

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held on **Thursday 4 October 2018** at **7.45pm** in the Parish Office

Present:

Councillors Jones (chair) Ms Dulieu, Ms Gierth, Ms Gill and Ms Thorin.

In attendance:

Jason Mawer – Parish Clerk

P688. Apologies for absence

Apologies were noted from Cllr Fitzwilliams.

P689. Declarations of interest

There were no declarations of interest made.

P690. Minutes of the previous meeting held on 13 September 2018

A correction was made to the minutes to show 18/00875/FUL was decided as Considered no objection. The minutes of the meeting held on 13 September 2018 were circulated to members ahead of the meeting. The minutes were proposed by Cllr Ms Dulieu, seconded by Cllr Ms Gierth and APPROVED by members present.

P691. Matters arising

The Clerk advised members that investigations into the parking of Tesco delivery vehicles were not subject to a formal planning condition.

P692. Correspondence and items for information

There was no correspondence to note.

P693. Public participation

There were no members of the public present.

P694. Planning & tree applications (BFC lists 37/18, 38/18 and 39/18)

List 37/18

18/00843/FUL 12 Devon Chase, Warfield

Erection of a first floor side and single storey rear extension.

Considered no objection

18/00901/FUL 12 Wiltshire Grove, Warfield

Erection of a single storey side/rear extension.

Considered no objection

18/00174/TR5 18 Innings Lane, Warfield

TPO 372 – Application to prune 1 tree

Application already considered by BFC as on a 5 day notice

List 38/18

18/00178/TRTPO 8 Anthony Wall, Warfield

TPO – 393 – application to fell 1 tree

Recommended refusal

Members felt the tree appeared health and there was no requirement to fell.

18/00918/FUL Land to the south and west of 2 Fairclough Farm Cottages,

Watersplash Lane, Warfield

Erection of 5x detached dwellings (2x 4 bedroom, 3x 5 bedroom) including associated works

Recommended refusal

Members felt that the proposals would create inappropriate additional traffic and access issues for Watersplash Lane. They considered the proposal was overdevelopment of the site. Concerns were expressed about the affects the visual amenity of Larks Hill by plot 2 and the removal of hedgerow to create access will alter the street scene of Watersplash Lane

List 39/18

18/00930/FUL 42 Hebbecastle Down, Warfield

Erection of two storey rear extension following demolition of existing conservatory

Considered no objection

18/00943/FUL Little Barn Ascot Road, Warfield

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

Observations made

Members observed that no lighting should be installed for the external riding area.

Revisions

18/00396/REM Land North of Harvest Ride and South of Forest Road and East of West End Lane Warfield

Application for approval of reserved matters relating to Phases 6 and 7 of the land north of Harvest Ride, following outline approval, comprising 157 dwellings and associated parking and roads.

Recommended refusal

The council remains concerned about the parking strategy on the site.

In phase 6 there are a lack of visitor parking bays in the proximity to plots 58-64
In phase 7 concerns remain about the parking for plots 21-32, particularly the dispersed nature of bays for plots 21, 22 and 33 and the concern that plots 27-30 will park on West End Lane.

Members are concerned about the apparent tightness on the access to the bays 23 and 24

P695. Bracknell Forest Council Planning Committee

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

16/01107/FUL Nuptown House, Nuptown Lane, Warfield, Bracknell, Berkshire
Approval by delegated decision & Legal Agreement signed

18/00124/TRTPO Tafira Tickleback Row, Warfield, Bracknell, Berkshire
Approval by delegated decision

18/00174/TR5 18 Innings Lane, Warfield, Bracknell, Berkshire RG42 3TR
Approval by delegated decision

18/00408/FUL Old Whitelocks Garsons Lane, Warfield, Bracknell, Berkshire
Refusal

18/00701/FUL 9 Juliet Gardens, Warfield, Bracknell, Berkshire RG42 3UE
Approval by delegated decision

18/00739/FUL West End Stables West End Lane, Warfield, Bracknell, Berkshire
Approval by delegated decision

18/00396/FUL Little Barn Ascot Road, Warfield, Bracknell, Berkshire
Withdrawn

18/00635/FUL Woodend 14a Wellingtonias, Warfield Park, Bracknell, Berkshire
Approval by delegated decision

Members noted that the BFC Planning Committee would be visiting two Warfield applications ahead of their next meeting 18/00453/FUL (Wellers Lane SANG) and 18/00773/FUL (Cressida Chase)

P696. Planning Appeals

There were no planning appeal updates to report.

P697. 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.

P698. Representative areas

Cllr Ms Thorin asked about the fly-tipping in Wellers Lane. The Clerk advised that the fly-tipping had been reported and tagged by BFC.

Cllr Ms Gierth identified the location of fly-tipping on Malt Hall.

Cllr Jones reported that works had commenced on Watersplash Lane.

Members asked the Clerk to bring the areas of responsibility to the next meeting for review.

P699. Date of next meeting

The date for the next meeting will be at 7.45pm on Thursday 25 October 2018.

P700. Closure of the meeting

There being no further business the meeting closed at 8.43 pm.