

**WARFIELD PARISH COUNCIL PLANNING COMMITTEE**  
Planning Committee decisions 14 November 2011

Present: Committee Members: Parks (Chairman), Haffegge, Harrison, Ms Healy & Councillors Fitzwilliams & Towle

1. **Apologies for absence** – Councillors Gates & Mrs Ingham
2. **Declarations of interest:** Councillor Ms Healy declared a prejudicial interest in correspondence item 6a relating to 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 10 October 2011**  
These were approved and had been adopted by Council on 2 November 2011.
4. **Recommendations Planning Lists 42/11 – 45/11**

**BINFIELD WITH WARFIELD**

**Considered no objection**

11/00723/FUL Heron's Flight, West End Lane

**WARFIELD HARVEST RIDE**

**Considered no objection**

11/00683/FUL 21 Westmorland Drive

11/00700/3 Kennel Lane School

11/00728/FUL 11 Derbyshire Green

11/00730/FUL 4 Innings Lane

**Refusal**

11/00719/FUL 7 Shropshire Gardens

1. The proposed extension by reason of its size and mass would materially alter the scale and character of the dwelling and would have an adverse effect on the appearance of the property and the visual amenity of the area as a whole.
2. The substantial cumulative nature of the extension proposed when added to previous extensions to this property represents an unacceptable overdevelopment of the property.
3. The proposal by reason of its overall siting, scale and bulk would be a visually intrusive and overbearing form of development detrimental to the visual amenity of neighbouring property.

**WINKFIELD AND CRANBOURNE**

**Considered no objection**

11/00757/FUL Street Record, The Wellingtonias

11/00758/FUL Street Record, The Oaks

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4. **Recommendations Planning Lists 42/11 – 45/11 continued**

**WINKFIELD AND CRANBOURNE**

**Observation**

11/00718/FUL Glenwood, Bracknell Road

The proposal does not mention that the existing bungalow will need to be demolished to enable the erection of a detached double garage.

11/00759/FUL Street Record, The Elms

To prevent further damage to grass verges we recommend a larger hard standing parking area is created for delivery vehicles.

We are concerned that the tanks have been installed too close to a road in view of the need for a 6 metre separation distance to be maintained for this size tank.

5. **Planning Committee October - 11/00577/FUL Oaklands Farm approved subject to S106 agreement. Planning Committee November – 11/00692/FUL 41 Gloucestershire Lea.**

6. **Correspondence for information**

- a. Notification Appeal dismissed 11/00172/FUL 35 All Saints Rise.
- b. Notification TPO 1083 land at Huntercombe, Forest Road.
- c. Notification road adoption notice Abbey Place.
- d. 3 emails from residents opposing the proposed development in Warfield.
- e. Letter of complaint from Councillor Barnard to Bracknell Forest Chief Executive regarding the manner in which the Warfield SPD Concept Plan consultation in relation to the plans for the new Warfield housing was initiated.

7. **Ongoing issues**

- a. Warfield Supplementary Planning Document (Warfield SPD) detailed Concept Plan consultation ending 28 November 2011
  - A very helpful and productive meeting with Mr R Clark, Land Director Bloor Homes and Ms Foster, Planning Link had preceded the meeting. The meeting had been requested by Bloor Homes to discuss plots Z, AA, BB. Mr Clark outlined his plans for the site which included retaining the established tree belt on the boundary, retaining the nature reserve, fewer dwellings per hectare with detached and semi-detached properties in keeping with the existing development rather than the SPD proposal for 3 storey flats; their modelling suggests a smaller flood plan for the Bull Brook than proposed. Members made a number of suggestions to the plans including the need for an east/west green lane to link Westmorland Park and Hedge Lane, north/south cycle path along edge of the Bull Brook and access to the development. Mr Clark advised that he is considering submitting a planning application early in the New Year and it was agreed to meet again once their plans have been updated.

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**7. Ongoing issues continued**

- An initial response from Mr Garnet, Savills Consultancy was brought to the attention of the meeting. He has advised that concerns or comments to particular aspects of the Concept Plan ie potential storey heights, densities etc. will only be relevant. With respect to saved Local Plan policies which have particular relevance to Cabbage Hill he advises that these can only be deleted by the Secretary of State however, more recent policies can have greater weight than saved Local Plan policies.
- A number of key concerns and questions were noted for the meeting with Councillor Mrs Ballin, Executive Member Planning, Transport & Economic Development and Bev Hindle, Chief Officer Planning & Transport Policy scheduled for 8 pm on 15 November 2011.
- b. Draft National Planning Policy Framework – it was noted that a response to the consultation had been submitted on 17 October 2011.
- c. Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD Draft – it was noted that a response to the consultation had been submitted on 24 October 2011.

**8. Other urgent business**

- a. Warfield Park – Bracknell Forest Council is seeking views regarding a proposal to rectify an anomaly regarding the cartilage of Warfield Park. 44 properties are currently allocated to Warfield Parish Council for both electoral and council tax purposes when they should be allocated to Winkfield Parish Council. Concern that the community cohesion of the Park will be damaged as a result of this proposal was expressed. In particular, the Park is home to many elderly residents and should the transfer go ahead, the Clerk was asked to request whether consideration could be given to allowing these residents to continue to vote on the park.
- b. It was noted that a number of mature trees have been removed from the vicinity of 21B and 21 C The Elms, Warfield Park. The Clerk was asked to report the matter for further investigation by Bracknell Forest Tree Officer.

**9. Date of next meeting – 5 December 2011**

- 10. **Closure of the meeting** - there being no further business the meeting closed at 9.25 pm.