

Minutes of the Meeting

Warfield Parish Council

23 November 2011

Present: Councillors: Ms Healy (Chairman), Dackombe, Fitzwilliams, Harrison, Haffegge, Jones, Mrs Menon, Parks and Towle

1 Warfield resident

1. Apologies for absence Councillors Barnard, Gates and Mrs Ingham.

2. Declarations of interest

Councillor Fitzwilliams declared a personal interest in agenda item 7a Warfield SPD Revised Concept Plan consultation as he lives within the defined development area. There were no other declarations of a personal or prejudicial interest in respect of any matter to be considered at the meeting.

3. Minutes of the meeting held on 2 November 2011

It was RESOLVED that the minutes be approved as a correct and accurate record and signed by the Chairman.

4. Matters arising from this meeting

- a. Item 4a Queen's Diamond Jubilee – there has been no progress with either the proposal for the enhancement of Westmorland balancing pond or identifying a suitable site to plant a hazel copse. A registration of interest has been submitted for a commemorative beacon.
- b. Item 5 Brownlow Hall Management Committee meeting with Reverend Dr Mark Griffiths, Vicar of Warfield – the Chairman reported that this had been a useful meeting which had established some details regarding the future of the hall. The Vicar is exploring possibilities to fund a youth church at St Michael's. One option under consideration is the sale of the Brownlow Hall. If the Brownlow Hall Trust approves the proposal a valuation will be sought for consideration by the Parish Council and other interested parties.
- c. Item 9 Bracknell Forest Council's equality objectives – it was noted that the Chairman had completed the survey form on behalf of the Parish Council.
- d. Item 10 Thomas Lawrence Brickworks – the Chairman reported that the official unveiling of the interpretive panel on the replica chimney had been well attended and thanked Councillor Fitzwilliams and the Clerk for organising the event.

5. Accounts

- a. The minutes of the Finance Committee meeting held on 21 November 2011 were available. Councillor Harrison drew Members attention to the following matter:
- Item 6 grant request from Keep West End Green – it was noted that although a one off payment of £50 had been approved the payment cannot be made at the moment as the group does not have a bank account.
- b. Councillor Harrison proposed, seconded by Councillor Haffegge that the minutes be formally adopted, all agreed
- c. Three additional payments were noted as follows:
- | | | |
|---------------------------|---------------------------|---------|
| Bowak Ltd | Consumables | £140.90 |
| Stevens Cleaning Services | Office | 35.20 |
| Linda Winton | Caretaker salary November | TBA |
- d. The budget sheet for the period to 31 March 2012, attached and previously circulated, was received.

6. Planning Matters

- a. The minutes of the Planning Committee meeting had been previously circulated. Councillor Parks drew Members attention to the following:
- Item 7 meeting with Mr Clark, Bloor Homes - there had been a useful exchange of views regarding Bloor's plans for parcels z, AA & BB. These had contrasted with Bracknell Forest Council's proposals for the site in many respects. Mr Clark has requested a further meeting once their plans have been updated.
 - Item 7 Savills Consultancy – following an initial response from Mr Garnett a more formal response has not been pursued in view of his comments regarding the status of Saved Local Plan Policies.
 - Item 7 Meeting with Chief Planning Office and Executive Member Planning, Transport & Economic Development – the meeting held on 15 November to discuss the revised concept plans had not generated any new information regarding the Warfield development.
 - Item 8a Warfield Park – in response to the Borough Council's request for views regarding a proposal to transfer 44 properties to Winkfield Parish Council a request has been registered for residents to continue to vote on the Park.
It was RESOLVED that the minutes of the meeting held on 14 November 2011 be approved as a correct record and signed by the Chairman.
- b. To agree a response to the Warfield SPD consultation on the Revised Concept Plan - after discussion the following specific points were noted for the submission:

6. Planning Matters continued**Land parcels a, b, c, d, e, f**

- Restate objective to preserve Cabbage Hill as envisaged in Saved Local Plan Policy EN10, Bracknell Forest Members resolution PPS1 as area of local landscape importance and should remain undeveloped
- Contrary to policy 5.9 of the adopted Warfield Parish Plan
- Contrary to Core Strategy Local Gap 1 in view of proposed redevelopment of Blue Mountain Golf Club
- No development on parcels **a, b** and **c** damage the important landscape irreversibly and breach the local gap
- Development east of the current building line in West End Lane would not be opposed nor partial development of the eastern section of parcel **f** provided development was sensitive, low profile and low density
- Primary school PS2 in parcel **d** relocate to the proposed alternative location in parcel **g**
- Vehicle access to parcel **d** is likely to be very restricted and lead to school run use of West End Lane which is clearly designated as a no through road with restricted access and usage

Land parcels g, h, i

- Development contrary to Saved Local Plan Policy EN14
- Should development take place vehicular access should not be allowed to the periphery of the river corridor and houses in parcels **g** and **j** should front onto the river corridor to discourage its use for fly tipping, also relevant to development in parcels **d** and **e**.
- Route of the proposed link road will have an adverse impact on Avery Lane could be mitigated effectively by providing adequate separation and planting of hedges and shrubs, as has been achieved on Quelm Lane between Harvest Ride and Darby Vale, parallel to Newport Drive.

Land parcels k, m, n, p, ff

- Neighbourhood centre proposal either side of Newell Green would adversely affect the safety and flow of traffic, preferred location parcel **n** nearer to primary school PS1. If needed parcel **n** could be enlarged and parcel **ff** be reduced
- Parcel **p** included within the proposed site of primary school PS1 to prevent potential residents of **p** becoming isolated and subject to inevitable traffic challenges arising from the proximity of the school. Parcel **ff** could be increased accordingly
- Proposed density of parcel **m** is too high. Location adjacent to Larks Hill and an historic farmhouse should be lower density more in keeping with the semi-rural nature of the area

Land parcels q, r, s, t, u

- Development contrary to the Ecological Planning Research Survey which found a breeding population of Great Crested Newts at the pond
- Sufficient terrestrial habitat and habitat corridors will need to be retained or provided close to the breeding pond within the proposed development
- Areas of parcels and numbers of houses in **q, r, s, t** and **u** will need to be reduced

Land parcels v, w, x, y

- Parcel **w** would lend itself to medium density development rather than low density
- Density of parcels **x** and **y** could be increased to an excess of 40, in view of the close proximity to Tesco and to the local transport hub.

6. Planning Matters continue**Land parcels z, aa, bb**

- Jigs Lane North provides a natural boundary
- Density of parcel **z** should be reduced, parcels **z** and **bb** become one area of lower density development to compliment existing pattern of development and river corridor
- A county registered nature reserve within parcel **aa** should be retained
- **Roads and accesses**
- Proposal to use Hedge Lane as a vehicle access road/ part bus route misuse of a public right of way/bridleway, sufficient screening between it and any parallel access road needed to ensure the semi-rural nature preserved.
- Sufficient screening of trees and shrubs between new link road and Avery Lane to ensure the semi-rural nature is preserved.
- The case against development of parcel **c** has already been made, however, not clear how it could be accessed. No new road across the open green space of Cabbage Hill and additional junctions on Forest Road undesirable.
- Proposed access for developments in parcels **q**, **s** and **v** off Jigs Lane North, Harvest Ride or County Lane as additional junctions on Warfield Street undesirable.
- Maize Lane a N/S one way traffic route at the northern end to prevent traffic emerging onto Warfield Street.
- Warfield Street should not carry any more traffic by way of the new development.
- Strawberry Hill one way traffic N/S due to narrow profile, with junction improvements at the junction of Jigs Lane North, Warfield Street, Bracknell Road and Forest Road to improve flow of traffic.
- Neighbourhood centre located on one side of Newell Green will ensure traffic can flow to best possible extent.

Open Spaces

- Open space parcels G9, G10, G12 & G14 need to be enlarged, too small for practical use and will be difficult to maintain
- Provision of allotments essential, 3 smaller locations more sustainable
- Provision of additional active open space needed. Active open space enhancements cannot be provided within the existing facilities at Warfield Memorial Ground, Priory Field and Westmorland Park
- On site SANG essential, to maintain semi-rural nature of area as much as possible of Cabbage Hill retained as public open space. Parcel G1 increased to provide SANG and OSPV land for wider area

Schools

- Additional secondary school essential requirement of this development.
- Support proposal for 2 x 2 form entry primary schools.

7. Date of next meeting

The date of the next meeting was confirmed as Wednesday, 21 December 2011.

8. Closure of the meeting

There being no further business the meeting was declared closed at 9.25 pm.