

WARFIELD PARISH COUNCIL PLANNING COMMITTEE
Planning Committee decisions 11 July 2011

Present: Councillors: Parks (Chairman), Gates, Haffegge, Harrison, Ms Healy and Mrs Ingham

3 Warfield residents until 8.15 pm.

1. **Apologies for absence** – Councillor Barnard
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 June 2011**
These were approved and had been adopted by Council on 22 June 2011.
4. **Recommendations Planning Lists 23/11 – 27/11**

BINFIELD WITH WARFIELD

Refusal

11/00403/FUL Warfield Garage, Forest Road

1. We object to any change of use by means of retention of café and hardstanding for car parking as the increase in scale of on site activity is considered to form an inappropriate development and would continue to cause further disturbance to the character and amenity of the area.
2. The site is situated in an area prone to flooding. The change of use from land to hardstanding would add significantly to the drainage problems by causing additional run off.

Observation

11/00398/FUL Oaklands Farm, Maize Lane

Recommend permission is conditional: the annex is occupied in conjunction with the existing property.

WARFIELD HARVEST RIDE

Refusal

11/00414/FUL 5 Cooke Rise

1. The proposed conversion of the garage to living accommodation would result in the parking provision for the property falling below the Planning Authority's approved standards.
2. The proposed extension, by reason of its size and scale would result in a disproportionate addition over and above the size of the original dwelling to the detriment of the design and character of the existing dwelling.

Considered no objection

11/00385/FUL 18 Oswald Close

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4. Recommendations Planning Lists 23/11 – 27/11 continued

WINKFIELD AND CRANBOURNE WARD

Refusal

11/00282/FUL Land at rear of 4 Hayley Green Cottages, Forest Road

1. The change of use of the land to residential use is not acceptable in principle and the proposal for the erection of 4 dwellings would have an undesirable impact upon the semi rural character of the area.
2. The proposal represents an inappropriate form of development out of keeping with the existing ribbon development along Forest Road.
3. The site is situated in an area prone to flooding of particular concern to residents at Goose Corner whose properties are lower lying, the development would significantly add to the drainage problems by causing additional run off
4. The application site does not have sufficient highway frontage to provide a suitable road access with adequate visibility splays and represents a hazard to other road users to the detriment of highway safety.
5. The proposal would result in increased traffic and turning movements at an access which is substandard in width and sight lines and interference would be caused to the free and safe flow of traffic on Forest Road.
6. The proposed access road is substandard in respect of width and there is no provision for passing places. As such, vehicles will be driven in reverse gear along the drive to the detriment of pedestrian and vehicle safety.

Considered no objection

11/00299/FUL 40 Forest Way

Due to difficulties experienced with the online public access planning register applications 11/00424/FUL and 11/00453/EXT published on list 27/11 were deferred.

Appeal case reference APP/R0335/C/11/2153204 – Garden Lodge, Hawthorn Hill

Following discussion it was decided to submit the following comments in support of Bracknell Forest Council enforcement action reference 11/00019/ENF:

1. The storage of cars is harmful to the rural character of the area and represents an inappropriate form of development in the Green Belt.
2. The scale of activity associated with the storage of cars represents intensification in vehicle numbers and movements to and from the land, over and above that which would normally be expected at a dwelling house and the activity has an urbanising and detrimental impact upon the open and rural character of the area.
3. The increase in traffic associated with this commercial activity results in the increased use of sub standard road junctions with the A330 and additional traffic onto Hawthorne Lane which is substandard in width and construction.
4. The use of the land for storage of cars would result in the permanent retention of an area of hardstanding for an inappropriate use contrary to policies for the protection of the Green Belt.

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5. **Planning & Highways Committee June:** 11/00137/3 Kennel Lane School and 11/00248/FUL Tesco Store - Approved

6. **Correspondence for information**
 - a. Notification of Appeal against refusal of application 10/00534/T Park Farm House, West End Lane
 - b. ACRE Briefing note on Neighbourhood Plans and the Localism Bill had been circulated.
 - c. Notification of the naming of new property Albannach in Hayley Green.
 - d. A resident's letter in connection with recent planning applications at Brendon, Warfield Street was noted.
 - e. Notification of carriageway resurfacing programme temporary road closures in Kennel Lane and Westmorland Drive.

7. **Ongoing issues**
 - a. Nuptown Piggeries – the Enforcement Officer has been alerted to a potential new business venture and has made a site visit. It was noted that until a business is started there is no breach of planning control.
 - b. To receive feedback from BALC Localism training session for Town & Parish Councils – Councillors Haffegge, Ms Healy and Parks had attended. Amendments to the Localism Bill continue to be made. It was felt that little new information had been covered since the March session attended by Councillors Ms Healy and Parks. Following discussion, prior to the introduction of Neighbourhood Plans, it was agreed to give consideration to updating the Parish Plan.
 - c. Warfield Supplementary Planning Document (Warfield SPD):
 - A meeting with Bev Hindle will be requested on 24 August before full Council meets at 7.45 pm.
 - The Executive has approved the changes to the timetable for the production of the Local Development Documents. Clarification regarding the position of the Site Allocations document in relation to the Warfield SPD will be sought as it is unclear how development in Warfield can proceed when the Site Allocations document is not due to be adopted until 2013.
 - The contents of a briefing paper and map produced by Keep West End Green were noted

8. **Other urgent business**
 - a. To consider support for a Suffolk Parish Council proposal seeking new planning guidance for large applications submitted by major developers – following discussion it was agreed to support the proposal that ‘any applicant who submits an application that will have a significant effect on an area must, if requested by the Parish Council (i) attend a parish council meeting to answer questions about the application and to (ii) provide resources to enable the parish council to assess the application’.

9. **Date of next meeting** – 15 August 2011

10. **Closure of the meeting** - there being no further business the meeting closed at 9.35 pm.