



**Minutes of a Meeting of the
PLANNING & TRANSPORTATION COMMITTEE**

held in the Parish Office, Benetfeld Road on
Tuesday 16 January 2018 at 8:00pm

PRESENT: Cllrs Steve Collett (Chairman), Jeremy Evans, Hilary Doyle, Ian Leake and Paul Smith

Also Present: Ally Wickham, Clerk;
Mr John Blamire, resident; Mr Simon Butcher, BVSP and Mrs Sue Runham.

124 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllrs Terry Dilliway (medical appt), Robert Parker (long term recovery) and Tish Holland (unwell)

125 DECLARATIONS OF INTERESTS

None

126 PUBLIC PARTICIPATION

Simon Butcher mentioned that he was interested in Agenda Item no 8.4 (Landscape Character Assessment). If this required some additional resource, Simon offered some help from BVPS. Mrs Runham offered to get involved in this piece of work as well as she had been involved in the original assessment for the 2010 application for a conservation area in the Wicks Green/Monks Alley area. She also reminded members of the strength of support shown by local residents when there was a proposed development for the area (Wicks Green, rear of Binfield Place) around 800 objections.

[Cllr Evans joined the meeting at 20.08]

Because of the public interest in this agenda item it was proposed by Cllr Collet and seconded by Cllr Smith to bring Agenda Item 8.4 forwards to this point in the meeting

127 LANDSCAPE CHARACTER ASSESSMENT NEXT STEPS

In 2010 the Borough had prepared a document which set out a proposed Conservation Area for the Monks Alley/Wicks Green area. This proposal had not been followed through to adoption. The Landscape Character Assessment commissioned by Binfield Parish Council in 2016 and adopted in 2017 added further weight to the argument to put this Conservation Area in place as it also contained a recommendation that a Conservation Area be placed on this location. The Borough's Head of Planning, Max Baker, had met with the Clerk and advised that the Parish Council should put their evidence for the creation of a Conservation Area to them in writing. It was agreed that Cllr Evans and Cllr Doyle advise which dates they could be available so that these could be put to Mr Baker to arrange a meeting. This would be used to present the evidence and establish what the process would be to create the Conservation Area. Cllr Evans further advised that in his dealings with heritage experts previously, the Borough had a legal responsibility to protect heritage assets and designate a Conservation Area if they had evidence that indicated that they were worthy of protection and such distinction and his view was that as soon as this was in place for Wicks Green/Monks Alley, which was "low hanging fruit", attention should be turned to the north of the parish which would offer

greater protection to the Grade II* Listed Binfield Park which was already vulnerable to speculative development applications.

127 **MATTERS ARISING** from the meeting held on 19 December 2017

127.1 Minute No 114.2 - Pothole on Wicks Green

The Clerk advised that the pothole had been marked up for repair but not yet carried out. Cllr Evans asked if he could ask a question about the bramble removal in Wicks Green. Cllr Doyle advised that this was an Amenity issue and offered to have this discussion with Cllr Evans outside of this meeting.

127.2 Minute No 116.2.1 - Tilehurst Lane Planning App 17/01174/ OUT

The Clerk highlighted the circulation of the heritage assets document by Borough Cllr Peacey. Cllr Evans advised that he had taken the opportunity to review this document and felt there was more the Parish Council could do to raise awareness of the harm that this development could cause to the setting of, and therefore the significance of, the Grade II* Listed Binfield Park. Cllr Evans wished to see greater lobbying of other groups who may be able to add weight to the already strong opposition to this and other developments in the village. Cllr Evans view was that the Parish Council should be more proactive in marshalling the arguments and raising awareness to what he perceived to be inappropriate development.

Cllr Evans offered to write up a letter and a list of organisations who may be able to help and the office will administer that. Cllr Evans felt a greater focus on heritage would be a top priority for the office team but the Clerk advised that due to bandwidth, becoming an expert in a topic such as heritage wasn't something that the team could currently resource.

127.3 Minute No 120 - Road Traffic Management B.R.I.A.N Traffic Survey Next Steps

The Clerk had circulated the final report received from Bruce Bamber of Railton earlier that day. It was AGREED that Councillors have until Tuesday 23 January to review the report and provide specific feedback to the Clerk. Once the report was final it would be shared with the Highways Department at the Borough and a meeting requested to look at ways that the issues highlighted in the report could be addressed. A copy would also be shared with NAWG.

128 **CORRESPONDENCE**

The following correspondence was **NOTED**

128.1 Delegated Decisions

17/00928/FUL - 3 Hewett Lea (Approval) (CNO)
 17/01016/FUL - North View House North View (Approval) (Recommend Refusal)
 17/01164/FUL - Popeswood Lodge Popeswood Road (Refusal) (Recommend Refusal)
 17/01169/FUL - Ashley Farm Bottle Lane Warfield (Approval) (Recommend Refusal)
 17/01194/FUL - 7 Boltons Lane (Approval)(CNO)
 17/01266/T - Thames Water Pumping Station Longshot Lane (Approval)(CNO)

128.2 List feedback & queries

128.2.1 Parish Warden report of pothole on Wicks Green

A report has been made of a pothole at the Silver Jubilee field entrance on Wicks Green. The pothole has since been marked out by Bracknell Forest Borough Council in anticipation of work. The pothole at Terrace Road South has now been filled.

128.2.2 New water main installation in Broad Lane, Bracknell

As part of an ongoing programme to improve the water supply network an installation of 80 metres of new water main in the carriage way, starting outside property Mallorys, and finishing at the roundabout on the junction of Blenheim Avenue. The work will commence on Monday 29 January and is expected to take four weeks to complete.

128.2.3 Getting to know South East Water Open Day, Saturday 12 May at 10am

Water experts will take a two-hour tour to see behind the scenes of the local treatment works, how drinking water is stored, treated and supplied and tips on how to use water wisely and reduce bills. Entrance is strictly by ticket only, see corporate.southeastwater.co.uk/opendays.

128.2.4 More Home for Golf Site – Bracknell News article

The Bracknell News reported in a front-page headline, (verbatim); “More home for golf site – More homes and a school could be built on the site of a former golf course. Linden Homes are already building on the site of Blue Mountain golf course, and now Bloor Homes Ltd have applied to build a further 400 homes on the land.”. The full article is enclosed in this Correspondence. Both the Clerk and Councillor Peacey at the Borough confirmed that the Bloor homes application is part of the reserved matters for the original 400 houses on blue mountain, this is not an additional 400 houses, and a resident has requested that the Bracknell News print a correction. The Clerk did submit this ask to the News Desk at Bracknell News but had not received a response.

128.2.5 Scheme Proposals – Amen Corner South

Persimmon Homes have contacted the Clerk in relation to their emerging planning proposal for a mixed use residential, commercial and primary school development at Amen Corner South. They are preparing their scheme proposals pursuant to the submission of a planning application to Bracknell Forest Council, however in advance of this, they have requested an opportunity to discuss their emerging proposal and respond to any queries. Background detail is provided by Persimmon in this Correspondence. It was **AGREED** to invite Persimmon to the February Planning meeting as a public, pre-meeting slot starting at 7.30pm.

128.2.6 Resident reported inconsiderate parking and aggressive behaviour to Neighbourhood Policing

A resident approached a driver of a car who had parked in full on the pavement on Terrace Road North outside of the Scout Hut gates along by Lloyds Chemist which they were intending to use. The driver, who was disabled, argued that he had a right to park on the pavement because there were no other spaces but there were spaces free. The driver went into Lloyds Chemist while his partner, who was sitting in the car carried on being aggressive to the resident who had stopped to point out their inconsiderate parking.

128.3 Bracknell Forest Borough Council – Updates & News

128.3.1 Local Plan Exhibition & meet the Planners session

As part of the Draft Bracknell Forest Local Plan Consultation, which is due to run from the 8th February - 26th March, Bracknell Forest are planning to have some meetings in each of the parishes to allow residents to come and meet planners and also to view the proposals within the local plan.

They are looking to arrange a morning and evening meeting in Binfield. The dates being considered are Tuesday 20th February in the morning 10 - 12 and Wednesday evening from 6 - 8pm. They would then wish to leave the exhibition stands up in between these times to allow residents to look at them and leave feedback if they are unable to attend these sessions.

The Clerk suggested that Binfield Library be contacted by the Borough to discuss exhibition space.

128.3.2 Press releases - Community learning gets thumbs up across the board from Ofsted.

128.4 Thames Valley Police – Alerts & News Items

Community Policing Awards 2018 - Nominations Now Open, Improve your Internet Security for Free.

128.5 Community News & Events

128.5.1 Community News

Community Buildings Advisor (CBAS) - a FREE Funding Workshop providing information, useful tips and advice on available funding streams in West Berkshire will take place on Wednesday 7th February. Time: 11.00 – 13.00 Venue: Padworth Village Hall.

Parish Council entry into Thames & Chiltern in Bloom – A resident, who is a Thames & Chiltern in Bloom regional judge, chair of the judges panel, and a management committee member has asked if the Parish Council would be interested in making an entry this year and would be happy to discuss further. It was **AGREED** to add this to the next Amenity Committee.

Words of thanks from Jan 18 Grant recipients

Binfield Pre-School, South East Berks Gang Show, Binfield Singers, 1st Binfield Cubs, St Paul's Child Contact Centre, Learning to Work, All Saint's & St Mark's Churches Parochial Church Council, South East Berks Gang Show, Bracknell Executive Job Club Ltd, Jealotts Hill Community Landshare. Cllr Evans asked if there was any feedback from those who were unsuccessful and a report would be provided as part of matters arising at Council.

128.5.2 Community Events

Arts Week 2018

The Events Co-Ordinator is underway with the event plans for this year's Arts Week. Councillors are asked to provide any new event ideas and consider whether Binfield would like to create an event around the opening of the new Office/Community Space. The Clerk had suggested this would be a good idea and sought Councillor feedback. Cllr Collett asked if the Parish Council new building would be used as a venue as it should be open 6 – 7 weeks before Arts Week. A decision had not yet been made. Cllr Evans queried if office resource spent on an event like Arts Week was a good use of the parish resources which, it had been explained in Minute 127.2, were limited. Cllr Evans felt that making a greater effort to protect the village from inappropriate developments was a greater priority and therefore asked for a topic on resource and priorities be added to a future Council agenda.

129 **LISTS**

129.1 17/01248/FUL 12 Radcliffe Way, Binfield. RG42 1FR

Change of use of amenity land to private garden and the erection of a 2m close boarded fence

OBSERVATIONS

The Parish Council would prefer to see fence no higher than 1.8m in this location.

129.2 17/01281/REM – Land at Blue Mountain, Wood Lane Binfield

Submission of details of layout for infrastructure works including access roads, SUDs ponds, and foul and surface water drainage to serve residential development.

OBSERVATIONS

The Parish Council do not have the expertise to comment on the infrastructure needs of a site the size of Blue Mountain.

129.3 17/01363/REM – Blue Mountain Golf Club & Conference Centre, Wood Lane, Binfield

Submission of details of appearance, landscaping, layout and scale for the erection of 74no. dwellings including open space, foot and cycleways and vehicle and cycle parking pursuant to Outline Planning Permission 16/00020/OUT

OBSERVATIONS

The Parish Council wish to ensure that the following policies are strictly adhered to:

CS17 – the Borough must ensure the quota of affordable housing is achieved

EN1 – Protecting tree and hedgerow cover

EN2 – Supplementing tree and hedgerow cover

129.4 17/01325/FUL – 33 Wilstrode Avenue, Binfield, RG42 4UW

Erection of part single storey, part two storey rear extension following demolition of existing rear extension, erection of front porch and conversion of garage into habitable space.

RECOMMEND REFUSAL

The Parish Council view this development to be:

i) Out of keeping with the street scene in the area

ii) Unneighbourly with regard to the first-floor proposal

iii) There are no objections to the ground floor element of the proposal.

129.5 17/01341/REM - Land at Blue Mountain, Wood Lane Binfield

Submission of details of appearance, landscaping, layout and scale for the erection of 47no. dwellings including open space, foot and cycleways and vehicle and cycle parking pursuant to Outline Planning Permission 16/00020/OUT

OBSERVATIONS

The Parish Council wish to ensure that the following policies are strictly adhered to:

CS17 – the Borough must ensure the quota of affordable housing is achieved

EN1 – Protecting tree and hedgerow cover

EN2 – Supplementing tree and hedgerow cover

129.6 17/01319/FUL – Technology House, The Boulevard, Cain Road, Bracknell RG12 1WP

Creation of 12 apartments in the roof space of the building with the inclusion of dormer windows in the existing roof structure together with associated infrastructure and works

RECOMMEND REFUSAL

The Parish Council consider this change of use to create a mix of residential and business property to be a concern. The plans do not make it clear if the change in use will support different transport uses- will parking be sufficient if people both work and live in the building? Will the waste management and disposal system cope with the mixed use? The Parish wish to make sure these concerns are considered by the Borough.

129.7 17/01376/PAC – Technology House, The Boulevard, Cain Road, Bracknell RG12 1WP

Application for Prior Approval for the change of use from Office (B1) use to Residential (C3), forming 81 no units.

RECOMMEND REFUSAL

The Parish Council consider this change of use to create a mix of residential and business property to be a concern. The plans do not make it clear if the change in use will support different transport uses- will parking be sufficient if people both work and live in the building? Will the waste management and disposal system cope with the mixed use. The Parish wish to make sure these concerns are considered by the Borough.

129.7 17/01361/FUL – 1 Roughgrove Copse, Binfield RG42 4EZ

Erection of a single storey front/side extension, installation of a dormer window to the front elevation and conversion of garage into habitable accommodation

Cllr Ian Leake declared a personal interest as he is friends with the applicant

CONSIDER NO OBJECTION

130 **FOXLEY OAKS APPEAL**

Cllr Evans updated that the site visit happened but no other update. The decision is expected before 1 March 2018.

131 **PROACTIVE PLANNING**

131.1 Bracknell Forest Council Consultation Draft Thames Basin Heath Special Protection Area (SPA) Supplementary Planning Document (SPD)

Cllr Collett offered to review the documentation and circulate a draft comment. The deadline for comment is Friday 23 February, which is before the next meeting of the Planning Committee. This would, therefore, be added to the next meeting of Council for approval before this is submitted.

131.2 Bracknell Forest Council expected timeline around Preferred Sites and Local Plan

Cllr Leake advised that a Council meeting will take place on the 1 Feb to approve the public consultation of the preferred sites. The Clerk advised that all local Clerks have been invited to a briefing on 1 February. The Consultation itself will start on the 8 February and run until 26 March. The Clerk will add the topic as the major item to the February Planning agenda and try and postpone other items to the March meeting. The Clerk will also work with the Borough Council on the public consultation event in the parish suggesting that Binfield Library be used as an appropriate venue.

131.3 Bracknell Forest Council Enforcement Training

Cllr Dilliway was not in attendance but had shared the slides. Cllr Leake queried one bullet in the slides which cited success rates for the enforcement department. These were NOTED.

132 **NEIGHBOURHOOD PLAN**

Cllr Doyle updated the group on the open session was held in the library on 13 January. There were several members of public in and some interesting topics were raised (short mat bowls, improving existing halls, improving public transport between community facilities). Next session will be on 17 March and will focus on transport issues (using the Railton Report as resident)

133 **LATEST CIL UPDATE**

The Clerk advised that no new Liability or Demand notices have been received.

134 **FUTURE AGENDA ITEMS**

None in addition to those noted above.

Meeting closed 22.51 pm