

WARFIELD PARISH COUNCIL PLANNING COMMITTEE
Planning Committee decisions 9 August 2010

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

1. **Apologies for absence** – Councillor Mrs Ingham.
2. **Declarations of interest:**
3. 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 12 July 10**

These were approved and had been adopted by Council on 21 July 2010.

4. **Recommendations Planning Lists 28/10 – 31/10**

BINFIELD WITH WARFIELD WARD

Refusals

10/00453/T Moss End Farm and Garden Centre

1. The proposed development constitutes inappropriate development within land designated as Green Belt and as such is contrary to Policy CS9 of Bracknell Forest Core Strategy and Policies GB1, GB2 and GB4 of Bracknell Forest Local Plan. No very special circumstances have been put forward by the applicant that would justify an exception to these policies.
2. The application site is not identified in Bracknell Forest Core Strategy of the Local Plan as an area where employment generating development is to be located. The substantial broadening in the nature of the goods and services that could be provided within the garden centre and the substantial increase in Business, Industrial, Distribution and Storage floorspace in this location would represent unsustainable development within the countryside contrary to Core Strategy Policies CS2, CS9, CS19 and CS22 and Local Plan Policy E4.
3. The proposed development would result in a material increase in traffic visiting the site. This would unacceptably increase the pressure on highways and transportation infrastructure.
4. The proposal does not promote sustainable travel as the site is not easily accessible by non-car modes of transport and the applicant has not proposed a travel plan which would promote the use of non-car modes of travel to the site. In particular there are no footways or cycle ways along Maidenhead Road, and although bus stops are located reasonably close to the site access to these stops is difficult and unsafe as there are no footways leading from the stops to the site and the proposal does not make any provision for these.
5. Although Building 16 benefits from planning consent for B1 use only the proposal represents an undesirable intensification of the use of the site for industrial purposes particularly B2 and B8, contrary to the Appeal Inspector's decision, which are harmful to the rural character of the area. Such intensification would be likely to result in increased levels of noise and general disturbance detrimental to the amenities currently enjoyed by local residents.

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4. Recommendations Planning Lists 28/10 – 31/10 continued

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10/00453/T Moss End Farm and Garden Centre continued

6. The proposal for B2 and B8 uses: blacksmiths workshop and motorcycle repairs will involve external working and storage which would result in increased levels of noise and general disturbance detrimental to the amenities currently enjoyed by local residents.
7. We note that no draft section 106 agreement is available on the web site for this application.
8. We would draw your attention to the email and attached letter dated 3 August 2010 from Stuart Garnett, Savills who has submitted a representation on behalf of Warfield Parish Council.

10/00281/FUL/*decsr1* Moss End Farm and Garden Centre

Warfield Parish Council considers that the proposal described in this amendment should be the subject of a new planning application. The proposal is for a material change of use of a building outside of the garden centre curtilage and should therefore be the subject of a separate application. Warfield Parish Council has no objection to the proposed change of use of building 17 to BS2 (retrospective) provided permission is restricted to the current tenant, Riddells only. Riddells have been legally operating within the site for many years however; their relocation to alternative premises should not set a precedent for the change of use of other buildings on site which would result in an intensification of B2 uses which represents inappropriate development within land designated as Green Belt and as such is contrary to Policy CS9 of Bracknell Forest Core Strategy and Policies GB1, GB2 and GB4 of Bracknell Forest Local Plan. No very special circumstances have been put forward by the applicant that would justify an exception to these policies.

Email submission dated 3 August from Mr Garnett, Savills Consultancy on behalf of Parish Council Planning Committee had been previously circulated.

WINKFIELD AND CRANBOURNE WARD

Considered no objection

10/00493/FUL Bishops Lane Farm, Bishops Lane

10/00485/FUL North Lodge Farm, Forest Road, Hayley Green – to follow.
Insufficient information available to make a recommendation.

5. **Planning & Highways Committee July – none. August – Moss End Farm and Garden Centre**

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6. Correspondence – was available for information, the following items were noted:

- a. 2 residents letters of objection in relation to 10/00485 North Lodge Farm, Forest Road, Hayley Green.
- b. BFC Planning information note following the revocation of Regional Strategies.
- c. CCB information regarding Localism and Parish Council influence on housing.

7. Ongoing issues

- a. 09/00394/T Battle Bridge House – it was noted that the application has still not been decided as the legal agreement has not been completed.
- b. Julius Hill crossing to Whitegrove School – it was noted that a number of suggestions to improve road safety have been forwarded to the assistant engineer who is working on a scheme related to safe route to schools.
- c. Parish & Town Council planning training –it was noted that this has been deferred as other Councils have preference for training after the May elections.
- d. Warfield Supplementary Planning Document – it was noted the timescale for public participation on the draft submission is likely to be November/December 2010.
- e. Northern Arc Action Group – Councillor Parks had attended a meeting on 4 August 2010.

8. Other urgent business

- a. Proposals for land currently used for storage in Osborne Lane – a letter seeking views from all residents in Osborne Lane had been previously circulated. The contents of the letter were noted for information.

9. Date of next meeting

This was confirmed as Wednesday, 1 September 2010

10. Closure of the meeting

There being no further business the meeting closed at 9.00 pm.