

WARFIELD PARISH COUNCIL PLANNING COMMITTEE
Planning Committee decisions 1 November 2010

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

1. **Apologies for absence** – Councillor Ms Healy and Mrs Ingham.
2. **Declarations of interest:**
There were no declarations of a personal or prejudicial interest in respect of any matter to be considered at the meeting.
3. **Minutes of the meeting held on 5 October 2010**
These were approved and had been adopted by Council on 27 October 2010.
4. **Recommendations Planning Lists 41/10 – 43/10**

BINFIELD WITH WARFIELD

10/00630/LB (Listed building application) Tudor Cottage, Buckle Lane - noted

Refusal

10/00663/FUL 1 Chain Cottages, Warfield Street

1. The proposed extension, by reason of its size and mass would have an unacceptable impact on the street scene detrimental to the visual amenities of the area.
2. The substantial cumulative nature of the extension proposed when added to previous extensions to this property would result in an unacceptable further enlargement over and above the size of the original dwelling.

WARFIELD HARVEST RIDE WARD

Considered no objection

10/00609/FUL 18 Shorland Oaks

10/00651/FUL 10 Sylverns Court

10/00676/FUL 3 Sage Walk

10/00693/FUL 31 Field Park

10/00686/FUL 1 Holly Spring Cottages, Goughs Lane

Refusal

10/00653/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.

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4. Recommendations Planning Lists 41/10-43/10 continued

WARFIELD HARVEST RIDE WARD

Refusal

10/00653/FUL 35 All Saints Rise

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 proposal to replace the block paving with gravel does nothing to remedy the adverse visual impact on the character and appearance of the area as determined by the Planning Inspector in relation to the appeals for 10/00003 and 09/00190.
7. 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.

Observations:

1. 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 applications 08/01011/FUL or 10/00003/FUL so application 10/00653 may be declined.
2. We note that this is the 4th planning application for this site all of which have been refused. We would point out that the repeated submission of such applications is vexatious to the Parish Council and local residents.
3. The plans provided are incorrect and misleading as they show unapproved parking and driveways to numbers 33 and 35 which are in breach of a planning condition and the subject of an Appeal case which has been dismissed on 2 occasions.

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4. **Recommendations Planning Lists 41/10-43/10 continued**

WINFIELD AND CRANBOURNE WARD

Refusal

10/00708/OBS & Windsor & Maidenhead application 10/02312 – Unit 1
Cruchfield

1. The proposal represents inappropriate development in the Green Belt and no very special circumstances have been put forward by the applicant to overcome the harm to the Green Belt.
2. The increase in traffic associated with the proposed change of use would result in the increased use of substandard road junctions with the A330 and additional traffic onto Hawthorne Lane which is sub-standard in width and construction. As such the proposal would adversely affect road safety and result in an increased risk of accidents to road users.
3. The use is harmful to the open, rural and undeveloped character of the area and as such represents an urbanisation of this predominately rural area to the detriment of the character of the Green Belt.
4. The proposal represents an unacceptable re-use of an existing building in that previous re-use of land and buildings at Crutchfield Manor have been allowed and the cumulative impact of these activities and the current proposal results in inappropriate development that could result in a precedent for further re-use of other buildings and land at Crutchfield Manor for commercial purposes to the detriment of the rural character of the Green Belt.
5. **Planning & Highways Committee October** –10 Bartholomew Place application 10/00519/FUL and Moss End Farm and Garden Centre applications 10/00281/FUL, 10/00284/FUL and 10/00453/T approved.
6. **Correspondence** – was available for information, the following items were noted:
 - a. Emails from local residents objecting to works on land at Crutchfield Manor Farm.
 - b. Letter from local resident objecting to planning application 10/00660/FUL extension to Tesco Store opening hours.
7. **Ongoing issues**
 - a. 09/00394/T Battle Bridge House – it was noted that this application has still not been decided as the legal agreement has yet to be completed.
 - b. Moss End Farm & Garden Centre – two letters from Adam Afriyie MP had been brought to the attention of Members at the Council meeting held on 27 October 2010. A letter from Vincent Paliczka, Director of Environment, Culture and Communities had been previously circulated. After discussion it was agreed to write to him again as it was felt that his response had not dealt with the fundamental concerns. An email from a local resident raising concerns about noise and disturbance at the site was noted.
 - c. Honeywood Farm breach of planning condition and Court Appeal – the Enforcement Officer has advised that the cladding of the approved barn is in progress. Confirmation of the date for the High Court challenge is awaited.

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8. Other urgent business

- a. Bracknell Forest Borough Local Development Framework Site Allocations Development Plan Document – it was noted that within this document land at Warfield is now formally allocated and Core Strategy Policy CS5 that dealt with the site will be superseded by Policy SA9 on adoption of the SADPD. 2200 new homes are still planned for the site which will begin to deliver housing in 2012/2013. After discussion Councillors reaffirmed that the Parish Council should continue to object to the housing numbers particularly since the change of government and planning policies. The SADPD was considered by the Executive on 19 October 2010 and on 22 October 2010 was called in by a number of Councillors. The Overview and Scrutiny Commission will meet on 1 November to review the Executive's decision. If the Overview and Scrutiny Commission decides to refer the matter back for further consideration, a meeting has been scheduled for 2 November. *Post meeting note the Commission decided to endorse the Executive's decision in relation to the Site Allocations Development Plan Document to be consulted upon rather than referring it back to the Executive for further consideration.*

9. Date of next meeting

This was confirmed as 6 December 2010

10. Closure of the meeting

There being no further business the meeting closed at 8.50 pm.