

WARFIELD PARISH COUNCIL PLANNING COMMITTEE
Planning Committee decisions 13 July 2009

Present: Councillors: Ms Healy (Chairman) and Parks

1. **Apologies for absence** – Gates, Harrison, Mrs Ingham and Taylor.
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 25/09 – 28/09**
It was noted that Councillors Harrison and Taylor had previously notified their recommendations prior to the meeting.

BINFIELD WITH WARFIELD WARD

Considered no objection

09/00304 Jealotts Hill Research Station

09/00342 Rectory House, Church Lane

Refusals

09/00394 Battle Bridge House, Forest Road

1. *The proposed change of use to vehicle sales and visitor parking along with the increase in scale of on site activity is considered to form an inappropriate development and would cause further disturbance to the character and amenity of the area.*
2. *The application site does not have sufficient highway frontage to provide a suitably wide access and exit or to provide adequate visibility splays to serve the proposed use. This is likely to lead to conflicting traffic flows at the site access or on the A3095 to the detriment of road safety and result in an increased risk of accidents to road users.*
3. *The proposed development would generate additional traffic on to the Maidenhead Road in close proximity to the B3034 Forest Road junction and the bend on Forest Road which would adversely affect the safety and flow of traffic.*
4. *There is a watercourse (The Cut) near to the site which is prone to flooding. Whilst it appears that the site may be outside of an area identified as a risk of flooding, we are concerned that since the change of use of the land to hard standing it will exacerbate the problem by causing additional run off. In addition, there is a potential contamination risk resulting from the commercial usage of the site and adjoining land and this should be viewed in conjunction with the potential flood risk issues.*
5. *The applicant has not sufficiently demonstrated that adequate and safe parking and turning on site can be provided; this could lead to vehicles being forced to reverse onto the A3095 to the detriment of road safety. The applicant's accompanying highways report is inadmissible as it does not relate to Battle Bridge House.*
6. *The applicant has not sufficiently demonstrated that adequate facilities can be provided on site for loading, unloading and manoeuvring of delivery vehicles which could lead to large vehicles overhanging the highway to the detriment of road safety. The application does not comply with the Local Planning Authority's non residential parking standards Section 11. The applicant's accompanying highways report is inadmissible as it does not relate to the application property.*
7. *We are concerned that there is nothing in this application to suggest that any changes of circumstance have been made since the conclusion arrived at by the Planning Inspector.*

BINFIELD WITH WARFIELD WARD

Refusals

09/00414 Vagabond Cottage, Osborne Lane

1. The proposal by reason of its size and scale and mass would be out of keeping with the design and character of the existing dwelling.

09/00240 Land at the Piggery, Gibbins Lane

1. The introduction of light industrial, financial and professional services on site would represent an intensification in use resulting in a materially adverse impact on this rural location.

2. The proposal represents inappropriate development which will have an adverse effect on the undeveloped character and appearance of this Countryside area.

3. The proposal would generate additional traffic on Gibbins Lane which is sub standard and could result in the increased risk of accidents to pedestrians, cyclists and horse riders.

4. 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.

5. Insufficient information regarding the number of vehicle movements and the increase in traffic has been provided.

6. The occupants of the development would put extra pressure on existing transportation infrastructure and there is no section 106 planning obligation for improvements to these facilities and infrastructure.

WARFIELD HARVEST RIDE WARD

Considered no objection

09/00319 3 Barley Mead

09/00391 9 Lincolnshire Gardens

09/00372 Unit 11 Garth Works, Kennel Lane

09/00393 12 Wiltshire Grove

Refusal

09/00370 18 Cambridgeshire Close

1. The proposed conversion of the garage to living accommodation would result in the parking provision for the property falling below the Local Planning Authority's approved standards.

WINKFIELD AND CRANBOURNE WARD

Considered no objection

09/00341 Blueberry Farm, Kingscroft Lane

4. **Planning & Highways Committee June:** 06/0103 Touchwood Manor approved subject to a S106 agreement however, if there is no agreement within 3 months the application will be refused.
5. **Correspondence** – was available for information, the following items were noted
 - a. Acknowledgement of letter – buildings worthy of retention, Three Legged Cross
 - b. Notification of temporary road closures resurfacing works – Warfield Street
 - c. Notification of Appeal 09/00227 Staddlestone Cottage, Newell Green
 - d. Notification of Appeal 09/00190 33 & 35 All Saints Rise
 - e. Emails from 3 x neighbours querying lack of enforcement action at 35 All Saints Rise and expressing concern about erection of structure near protected oak tree & response from Planning Officer
 - f. Notification of Appeal 09/00120 7 Cornwall Close.

6. Other Business

- a. Agenda items for the meeting with Mr Hindle, Chief Officer Planning & Transport on 20 July were agreed and will include: Presentation, North Bracknell Area Action Plan, Local Transport Plan 3, issues arising from unauthorised development at Honeywood Farm, Warfield Garage/Battle Bridge House, Moss End Garden Centre, 33 and 35 All Saints Rise, speeding enforcement/2007 traffic survey/ process for installation of VAS equipment.
 - b. An invitation from Bracknell Forest Borough Council for Parish Councillors to join the overview and scrutiny working group looking at highway maintenance was considered. Following discussion no particular interest was expressed and it was decided to leave representation to the other Parish and Town Councils.
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- a. **Date of next meeting** – 10 August 2009