

WARFIELD PARISH COUNCIL PLANNING COMMITTEE
Planning Committee decisions 4 April 2011

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

1. **Apologies for absence** – Councillors Gates and Mrs Ingham.

2. **Declarations of interest:** Councillor Ms Healy declared a prejudicial interest in planning application 11/00172/FUL 35 All Saints Rise. There were no other 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 7 March 2011**
These were approved and had been adopted by Council on 23 March 2011.

4. **Recommendations Planning Lists 10/11 – 13/11**

BINFIELD WITH WARFIELD

Refusals

11/00089206/EXT Lavandou Nursery, Buckle Lane

As development has not taken place within the approved time limit our original objections to the proposal still stand:

1. The proposal would result in the replacement of an existing building with a structure which by virtue of the increased scale and bulk of the building would have a detrimental impact on the character and appearance of this Green Belt location.
2. The proposal by reason of its size and bulk would appear unduly prominent and is out of keeping with neighbouring properties in this Green Belt location and would therefore adversely affect the open character and appearance of the land.

WARFIELD HARVEST RIDE WARD

Refusals

11/00123/FUL 29 Essex Rise

1. By reason of its size, massing and design the proposed extension would form an unsympathetic addition that would be out of scale and character with the existing dwelling.
2. By reason of its size, massing design and proximity to the north boundary the proposed extension would detract from the amenities of neighbouring properties and the surrounding area due to its intrusive overbearing impact and the loss of light and privacy that would result.

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4. **Recommendations Planning Lists 10/11 – 13/11 continued**

WARFIELD HARVEST RIDE WARD

11/00137/3 Kennel Lane School

1. In order to make more satisfactory arrangements we recommend the proposal to site a modular building on the playing field is given temporary permission for 5 years only so that plans for an extension to existing units which will ensure carbon dioxide requirements and loss of recreational space may be addressed.
2. Building 7 does not comply with Policy CS12 of the Core Strategy Development Plan Document in respect of the reduction of carbon dioxide emissions.
3. We note that the proposed site plan is incorrect as the plan does not show the enclosure of a public footpath.

11/00171/FUL 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.

11/00172 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 parking layout fails to provide adequate parking for dwellings 33 and 35 as the spaces are substandard in respect of length and larger vehicles will overhang the access road 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 substitution of soft landscaping for paving has been the subject of an Appeal hearing which was dismissed. The hard standing was found to have a serious adverse visual impact on the character and appearance of the houses and the street scene. The soft landscaping proposed in this application is not sufficient to mitigate the effects of the hard standing for vehicle parking.
7. The proposal to construct car parking spaces adjacent to the mature oak tree will have a detrimental impact on the tree.

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4. **Recommendations Planning Lists 10/11 – 13/11 continued**

WARFIELD HARVEST RIDE WARD

11/00172 35 All Saints Rise

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 previous applications 08/01011/FUL, 10/00003/FUL or 10/00653/FUL 11/00172/FUL may be declined.
2. We note that this is the 5th 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.

11/00201/FUL 2 Chives Place

1. By reason of its size, massing and design the proposed extension would form an unsympathetic addition which would be out of scale and character with the existing dwelling.
2. The proposal would result in the parking provision for the property falling below the Planning Authority's approved standards.
3. The proposed side extension by reason of its siting, size and bulk would have an adverse impact on the adjoining residential property.

Observations

11/00157/FUL 65 Top Common

1. In principle there is no objection to the installation of velux windows however, should the proposal result in 4 bedrooms, the parking provision for the property would fall below the Local Planning Authority's approved standards.

11/00161/A Land at junction of Harvest Ride and Warfield Road, Harvest Ride

1. The proposed signs, by reason of its size, may cause a distraction to drivers.

Considered no objection

11/00191 1 Field Park

WINFIELD AND CRANBOURNE

Considered no objection

11/00186/FUL The Mount, Malt Hill

11/00200/FUL Badgers Drift, Cricketers Lane

5. **Planning & Highways Committee March** – planning applications 11/00078 and 11/00079 Rectory Lodge, Church Lane approved.

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6. **Correspondence** - was available for information, the following items were noted:
 - a. Moss End Farm & Garden Centre – an update from the Enforcement Officer had been previously circulated.
 - b. Notification and route of Bracknell half marathon on 8 May 2011.
 - c. Formal notification TPO 1044 A Staddlestone Cottage, Newell Green.
 - d. Notification Appeal against refusal of application 10/00847/FUL Malt Hill Park.

7. **Ongoing issues**
 - a. Warfield Supplementary Planning Document – an informal meeting to discuss progress with Borough Officers was confirmed for 6.00 pm on Wednesday, 18 May 2011.

8. **Other urgent business**
 - a. Whitegrove Primary School, Westmorland Drive proposed waiting prohibitions – following a review of safety Bracknell Forest Council is proposing a change in the waiting restrictions outside the school. Following discussion these were approved.
 - b. Bracknell Forest Parish & Town Councils Planning Liaison Meeting – the minutes of a recent meeting were available. The following key points were noted: consideration is being given to dropping the weekly list as this can be produced via the new public access site, Circular 08/2005 was raised however Bracknell Forest Council rarely use this power preferring to encourage applicants to address the issues raised in previous applications when a new application is resubmitted and various changes to government guidelines as outlined in the recent budget.

9. **Date of next meeting** – Tuesday 3 May 2011.