

WARFIELD PARISH COUNCIL PLANNING COMMITTEE
Planning Committee decisions 2 November 2009

Present: Councillors: Healy (Chairman) Gates and Harrison

1. Apologies for absence – Mrs Ingham & Taylor

2. Declarations of interest: There were none

3. Recommendations Planning Lists 42/09 – 44/09

BINFIELD WITH WARFIELD WARD

Refusals

09/00670/FUL Scotlands Farm, Forest Road

1. The proposal would result in the change of use of a building that has been retained for private equestrian use for 7 units of visitor accommodation, managers flat and office and associated parking.
2. The building is located on land outside settlements. The change of use of a building for a use that serves the urban economy and the increased activity arising from the use would adversely affect the character, appearance and function of this countryside area.
3. The proposal is a facility that is located in a part of the countryside that is not accessible by all modes of transport. As such, it represents a car -based development in the countryside contrary to the principles of sustainable development.
4. The proposed development would generate additional traffic on Westhatch Lane, which is substandard in respect of width and could result in an increase in road use accidents including pedestrians, cyclists and horse riders.
5. The introduction of a business use on site would represent intensification in use resulting in a materially adverse impact on the character and amenity of the area.

09/00604/FUL Land opposite the Grange, Binfield Road

1. The proposal by reason of its size, siting, scale and bulk would have an unacceptably harmful impact on the rural character of this countryside area.
2. The proposal represents inappropriate development which is visually intrusive and harmful to the rural character and appearance of this countryside area.

09/00634 Nestings, Jigs Lane North

1. The proposal by virtue of its size, siting and design represents an undesirable overdevelopment of the residential site which would have an unacceptably adverse effect on the character and appearance of this countryside area.

Following discussion, due to the complexity of the Moss End Farm and Garden Centre application it was agreed to seek permission from the Planning Officer for a late submission of comments. Should the Planning Officer not agree the following comments will be submitted to meet the 11 November 2009 deadline. In addition, approval to obtain professional advice from Savills Consultancy will be sought to ensure the strongest case is made that the application should be refused.

3. Recommendations Planning Lists 42/09 – 44/09 continued

09/00580/FUL Moss End Farm and Garden Centre, Maidenhead Road

1. The use is harmful to the rural character of the area and as such represents an inappropriate form of development in the Green Belt contrary to Core Strategy policy CS9.
2. The proposal represents an unacceptable re-use of existing buildings which results in inappropriate development to the detriment of the Green Belt.
3. The proposed consolidation of the existing non-confirming use would be inappropriate and would cause further disturbance to the character and amenity of the area.
4. Further development of the site for business purposes and intensification of the use as proposed would detract from the character and amenity of this Green Belt area.

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5. The proposal represents an undesirable intensification of the use of the site for business purposes adjacent to a residential area. Such intensification would be likely to result in increased levels of noise and general disturbance detrimental to the amenities currently enjoyed by local residents.
6. The application relies on parking permitted under an earlier planning application and provides no dedicated parking for the additional development. The proposal therefore fails to meet the Highways Authority's standards in respect of parking provision which would be detrimental to highway safety.
7. The proposed development would unacceptably increase the pressure on highways and transport infrastructure and makes no provision for improvements to these facilities and infrastructure.
8. The proposal is a facility that is located in a part of the Green Belt that is not accessible by all modes of transport. As such, it represents a car -based development in the countryside contrary to the principles of sustainable development.

WARFIELD HARVEST RIDE WARD

Considered no objection
 09/006507 Lane House, Goughs Lane
 09/00647 19 Greystock Road

Refusal
 09/00624/FUL 29 Greystock Road

1. By reason of its size, siting and design the proposed extension would erode the spacious setting of the existing house in relation to Goughs Lane to the side and would therefore have a detrimental impact on the character of the area.

4. Planning & Highways Committee October: none.

5. Correspondence – was available for information the following items were noted.

- a. Notification of Appeal decision 09/00120 7 Cornwall Close – dismissed.
- b. Notification of Appeal against enforcement notice Moss End Farm and Garden Centre.
- c. Street naming and numbering notification change from Derryquin to Derryquin, 8A Priory Lane.
- d. Notification of road adoption – Oxfordshire Place
- e. Notification or renaming of West View Hayley Green to Paddock Cottage
- f. Notification that Amen Corner Area Action Plan is to be replaced by Amen Corner Supplementary Planning Document.
- g. Offer from Bracknell Forest Council to access Bracknell Forest GIS and mapping data.
- h. Three letters of objection from local residents to planning application 09/00580 Moss End Farm and Garden Centre

6. Ongoing issues

a. Battle Bridge House application 09/00394/T

A copy of the i-Transport highways appraisal dated 21 October 2009 has been submitted to Borough Planning Officers and Ward Councillors. It was noted that the report concurs with Planning Committee's concerns. It concludes:

- * the application is unacceptable in highway terms
 - * the access is too narrow and the visibility splays required by the highway authority are not achievable
 - * it is expected that the issues can be dealt with but will require the removal of a significant amount of the hedge on the site frontage and the applicant will need to deal with the resulting impact on the surroundings
 - * although the traffic impact of the scheme is acceptable the Borough Council may wish to reconsider the contribution level as the traffic generation may be higher than currently expected
 - * the sustainability point needs to be dealt with as highlighted by the highway authority and the Inspector
 - * it does not appear that anything has changed since the Inquiry so more work is needed by the applicant
 - * without this, it is difficult to see how the highway authority can come to a different view this time
- b. Evidence gathering in support of pelican crossing in Jigs Lane South - ongoing

7. Other Business

a. Local Transport Plan 3: Defining Objectives consultation document – Cllr Harrison to consider before the 23 November 2009 deadline for comments.

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b. Thames Basin Heaths Special Protection Area Avoidance and Mitigation consultation document – Cllr Parks to consider and report back before the 14 December 2009 deadline for comments.

8. Date of next meeting – 7 December 2009

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