

WARFIELD PARISH COUNCIL PLANNING COMMITTEE
Planning Committee decisions 8 February 2010

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

1. **Apologies for absence** – Councillor Mrs Ingham

2. **Declarations of interest:** Councillor Ms Healy declared a prejudicial interest in planning application 10/00003/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 02/10-05/10
BINFIELD WITH WARFIELD WARD

Considered no objection

10/00043 Staddlestone Cottage, Newell Green

09/00724/A Moss End Farm and Garden Centre

The number and siting of the signs are out of keeping with their rural setting and would detract from the appearance of the countryside in this Green Belt location.

Observation:

If permission is granted we recommend that it be conditional that no non conforming businesses should be advertised.

WARFIELD HARVEST RIDE WARD

Considered no objection

09/00820/FUL 79 Yorkshire Place

10/00045/FUL Stable Lodge, 23 Shorland Oaks

10/00003/FUL 35 All Saints Rise

1. The proposal represents an undesirable overdevelopment of the site resulting in an unacceptably cramped form of development which would be out of keeping with the existing pattern of development to the detriment of the character and visual amenities of the area.
2. By reason of the siting, layout, form and size the proposed development would create an unneighbourly form of development and in particular would be detrimental to the amenities of adjoining dwellings.
3. The proposed layout fails to provide adequate parking for the existing and proposed development and this could lead to vehicles parking on the private drive restricting access and leading to conflict with other road users to the detriment of highway safety.
4. There is insufficient space for vehicles to turn easily within the site. As such, vehicles will be driven in reverse gear along the drive to the detriment of pedestrian and vehicle safety.
5. It has not been demonstrated that the proposal would not adversely affect existing trees (covered by TPO 373) which contribute to the character and visual amenity of the area and form part of a wildlife corridor for biodiversity.
6. The application site lies within the 5 km SPA zone and the applicant has not satisfactorily mitigated the development to comply with the Limiting the Impact of Development Supplementary Planning Document.
7. The proposed development would increase pressure on transportation, local recreational, community and education facilities and makes no provision for improvements to these facilities.
8. The proposal to replace block paving with BodPave 85 grass driveway is inappropriate as the manufacturer's specification states it is not suitable for primary car parking.

10/00003/FUL 35 All Saints Rise continued

9. The substitution of paving for soft landscaping has been the subject of an Appeal hearing which was dismissed. The paving was found to have a serious adverse visual impact on the character and appearance of the houses and the street scene. The application makes no provision for the replacement of the paving with soft landscaping.

Observation:

Section 43 of the Planning and Compulsory Purchase Act 2004 inserts section 70A into the Town & Country Planning Act 1990. S70A confers the power on a Local Planning Authority to be able to decline to accept certain repeated planning applications. We consider that as there has been no material change to the previous application 08/01011/FUL application 09/00003/FUL may be declined.

10/00012/FUL 19 Hemmyng Corner

The proposed conversion of part of the garage to living accommodation would result in insufficient parking provision for the increase in the number of bedrooms.

WINKFIELD AND CRANBOURNE

Considered no objection

09/00819 Spring Meadow, Forest Road

4. **Planning & Highways Committee January 2010:** 09/00580/FUL Moss End Farm and Garden Centre refused.
5. **Correspondence** - was available for information, the following items were noted:
- a. Tree Preservation Order 680 land at Newell Lodge, Forest Road, Hayley Green
 - b. Tree Preservation Order 739 Land at/adjacent to Sentosa, Tulisa, Springcroft & Woodlands, Forest Road, Hayley Green
 - c. Tree Preservation Order 767 Land at/adjacent to Wellingtonias Warfield Park directly east of Worcestershire Lea & Norfolk Chase
6. **Ongoing issues**
- a. Max Baker, Head of Spatial Policy –meeting confirmed 6.00 pm 15 March 2010.
 - b. Nick Bather, Barton Wilmore – meeting confirmed 7.30 pm 17 March 2010.
 - c. Stuart Garnett presentation – 7.00 pm 10 February 2010.
 - d. 09/00394/T Battle Bridge House amended plans – confirmation that comments will be reported to Planning and Highways Committee have been received.
 - e. 08/00629 Honeywood Farm – a copy of the transcript of the judgement in respect of the High Court decision has been progressed
7. **Other urgent business** – there was none
8. **Date of next meeting** – 8 March 2010