

WARFIELD PARISH COUNCIL PLANNING COMMITTEE
Planning Committee decisions 10 January 2011

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

1. **Apologies for absence** – Councillor Gates 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 6 December 2010**
These were approved and had been adopted by Council on 15 December 2010.
4. **Recommendations Planning Lists 49/10 – 01/11**

WARFIELD HARVEST RIDE WARD

Refusal

10/00782/FUL 18 Oswald Close

1. The proposed extension, by reason of its size, scale and bulk would be out of keeping with the design and character of the existing dwelling and would have a detrimental effect on the amenities currently enjoyed by the residents of neighbouring properties.

10/00855/FUL 10 Top Common

1. The proposed extension, by reason of its size, scale and mass would be out of keeping with the design and character of the existing dwelling and would have a detrimental effect on the amenities currently enjoyed by the residents of neighbouring properties.
2. The proposal would result in the parking provision for the property falling below Bracknell Borough Council's approved standards.

Harvest Ride highway improvement scheme – a detailed plan of a proposed new pedestrian refuge island and associated footpath was available for consideration. The purpose of the crossings is to form a link from Larks Hill to Garth Pond through to Garth Meadows. Although the proposal was welcomed a request that an additional island should be added to the scheme to deter motorists who still persist in overtaking in the hatched area near the Totale Rise junction will be registered.

WINKFIELD AND CRANBOURNE

Refusal

10/00792/OUT

1. The proposal represents inappropriate development in the Green Belt. The site lies within the Green Belt where approval for new buildings will not be given except in very special circumstances; the proposed development is not of this nature.

WARFIELD PARISH COUNCIL PLANNING COMMITTEE
Planning Committee decisions 10 January 2011

5. **Planning & Highways Committee December** – it was noted that Moss End Farm & Garden Centre planning applications 10/00281/FUL, 10/00284/FUL & 10/00453/T had been approved. Following further consideration of the Tesco Store Ltd planning application 10/00660/FUL which had been previously refused by the Committee it was resolved that the Head of Development Management be instructed to negotiate a new planning application.

6. **Correspondence** - was available for information, the following items were noted:
 - a. Map of proposed telecommunication masts roll out plans for 2010-11.
 - b. Notification of Appeal 35 All Saints Rise against the refusal of planning application 10/00653/FUL. An update from the planning officer on the site was available. It was noted that a Breach of Condition Notice was served on 33 and 35 All Saints Rise on 10 January 2011. The properties have two months to comply with the requirements of the notice: cease to use the area of land for parking, remove the block paving and other materials, hardcore and debris from the land. Although the Parish Council had previously questioned why the Borough Council had not declined to accept repeated planning applications it was decided to seek further clarification from Savills, planning consultants.
 - c. A local resident's letter of objection with regard to the Warfield Supplementary Planning Document proposals was noted.
 - d. Emails from 30 local residents objecting to the proposed development in Warfield as described in the Northern Arc Action Group/Binfield Village Protection Society flier '2200 houses at Warfield is not a done deal' were noted.

7. **Ongoing issues**
 - a. 09/00394/T Battle Bridge House – it was noted that the application has been approved without any material changes to the March 2010 legal agreement. As it was perceived to be another instance of maladministration it was agreed that Councillor Taylor would include in his letter of complaint to the Chief Executive.
 - b. Moss End Farm & Garden Centre – ongoing the Chairman of Planning will be writing to the Chief Executive, Bracknell Forest Council
 - c. Honeywood Farm breach of planning condition and Court Appeal – it was noted enforcement proceedings have resumed.

Councillors Barnard and Fitzwilliams were in attendance for item 8

8. **Other urgent business**
 - a. To consider what action to take regarding Northern Arc Action Group/Binfield Village Protection Society flier '2200 houses at Warfield is Not a Done Deal'. Following discussion it was decided to bring forward to the end of February the next edition of the Wren. This edition would focus on the proposed development in Warfield. Residents who had written in response to the flier would also be invited to attend an extraordinary Parish/Borough Councillor surgery on Saturday 15 January between 10 am and 12 noon.

WARFIELD PARISH COUNCIL PLANNING COMMITTEE
Planning Committee decisions 10 January 2011

8. Other urgent business continued

- b. To consider response to Bracknell Forest Borough Local Development Framework Warfield Supplementary Planning Document Consultation. A draft response prepared by Councillor Parks was available for consideration. Following discussion a number of suggestions and amendments were noted. It was agreed that the revised version would be circulated for approval prior to submission before the 17 January deadline.
- c. To consider response to Bracknell Forest Local Transport Plan 3 Core Strategy Consultation. Councillor Harrison had studied the document. Following discussion it was agreed that he and the Clerk would submit a response on behalf of Council before the 17 January deadline.
- d. To consider an application to Neighbourhood Planning Vanguard Scheme – it was noted that should Warfield be selected to take part in the scheme the local planning authority will need to make staff and resources available to assist the Parish Council prepare a draft plan or order. Although the Parish Council would lead Bracknell Forest Council Planning Team's input will be essential. Mr Hindle has expressed his support for the scheme and agreed to meet with representatives of the Planning Committee to discuss the proposal in more detail. Following initial discussions with Mr Garnett, Savills it was agreed to take up his offer to provide assistance and invite him to attend the meeting. The deadline for applications is 14 February 2011.

9. Date of next meeting – 7 February 2011