

MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 12 February 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

Ahead of the meeting, members met with Liz Abraham of Hall & Woodhouse to discuss potential opportunities in the Warfield area.

P537. Apologies for absence

No apologies for absence were due.

P538. Declarations of interest

Cllr Fitzwilliams declared an interest in application 18/00091/PAA and recused himself from application 18/00047/LDC following the submission of personal comments made to Bracknell Forest Council.

P539. Minutes of the previous meeting held on 22 January 2018

The minutes of the meeting held on 22 January 2018 were circulated to members ahead of the meeting. Subject to a minor correction the minutes were proposed by Cllr Ms Healy, seconded by Cllr Ms Gierth and APPROVED by members present.

P540. Matters arising

There were no matters arising from the last meeting.

P541. Public participation

There were no members of the public present.

P542. Planning and tree application recommendations (lists 4/18, 5/18 & 6/18)

List 04/18

18/00035/LDC *Braemar 3 Forest Way, Warfield Park*
Certificate of lawfulness for erection of side extension
Considered no objection

18/00043/LDC21 *The Elms, Warfield Park*

Certificate of lawfulness for continued use of porch with steps and single storey shed

Considered no objection

Cllr Fitzwilliams withdrew from the meeting

18/00047/FUL *Scotlands House, Forest Rd, Newell Green*

Erection of 12 houses with associated parking, landscaping and open space with access from Forest Rd

Recommended refusal

The committee raised concerns about increased traffic accessing Forest Road from a small unadopted lane onto a bend. The development includes proposals for some homes gardens to back onto open space, contrary to policy.

There is no mention within the proposals regarding the one hundred-year-old apple store structure which would appear to disappear under plot 1. The application states that no structures will be demolished. Members expressed concerns about the diversion of an existing public of way which is a rural footpath, along the road within the development.

Cllr Fitzwilliams returned to the meeting

18/00048/LDC32 *The Larches, Warfield Park*

Certificate of lawfulness for erection of porch

Considered no objection

18/00050/FUL4 *Benedict Green, Warfield*

Erection of first floor side extension including enlargement of existing roof

Considered no objection

18/00066/FUL4 *Somerset Grove, Warfield*

Change of use of amenity land to parking and private garden

Considered no objection

18/00051/LDC55 *Forest Way, Warfield Park*

Certificate of lawfulness for erection of 2 single storey rear extensions

Considered no objection

17/01382/LDC5 *The Rise, Warfield Park*

Certificate of lawfulness for retention of 3 existing outbuildings

Considered no objection

17/01383/REM *Land North of Harvest Ride & South of Forest Rd & East of West End Lane, West End Lane*

Submission of layout, scale appearance, access and landscaping for laying out of site for Allotments, & erection of community building with car park

No comment made

The application was made on behalf of the parish council.

List 05/18

18/000444/LDC 22 *The Plateau, Warfield Park*
Certificate of lawfulness for erection of porch and conservatory
Considered no objection

18/00045/LDC 15 *The Larches, Warfield Park*
Certificate of lawfulness for retention of extension, steps and garage
Considered no objection

18/00087/PAH 20 *Darby Vale, Warfield*
Application for prior approval for erection of single storey rear extension
Withdrawn

Cllr Fitzwilliams withdrew from the meeting

18/00091/PAA *Storage Building, Watersplash Lane, Warfield*
Application for prior approval for change of use of Agricultural Building to a Dwelling House (C3)
Considered no objection

Cllr Fitzwilliams returned to the meeting

18/00090/FUL 23 *All Saints Rise, Warfield*
Application for erection of part single storey and part two storey and part 1st floor side extension, conversion of garage into habitable accommodation and retention of enlarged driveway
Considered no objection

18/00017/TR5 9 *Innings Lane, Warfield*
TPO 372 – application to fell 1 tree
Observations
As per tree officer recommendation

List 06/18

17/01271/LDC 3 *Hebbecastle Down, Warfield*
Certificate of lawfulness for conversion of garage into habitable space
Recommended refusal
There is inadequate alternative parking on a congested road.

18/00071/FUL 26 *Thomas Drive, Warfield*
Application for erection of single storey rear extension following demolition of existing conservatory
Considered no objection

P543. Bracknell Forest Council Planning Committee

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

17/01221/FUL *Sunnyside, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire*

Approved by delegated decision

17/00289/TRTPO Broad Oaks, Goughs Lane, Warfield, Bracknell, Berkshire
Refusal

17/00252/TRTPO North Lodge Farm, Forest Road, Hayley Green, Warfield, Berkshire
Approved by delegated decision

17/01265/LDC 58 Forest Way, Warfield Park, Bracknell, Berkshire RG42 3RN
Approved by delegated decision

17/01356/FUL Freshfield, Warfield Street, Warfield, Bracknell, Berkshire
Approved by delegated decision

17/01053/FUL Land West of Avery Lane, Warfield, Bracknell, Berkshire
Approved by delegated decision

17/01152/FUL 5 Macbeth Court, Warfield, Bracknell, Berkshire, RG42 3EQ
Approved by delegated decision

17/01180/FUL 28 Horatio Avenue, Warfield, Bracknell, Berkshire, RG42 3TX
Refusal

17/01355/FUL 21 Thomas Drive, Warfield, Bracknell, Berkshire, RG42 3DZ
Approved by delegated decision

17/01345/FUL 10 Huson Road, Warfield, Bracknell, Berkshire RG42 2QX
Approved by delegated decision

18/00017/TR5 9 Innings Lane, Warfield, Bracknell, Berkshire RG42 3TR
Approved by delegated decision

P544. Planning Appeals

There was no update to be reported.

P545. Correspondence and items for information

Members noted the correspondence received in objection to application
18/00047/FUL Scotlands House.

P546. Draft Bracknell Forest Local Plan

The Clerk outlined to members the consultation process Bracknell Forest Council had put in place for the draft local plan. Exhibitions would be taking place across the Borough including at the Parish Office on Thursday 1 March and Saturday 3 March.

F547. Street Naming

Following a further request from BFC for suggestions for street names, members agreed to submit a list of flowers.

P548. 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.

P549. Representative areas

Cllr Fitzwilliams expressed the view that there should be public footpaths from the new development sites in Warfield to the Wellers Lane SANG sites.

P550. Date of next meeting

The date for the next meeting will be at 7.45pm on Monday 5 March 2018.

P551. Closure of the meeting

There being no further business the meeting closed at 9.52 pm.