

WARFIELD PARISH COUNCIL PLANNING COMMITTEE
Planning Committee decisions 11 May 2009

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

1. **Apologies for absence** – there were none
2. **Declarations of interest:** Councillor Ms Healy declared a personal interest in correspondence relating to planning application 09/00190. 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 17/09 – 20/09**

BINFIELD WITH WARFIELD WARD

09/00234/LB Warfield House, Bracknell Road – no comment

WARFIELD HARVEST RIDE WARD

Refusals:

08/00948/FUL The Bluebells, 5 Target Hill

1. The proposal to retain fencing at the site will conflict with the pattern of open-fronted development in the area and would have an unacceptable impact on the street scene detrimental to the visual amenities of the area.

09/00202/FUL 38 Goddard Way

1. The installation of dormer windows and velux roof window would have an unacceptable impact on neighbouring properties in terms of overlooking and loss of privacy.
2. The formation of a new access would generate additional traffic on to Priory Lane which is substandard in respect of width and would thereby result in the increased risk of accidents to road users.
3. The proposed access site does not have sufficient highway frontage to provide a suitable road access the proposed fence will need to be moved to give adequate visibility splays.
4. The loss of hedgerow required for the formation of new access would have an impact on nature conservation. The site lies within 100m of great crested newt pond therefore the species may well be found on site. The removal of hedgerow could lead to the removal or damage of their habitat.
5. The loss of hedgerow would be detrimental to the character and visual amenity of the area.
6. The erection of the proposed fencing would result in the loss of hedgerow to the detriment of the visual amenity of the area.

09/00273/FUL 4 Romeo Hill

1. The proposed garage by reason of its size, siting, and design would have an unacceptable impact on the street scene detrimental to the visual amenities of the area.
2. The proposed garage by reason of its size and siting could result in the loss of a mature tree.
3. The vehicle turning appears to be impractical for the location of the proposed garage.
4. We would not object to the erection of a single garage.

Considered no objection

09/00264 37 Portia Grove

09/00266 46 Northumberland Close

4. **Planning & Highways Committee** – nothing to note

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

- a. 4 Letters of complaint concerning application 09/00190 creation of 2 additional parking areas to the front of 33 & 35 All Saints Rise.
- b. Moss End Garden Centre – notification of a) court trial date of 23 July 2009 for the prosecutions for unauthorised adverts and b) notification of an appeal by Schyde Investments. Following discussion it was agreed to seek guidance from Savills Planning Consultancy with regard to the appeal. The site has a long and complicated history therefore professional advice was considered to be essential. Councillor Taylor offered to make an initial inquiry and report back. *Post meeting note the appeal has been withdrawn and the file closed.*
- c. South East Plan publication of final documents. It was noted that a housing target for the region of 32,700 homes a year has been set, an overall increase on the 32,000 recommended by inspectors. The total allocated to Bracknell Forest is 12,780 an annual average of 639.

6. **Other Business**

- a. **Honeywood Farm Appeal** - the appeal has been dismissed and the enforcement notice has been upheld. The appellants have 3 months to demolish the building and remove all materials, rubble and debris from the land. However, the response from the Compliance Officer regarding their plans to ensure the site is returned to its previous condition was considered to be unsatisfactory. A request for a timetable for the demolition and land clearance will be registered as it was felt that the Borough's Compliance Officer has not been decisive enough in carrying out the Inspector's guidance in his decision. Following discussion it was decided to write a letter of complaint to the Planning Officer's Manager as the Inspector shared the Parish Council view that the building was inappropriate development in the Green Belt and not as the Planning Officer maintained unacceptable for reasons of questionable financial viability. Councillor Taylor also offered to seek guidance from Savills to investigate whether there was any mechanism by which the approval for the barn built with permission could be overturned in the light of the Inspectors comments at appeal.
- b. **Blueberry Farm** – it was noted that both Councillor Gates and Taylor had been in discussion with Mr Hunt, Pike Smith & Kemp. The Parish Council's view of a proposal to run an outpatients department for horses at the farm had been sought. An office will need to be created but no other works are anticipated. As the site already has permission for 12 stables with up to 40 vehicle movements a day this was not thought to be a concern.
- c. **Date of next meeting** - 15 June 2009