

**WARFIELD PARISH COUNCIL PLANNING COMMITTEE**  
**Planning Committee decisions 15 August 2011**

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

1. **Apologies for absence** – Councillors Barnard, Harrison and Mrs Ingham
2. **Declarations of interest:** Councillor Haffegge declared a personal interest in application 11/00467/FUL 17 Old Lands Hill and Councillor Mrs Healy declared a personal and prejudicial interest in planning application 11/001485/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 11 July 2011**  
These were approved and had been adopted by Council on 27 July 2011.
4. **Recommendations Planning Lists 28/11 – 32/11**

**BINFIELD WITH WARFIELD**

**Refusal**

11/00461/FUL Well Cottage, Warfield Street

1. The proposal represents an undesirable overdevelopment of the site.
2. The size and mass of the proposed dwelling would be visually intrusive overbearing form of development detrimental to the visual amenity of neighbouring properties.

**Considered no objection**

11/00523/FUL Staddlestone Cottage, Newell Green

11/00493/REM Lower Lodge, Jealotts Hill

11/00546/FUL West Cot, West End Lane

11/00553/FUL Staddlestone Cottage, Newell Green

**WARFIELD HARVEST RIDE**

**Refusal**

11/00471/FUL Shalem 42 Westmorland Drive

1. The proposed conversion of the garage to living accommodation would result in the parking provision for the property falling below the Local Planning Authority's approved standards.

Having declared a personal and prejudicial interest in this application Councillor Ms Healy left the room during consideration of this item.

11/00485/FUL 35 All Saints Rise – 3 letters of objection were noted

1. The proposal does not comply with the Local Planning Authority's standards in respect of vehicle parking in providing only 1 space per household.
2. 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.

WARFIELD PARISH COUNCIL PLANNING COMMITTEE  
Planning Committee decisions 15 August 2011

4. **Recommendations planning lists 28/11 - 32/11 continued**

**WARFIELD HARVEST RIDE**

**Refusal 11/00485/FUL 35 All Saints Rise continued**

3. 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.
4. 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.
5. Access to the rear is not possible without going through the house and this is likely to lead to refuse bins being left on the driveway which will reduce the space for vehicles to park to such an extent that they will overhang the access road.
6. The plans supplied are misleading as number 35A All Saints Rise does not exist.

**Considered no objection**

11/00467/FUL 17 Old Lands Hill

11/00486/FUL 42 All Saints Rise

11/00489/FUL 48 Walsh Avenue – 2 letters of objection were noted.

11/00522/FUL 31 Field Park

**WINKFIELD AND CRANBOURNE WARD**

**Refusal**

11/00448/FUL Hayley Green Farm, Malt Hill – 1 letter of objection were noted

1. The proposed dwelling is not acceptable in principle and would result in an inappropriate form of development in the Countryside and would adversely affect the rural character and visual amenity of the area.
2. By reason of its siting, scale and mass the proposed development would detract from the amenities of the The Moat House, a listed building, due to its overbearing and intrusive impact that would result.
3. The application site is outside the defined settlement area which is protected for its own sake. Development is permitted only where it would not adversely affect the rural character, appearance or function of the land, would not damage its landscape quality and would not injure visual amenities. The building would adversely affect the character and appearance of the surrounding area and is contrary to the aims and objectives of policies to protect the character of the countryside.

**Considered no objection**

11/00476/FUL The Cricketers, Cricketers Lane

11/00524/FUL 18B The Elms, Warfield Park

11/00525/FUL 18C The Elms, Warfield Park

11/00543/A The Cricketers, Cricketers Lane

**WARFIELD PARISH COUNCIL PLANNING COMMITTEE**  
**Planning Committee decisions 15 August 2011**

5. **Planning & Highways Committee July:** 11/00336/OUT Wayside, Osborne Lane refused – *post meeting note this application has been refused and a decision is pending*
  
6. **Correspondence for information**
  - a. Notification Appeal application 11/00172/FUL 35 All Saints Rise
  - b. Notification Appeal application 11/00287/EXT Wane Bridge House, Malt Hill
  - c. Residents letter objecting to application 11/00414 5 Cooke Rise
  - d. Notification new road in Warfield Park – The Oaks
  
7. **Ongoing issues**
  - a. Renaming Cocks Lane – further information from the resident requesting the change of name was brought to the attention of the meeting. Following discussion Members confirmed that they had no wish to change the name of the lane and this will be reported back to the Borough Council.
  - b. Warfield Supplementary Planning Document (Warfield SPD) update – a meeting with Max Baker and Simon Cridland has been arranged for 6.00 pm on Wednesday, 7 September 2011.
  
8. **Other urgent business**
  - a. Draft National Planning Policy Framework – following discussion it was agreed that the Clerk would examine and report back to the next meeting. The consultation runs until 17/10/11.
  - b. Localism Bill/Neighbourhood Plans – advice had been sought from Mr Garnett, Savills Planning Consultants with regard to what community planning tools the Parish Council should be considering at this stage. He has suggested that the Council consider updating the Parish Plan as this evidence base could then be used as a foundation for producing a Neighbourhood Plan. After discussion it was agreed that a sub committee should be established to undertake the work as soon as possible. The first meeting of the group will take place at 7.30 pm on Wednesday 12 October 2011. Councillor Parks offered to lead the group and produce an agenda for the meeting.
  - c. Clerk's holiday arrangements – it was noted that whilst the Clerk is on annual leave 5 – 16 September Councillors will need to download the weekly booking sheet from the Borough Council's web site.
  - d. Winter Plan 2011/12 – it was noted that no changes are proposed to the primary and core pre-salting routes or the secondary salting routes in Warfield.
  
9. **Date of next meeting** – 19 September 2011
  
10. **Closure of the meeting** - there being no further business the meeting closed at 9.05 pm.