

WARFIELD PARISH COUNCIL PLANNING COMMITTEE
Planning Committee decisions 20 April 2009

Present: Councillors: Taylor (Chairman), Gates, Ms Healy and Parks

1. **Apologies for absence** Councillors Harrison and Mrs Ingham
2. **Declarations of interest:** Councillor Ms Healy declared a personal interest in planning applications 09/00140/LDC and 09/00190/FUL. There were no other declarations of a personal or prejudicial interest in respect of any matter to be considered at the meeting.
3. **Recommendations Planning Lists 13/09 – 16/09**

BINFIELD WITH WARFIELD WARD

Considered no objection:

09/00123 Lavandou Nursery, Buckle Lane
09/00227 Staddlestone Cottage

WARFIELD HARVEST RIDE WARD

Refusals:

09/00140/LDC 35 All Saints Rise

Attached photographic evidence disproves the claim of continued use of land for private parking.

1. Google map dated 2004 clearly shows the area where private vehicle parking is claimed to have taken place as green vegetation with no evidence of vehicle parking.
2. Google map dated 2008 shows area previously green has been used for vehicle parking.
3. Multimap provides further evidence that the area cannot have been used continually for vehicle parking.
4. In view of the above we would recommend that the proposal is refused as there is no evidence to demonstrate that continued use of land for private parking has taken place.

09/00070/FUL Warfield Cottage, 17 Shorland Oaks

- 1..The proposal by reason of its size, scale and mass would be out of keeping with the design and character of the existing garage.
2. The installation of the west facing dormer is unacceptable as it adds to the height and bulk of the roof and would lead to a material increase in the size and scale of the development detrimental to the visual amenities of the area.

09/00190/FUL 33 & 35 All Saints Rise

1. The layout and dimensions do not comply with the Local Planning Authority's standards in respect of vehicle parking and turning space.
2. The proposal to create new parking areas to the front of numbers 33 & 35 results in the loss of 1-2 metres parking space. Garages are set back from the road by at least a metre and vehicles can be parked against the garage door. Parking in front of the dwelling results in the loss of parking space as vehicles cannot be parked against the dwelling and therefore vehicles will park further down the driveway leading to increased difficulty when manoeuvring.
3. By retaining the garage with parking in front 2 vehicles may be parked. The alternative provision of hard standing with vehicles parking side by side in front of the dwelling makes it difficult to accommodate both vehicles as it is likely that one vehicle door may overhang the adjoining property.
4. We are concerned that access to emergency vehicles will be restricted with cars parked at the front of the properties.

3. **Recommendations Planning Lists 13/09 – 16/09 continued**

WARFIELD HARVEST RIDE WARD

Considered no objection:

08/00137/FUL 28 Priory Lane

WINKFIELD AND CRANBOURNE WARD

Considered no objection

09/00149/FUL North Lodge Farm

4. **Planning & Highways Committee** - nothing to note
5. **Correspondence** - was available for information
 - a. Warfield Garage 08/00234 notification of appeal hearing 6 May 2009 Bracknell Town Council. Councillor Parks offered to attend.
6. **Other Business**
 - a. A number of wind turbines sited at Park Farm, West End Lane have been observed. Clarification as to whether planning permission is required will be sought.
7. **Date of next meeting** – 11 May 2009