

**PLANNING & TRANSPORTATION COMMITTEE
14 OCTOBER 1999**

Present: Councillors Mrs Ballin (Chairman), Bailey, Mrs Clifford, Mrs Doyle, Fawcett, Finnie, Flood, Grayson, Harrison, Jones, Piasecki, Mrs Pile, Sargeant, Simonds, Veakins, and Worrall

Apologies for absence were received from:
Councillors Adams, Ryan and Wade

Also Present: Councillors Bettison, Good, Mrs Hayes, Thompson and Ward

298. Substitute Members

The Committee noted the attendance of the following substitute Member in accordance with Standing Order No. 38:

Councillor Mrs Clifford for Councillor Ryan
Councillor Fawcett for Councillor Adams
Councillor Harrison for Councillor Wade

299. Minutes

The minutes of the meeting of the Committee held on 1 July 1999 were taken as read and signed by the Chairman as a correct record.

300. Urgent Item of Business under Standing Order No 7

The Committee approved the addition of the following item to the agenda under Standing Order 7 in view of the serious implications of the matter for Bracknell Forest:

- Regional Planning Guidance for the South East – Panel Report

301. Highways Sub- Committee Minutes

RESOLVED that the minutes of the meeting of the Highways Sub Committee held on 16 September 1999, as set out in Appendix A, hereto, be received.

302. Planning Control Sub- Committee Minutes

Councillor Grayson reported that, in addition to those already listed, he had also attended the Planning Control Sub-Committee's site visits on 1 August 1999. Subject to this amendment, it was:

RESOLVED that the minutes of the meetings of the Planning Control Sub Committee held on 17 June, 15 July, 5 August and 2 September 1999 as set out in Appendices B to E, hereto, be received.

303. Quarterly Operations Report (Item 1)

The Committee received a copy of the Director of Planning & Transportation's Quarterly Operations Report.

The Director briefly drew the Committee's attention to the key points emerging from the report and answered a number of questions arising from it.

RESOLVED that the Quarterly Operations Report be received.

304. Petition – Safer Routes to School by provision of Zebra Crossings on Dukes Ride, Crowthorne (Item 5)

The Committee considered a report on a petition which had been received from Crowthorne Parish Council seeking the provision of Zebra Crossings on Dukes Ride, Crowthorne.

In accordance with the Council's scheme of public participation, the petition organiser, Mrs M Zuccaro, attended the meeting and addressed the Committee on the issues raised in it and answered a number of questions posed by Members indicating, in particular:

- That at least 70 children had to cross the road;
- That, in view of the after-school use of the Wellington College sports facilities, a lollipop person would not be suitable; and
- That the benefit would not only be to children crossing the road.

In response to questions regarding the prioritisation of such works, the Director of Planning & Transportation indicated that the issues raised by petitioners related to work which was already underway and, as such, supported what the Department was already doing.

RESOLVED that

- (i) the petition be noted.
- (ii) the Borough Engineer be requested to undertake a survey to determine the need for a zebra or other form of crossing in Dukes Ride, Crowthorne, in the vicinity of Edgcumbe Park Estate.

305. Petitions - Quelm Lane Footpath/Cycletrack (Item 4)

The Committee considered a further report arising from its decision in October 1998 to proceed with improvements to Quelm Lane to facilitate its use as a footpath/cycletrack.

On 1 July 1999, the committee had considered a report on a petition which had been received expressing concerns about the planned proposals, in particular the use of tarmac and lighting, and resolved that no further action be taken to implement the scheme, pending the outcome of a consultation with local residents and other interested parties.

During the consultation exercise, a further petition supporting the proposal had been received. Miss D Byrne who had organised the petition, attended the meeting and addressed the Committee on the issues raised by the petitioners.

The Committee noted that the majority of local residents had indicated that they would prefer the lane to be hard-surfaced and lit, but, recognising the concerns of others about the impact that this would have on the rural nature of the path and the possible effects on local wildlife. It was, however, agreed to support the views of the majority and proceed with the works proposed.

RESOLVED that

- (i) construction of the footpath/cycletrack along Quelm Lane be improved between Darby Vale and Makepiece Road using a bound gravel surface with lighting.
- (ii) the direct consultees and the petition organisers be informed accordingly; and,
- (iii) an article be included in the next "Town and Country" and a press release issued to publicise the action to be taken for the benefit of other respondents and interested parties.

306. Petition - Calfridus Way, Bracknell – Road Safety (Item 3)

The Committee considered a report on a petition received from Mr D M Wren concerning road safety issues in Calfridus Way, Bracknell.

The Committee noted that the petition organiser, Mr Wren, was unwell and unable to attend the meeting to address the Committee on the subject of his petition.

RESOLVED that

- (i) the petition be noted.
- (ii) the Police be requested to consider speed enforcement action in Calfridus Way in line with the Community Safety Strategy in the first instance.

307. Bracknell And Wokingham College Annex, Priestwood - Planning And Design Brief (Item 9)

The Committee considered a further report on the Bracknell and Wokingham College Annex, Priestwood Planning and Design Brief which had been the subject of public consultation. The report outlined the comments received and recommended changes to the brief as a result of the consultation.

The Committee commended the officers on the preparation of the Brief and noted that the removal of the proposed access to Fairfax had, largely, removed the opposition to the proposals. In response to questions about the level of traffic likely to be generated by the development, the Committee was advised that the officers had had to consider whether the amount of movements at peak times were likely to be any greater than for the College. On balance, they had concluded that there was unlikely to be any significant difference and therefore an objection to the development on highway grounds was unlikely to be sustainable. Furthermore, the location of the proposed access was considered to be in the most acceptable position. With regard to concerns about the state of the footway along Binfield Road, the Committee was advised that this was not an issue directly related to this development, but that some improvements were likely to be made to the stretch adjacent to the entrance to the development.

RESOLVED that

- (i) the Bracknell and Wokingham College Annex, Priestwood Planning and Design Brief be amended in accordance with the changes proposed in the report;
- (ii) the Brief be approved as supplementary planning guidance; and,
- (iii) the Brief be sold for £25.00 per copy.

308. Peacock Farm Design And Development Brief (Item 8)

The Committee considered a report arising from proposal PH1.9 of the Deposit Draft Bracknell Forest Borough Local Plan which allocated land at Peacock Farm, Western Bracknell for residential development and other uses. A planning brief for the site had been prepared in accordance with adopted procedures by the Borough Council and the prospective developer.

The Officers answered a number of questions regarding the Brief, including in relation to the siting of the open space, the size of the car park associated with the playing fields and the building materials to be used.

In addition, the officers undertook to look again at the timing of the provision of the proposed primary school to limit as far as possible the impact of the traffic likely to be generated by parents taking children to other schools.

It was noted that there was some opposition to the proposal to develop the site, but that the Brief was welcomed and the officers commended for the quality of the document.

RESOLVED that

- (i) the Peacock Farm Design and Development Brief be approved for public consultation
- (ii) the public consultation process set out in paras 4.9-4.14 of the report be approved.

309. Commitment Budget and Medium Term Objectives 2000/01 – 2002/03 (Item 2)

The Committee considered a report arising from the decision of the Strategy & Policy Committee to agree an outline budget strategy for 2000/01 whereby service committees would be asked to review their existing commitments in detail and to consider their medium term priorities in order to ensure that resources were directed towards priority areas.

RESOLVED that

- (i) the Strategy and Policy Committee be requested to add to the Commitment Budget the items shown in Tables 2 and 3 of the report; and
- (ii) the Medium Term Objectives shown in Annex A of the report be approved.

310. Code Of Conduct For Handling Of Planning Applications, Land Use And Other Related Matters (Item 6)

The Committee considered a report on a proposal to introduce a suggested code of conduct for the handling of planning and related matters. It was intended that the code should come into immediate effect to reinforce and amplify the guidance already offered by the National Code of Local Government Conduct to which all members were already subject.

The Director of Planning & Transportation explained that the intention of the Code was to enshrine what was already established within National Code of Conduct and other guidance in a single document with a local flavour. The Code was intended to offer comfort, protection and guidance to Members to help them avoid the perception that there might be anything untoward in the way in which they were conducting themselves.

However, there was concern that a number of the issues raised would impinge upon the way in which Members could deal with their constituents. With this in mind, it was agreed that there was a need for more detailed consideration of the proposed Code of Conduct. It was therefore proposed and agreed that the Standards Committee should be invited to advise on its content.

RESOLVED that

- (i) the principle of a Planning Code of Conduct be endorsed;
- (ii) the progress to date be noted; and,
- (iii) the draft Code be referred to the Standards Committee with a request that further consideration be given to the whole Code of Conduct and, in particular, the following matters prior to a final draft being referred back to this Committee:
 - a The position of Members of the Planning Control Sub Committee who are also parish or town councillors;
 - b The issue of contact with applicants, prospective applicants and other constituents;

- c Clarification regarding declaration of interests; and,
- d Further development of the Code in relation to the role of officers.

311. Bracknell Forest Borough Local Plan - Update And Amendments (Item 7)

In accordance with Standing Order 25, Councillor Flood declared a pecuniary and non-pecuniary interest in the matter and withdrew from the meeting during its consideration.

The Committee considered a report updating it on progress with the Bracknell Forest Borough Local Plan and which highlighted amendments agreed at the Inquiry. The report also updated members on progress with the planning brief for Amen Corner.

The officers answered a number of questions regarding the report. The Committee noted that a further report on the Amen Corner Planning Brief would be made to the Committee in January 2000.

RESOLVED that the changes to the Bracknell Forest Borough Local Plan set out in Annex A of the report be approved for:

- (i) incorporation in the Local Plan; and,
- (ii) development control purposes.

312. Blackwater Valley Strategy 1999 – 2004 (Item 10)

The Committee considered a report seeking approval for the 'Blackwater Valley Strategy 1999–2004' produced by the Blackwater Valley Recreation and Countryside Management Service.

RESOLVED that the "Blackwater Valley Strategy 1999–2004" produced by the Blackwater Valley Recreation and Countryside Management Service be approved.

313. Crowthorne High Street – Strategy (Item 11)

The Committee considered a report outlining a proposed joint initiative with Crowthorne Parish Council and Crowthorne Traders Association with the object of producing a strategy for the future of Crowthorne High Street.

The Committee was advised that both the proposed partners had indicated their willingness to work with the Council to produce the Strategy. The officers answered a number of questions on what was proposed. It was stated that the approach would be along the lines of that already adopted in relation to Bracknell town centre.

RESOLVED that development of a strategy for Crowthorne High Street be supported

314. Rural Transport Partnerships (Item 12)

The Committee considered a report on a new opportunity to improve transport for rural communities through the Rural Transport Partnership scheme. The report described the scheme and the opportunity to join in a local partnership to develop possible improvements to rural transport in the Borough

RESOLVED that the Council join the East Berkshire Rural Transport Partnership.

315. Regional Planning Guidance for the South East – Panel Report

The Committee considered an additional item under Standing Order 7 relating to the Regional Planning Guidance for the South East. The Panel's report had been published since the agenda for the meeting had been issued and, in view of the issues raised, it was considered important for the Committee to consider them at the earliest opportunity.

There was general agreement that the level of proposed additional housing would be difficult to accommodate in Bracknell Forest and the rate of housing development envisaged was unlikely to be achievable. Whilst it was recognised that the prosperity of the south encouraged people to move to the area, there was a feeling that the best solution would be to see more government investment in the north to regenerate the many available brown field sites rather than seeking to increase the density of building in the south. It was suggested that continuing to allow building at the rate envisaged would lead to the south becoming an environmental wasteland, whilst the north became an economic wasteland.

In response to a question about the implications of the town centre redevelopment on the figures, the Committee was assured that the previous estimates had been drawn up having regard to the scale of the town centre redevelopment proposals.

RESOLVED that the Secretary of State for the Environment, Transport and the Regions be informed of the Borough Council's utmost concern about:

- (i) The impact of the Panel's report's proposals on the environment, economy and quality of life in Bracknell Forest Borough; and,
- (ii) The impracticability of delivering the high levels of development sought by the Panel with the consequent impact on the credibility of the regional planning strategy as a whole.

316. Items for Information

The following items were submitted for information:

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| (13) | Joint Strategic Planning Committee Items and
Berkshire Structure Plan Update | (Item 13) |
| (14) | Winter Maintenance | (Item 14) |

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| (15) | Telecommunications Developments | (Item 15) |
| (16) | Urgent Action taken under Delegated Powers – Hazelwood Farmhouse, Bottle Lane, Binfield – Historic Building Grant: | (Item 16) |

The meeting commenced at 7.30pm and concluded at 10.30 pm

CHAIRMAN