeting

There being no further business the meeting closed at 9.22 pm.