Winkfield Parish Council

A Special Meeting of Planning and Highways

Dear Councillor

Your attendance is requested at a Special Meeting of Winkfield Parish Council to consider Planning and Highway Matters to be held in the Lounge at Carnation Hall, Chavey Down Road, RG42 7PA on Tuesday 3rd May at 7.30pm.

Members are reminded that they should be able to make an informed contribution to discussion on planning applications within the Ward they represent. It is necessary for all Parish Councillors to view the plans on the Council Web Site (www.bracknell-forest.gov.uk).

Members should note that in the event of the fire alarm going off, they should make their way quickly to the fire exits, either via the frontdoor or through the kitchen and out through the door to the grounds and make their way to the fire assembly point in the car park.

Yours sincerely

Annemarie Edwards Clerk to the Council

This meeting will be conducted strictly in accordance with Standing Orders as adopted by Council in February 2015. In particular, all Councillors are reminded to acquaint themselves with paragraphs 11 (Rules of Debate) and 14 (Respect for the Chair).

In order to avoid interruptions to the business of the Council, Councillors, officers and members of the public are requested to ensure that mobile phones are switched off before the commencement of the meeting.

Prior to the commencement of the meeting a time not exceeding 10 minutes is available to the public to address the Members of the Council on any matter and within the Council's responsibility or which affects its area.

Committee Members :

All Councillors

01 APOLOGIES FOR ABSENCE

It would be helpful if Councillors could personally notify the Clerk of the Council by midday of the meeting of any intended absence along with the reason. Apologies for absence with the reason will be noted in the subsequent minutes of the meeting.

02 DECLARATION OF INTEREST

Members are required to declare any personal or prejudicial interests in relation to any items on the agenda.

03 MINUTES OF THE PREVIOUS MEETING

To sign as a correct record the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 5th April 2016.

04 PLANNING APPLICATIONS

To Consider the Planning Applications received by Bracknell Forest Council for the period to 29th April 2016 (please note: the comments and recommendations by the Winkfield Parish Council Working Party which are included in this agenda are NOT Council decision. Any proposals recommended by the Working Party are open for debate at this meeting).

04.1 **16/00076/TRTPO** Plot Ref :- COOPER Type :- TRTPO

Applicant Name :- Rudman, Mrs Gillian Date Received :- 06/04/2016

Parish: - Crown Wood Date Returned: -

Location :- Land Adjacent To 71 Agent

Crofton Cl Bracknell Berkshire

Proposals: TPO 106 - Application to Fell 1 tree.

Observations: Working Party Comment: OBSERVATION: It was propsed by Cllr

Mrs Michie, seconded by Cllr Mitchell that

WPC is happy to leave this matter to the expertise of the tree

officer.

04.2 **16/00078/TRTPO** Plot Ref :- GRITTEN Type :- TRTPO

Applicant Name :- Woodley, Miss Sarah Date Received :- 13/04/2016

Parish: - Harmans Water Date Returned: -

Location :- 41 Fordwells Drive Agent

Bracknell Berkshire

Proposals: TPO 428 - Application to Prune 1 tree

Observations: Working Party Comment: OBSERVATION: It was propsed by Cllr

Mrs Michie, seconded by Cllr Mitchell that

WPC is happy to leave this matter to the expertise of the tree

officer.

04.3 **16/00079/TRTPO** Plot Ref :- GRITTEN Type :- TRTPO

Applicant Name: Walsh, Mrs Elaine Date Received: 13/04/2016

Parish: - Harmans Water Date Returned: -

Location :- 39 Fordwells Drive Agent

Bracknell Berkshire Proposals: TPO 428 - Application to Prune 1 tree

Observations: Working Party Comment: OBSERVATION: It was propsed by Cllr

Mrs Michie, seconded by Cllr Mitchell that

WPC is happy to leave this matter to the expertise of the tree

officer.

04.4 16/00229/FUL Plot Ref :- TERCEIRO Type :- FULL

Applicant Name :- Warbrick, L Date Received :- 13/04/2016

Parish: - W&C Date Returned: -

Location :- Briar Cottage Agent

6 Winkfield Row

Bracknell

Proposals: Erection of single storey rear extension following demolition of

existing W.C.

Observations: Working Party Comment: NO OBJECTION.

04.5 **16/00254/FUL** Plot Ref :- RUDDOCK Type :- FULL

Applicant Name :- Wallace, Mr Daniel and Benjami Date Received :- 06/04/2016

Parish: - W&C Date Returned:-

Location :- Garden Cottage Agent

Foliejon Park Drift Road

Proposals: Application for the change of use from serviced offices (B1) to

residential use (C3) with the erection of two storey side extension and part single storey rear extension following the demolition of

part of the existing building.

Observations :- Working Party Comment: OBSERVATION: It was propsed by Cllr

Mrs Michie, seconded by Cllr Mitchell that

WPC has no objection, provided that the development is within

Green Belt policy.

04.6 **16/00255/LB** Plot Ref :- RUDDOCK Type :- LISTED

Applicant Name :- Wallace, Mr Daniel & Benjamin Date Received :- 06/04/2016

Parish: - W&C Date Returned:-

Location :- Garden Cottage Agent

Foliejon Park Park Drift Road

Proposals:- Listed Building Consent for the internal alterations and for the

erection of 2 storey side extension and part single storey rear extension following the demolition of part of existing building.

Observations: - Working Party Comment: OBSERVATION: It was propsed by Cllr

Mitchell, seconded by Cllr Mrs Michie that

WPC has no objection provided that the application adheres to

Listed Buildings regulations, particularly in terms of materials used and fenestration details.

04.7 **16/00276/RTD** Plot Ref :- MILLER Type :- TelecomsPA

Applicant Name :- H3G and EE Ltd Date Received :- 27/04/2016

Parish: Forest Park Date Returned:-

Location: Telecommunications Mast Agent

Savernake Way

Bracknell

Proposals:- Replacement of 11.7M phase 3 monopole with a 12.5M phase 5

monopole with 1 no. additional equipment cabinet.

Observations :- Working Party Comment: NO OBJECTION

04.8 16/00278/FUL Plot Ref :- TERCEIRO Type :- FULL

Applicant Name :- Biggins, Mr Glynn Date Received :- 06/04/2016

Parish: - Ascot Date Returned: -

Location :- 176 Fernbank Road Agent

Ascot Berkshire

Proposals:- Erection of a single storey rear extension following demolition of

existing conservatory.

Observations :- Working Party Comment: NO OBJECTION

04.9 **16/00279/FUL** Plot Ref :- KIMBER Type :- FULL

Applicant Name :- Turner, Mr J Date Received :- 06/04/2016

Parish: - Ascot Date Returned: -

Location :- 27 Mill Ride Agent

Ascot Berkshire

Proposals:- Erection of extension to front dormer and removal of window.

Observations :- Working Party Comment: NO OBJECTION

04.10 **16/00281/FUL** Plot Ref :- HEGARTY Type :- FULL

Applicant Name: Wallace, Mr Daniel & Benjamin Date Received: 13/04/2016

Parish:- W&C Date Returned:-

Location :- New Lodge Agent

Drift Road Winkfield

Proposals:- Erection of detached building forming garden equipment store and

stables, and formation of fenced horse exercise area.

Observations: - Working Party Comment: OBSERVATION: It was propsed by Cllr

Mrs Michie, seconded by Cllr Mitchell that

WPC has no objection, provided that the development adheres to Green Belt policy, that there is no future alienation from the main

Plot Ref :- HEGARTY Type:-FULL 04.11 16/00284/FUL

> Date Received :- 06/04/2016 Applicant Name :- Woods, Mr and Mrs

> > Parish: - Crown Wood Date Returned:-

Location :- 14 Micheldever Way Agent

> Bracknell Berkshire

Proposals: Erection of part two storey part single storey side extension, single

storey rear extension, and conversion of part of garage to

habitable accommodation.

Observations: Working Party Comment: OBSERVATION: It was propsed by Cllr

Mitchell, seconded by Cllr Mrs Michie that

WPC does not support the loss of garage space, although the provision of additional off-road parking is noted. WPC therefore has no objection, provided that the three spaces shown are provided and maintained in accordance with the plans presented.

04.12 16/00290/PAH Plot Ref :- KIMBER Type:-PAH

> Applicant Name :- Keepe, Mr David Date Received :- 06/04/2016

> > Parish: W&C Date Returned :-

Location :- 17 Woolford Close Agent

> Winkfield Row Bracknell

Proposals: Application for prior approval for the erection of single storey rear

extension.

Observations: - Working Party Comment: OBJECTION: It was propsed by Cllr

Paxton, seconded by Cllr Mitchell that

WPC feels that the proposed position of the development (i.e. along the boundary of the neighbouring property), together with the proposed depth and height of the building will cause significant loss of amenity to the neighbouring property.

Furthermore, the construction and ongoing maintenance of the development will impinge unreasonably on the neighbouring property's privacy. WPC suggest that these obstacles would be overcome if the development were moved away from the boundary with the neighbouring property and would therefore ask that the plans be revised accordingly.

04.13 **16/00291/LB** Plot Ref :- HORWOOD Type :- LISTED

Applicant Name :- Dhillon, Mr Sid Date Received :- 27/04/2016

Parish:- W&C Date Returned:-

Location :- 1 School House Agent

Lovel Road Winkfield

Proposals:- Listed building consent for the installation of a conservation

window, removal of a window and internal alterations.

Observations :- Working Party Comment: NO OBJECTION

04.14 **16/00292/FUL** Plot Ref :- HEGARTY Type :- FULL

Applicant Name :- Warrilow, Mr and Mrs Steve Date Received :- 06/04/2016

Parish: - Ascot Date Returned:-

Location :- 23 Jubilee Avenue Agent

Ascot Berkshire

Proposals:- Erection of a single storey rear/side extension following demolition

of existing conservatory.

Observations: Working Party Comment: NO OBJECTION

04.15 **16/00319/FUL** Plot Ref :- HORWOOD Type :- FULL

Applicant Name :- Tilbrook, Mrs Tracy Date Received :- 13/04/2016

Parish: - Ascot Date Returned:-

Location :- 26 Beechwood Close Agent

Ascot Berkshire

Proposals:- Section 73 application to vary condition 2 (plans) of planning

permission 14/01188/FUL for the erection of a single storey 2-bed detached dwelling, to accommodate accessible loft eaves storage

and utilities closet.

Observations :- Working Party Comment: NO OBJECTION

04.16 **16/00333/FUL** Plot Ref :- KIMBER Type :- FULL

Applicant Name :- Winch, Mrs Jane Date Received :- 21/04/2016

Parish: aSCOT Date Returned:-

Location :- 65 Fernbank Road Agent

Ascot Berkshire

Proposals:- Erection of first floor side extension over garage and single storey

rear extension.

Observations: - Working Party Comment: NO OBJECTION

04.17 **16/00336/FUL** Plot Ref :- TERCEIRO Type :- FULL

Applicant Name :- Byrne, Mr and Mrs Date Received :- 21/04/2016

Parish: - Ascot Date Returned:-

Location :- 4 North Road Agent

Ascot

Proposals:- Erection of a single storey side/rear extension following the

demolition of the existing rear extension.

Observations: Working Party Comment: NO OBJECTION

04 . 18 **16/00349/PAH** Plot Ref :- TERCEIRO Type :- PAH

Applicant Name :- Fowler, Mr P Date Received :- 21/04/2016

Parish:- w&c Date Returned:-

Location :- 11 Foxglove Close Agent

Winkfield Row Bracknell

Proposals: Application for prior approval for the erection of single storey rear

extension forming conservatory.

Observations :- Working Party Comment: NO OBJECTION

04.19 **16/00390/FUL** Plot Ref :- RUDDOCK Type :- FULL

Applicant Name :- Mr & Mrs Weyman and Ms Deas Date Received :- 27/04/2016

Parish:- W&C Date Returned:-

Location :- Pheasant Cottage Agent

146 Locks Ride

Ascot

Proposals:- Erection of 2no. detached dwellinghouses following the demolition

of existing dwellinghouses.

Observations :- Working Party Comment: NO OBJECTION

05 AMENDED APPLICATIONS

None received.

06 PLANNING APPEALS

A. New Appeals:

No new appeals

B. Outstanding Appeals:

The Coach House, Coronation Road, Ascot -APP/TPO/R0335/3477 (13/00129/TPO) -

Application to fell 1 tree.

Land Rear of 48 Llanvair Drive, South Ascot - APP/T0355/W/151/3134104 Erection of 2 new dwellings with associated garaging, following demolition of existing dwelling.

The Royal Hunt, 177 New Road, Ascot - APP/R0335/X/15/3137749 (15/00432/LDC) -

Application for a certificate of lawfulness for use of the former Royal Hunt public house for Class A1 retail use as a shop.

Land to the west of Locks Ride, Locks Ride, Ascot - APP/R0335/W/15/3137269 (14/01333/OUT) Outline application for a residential development of up to 88 dwellings with vehicular access from Locks Ride, open space and associated works. (All matters reserved apart from access).

4 Mount Pleasant, Bracknell Road, Warfield - APP/R0335/D/16/3151638 (15/00941/FUL)

Erection of 2 storey side and rear extensions and canopy.

Winkfield Place Lodge, Drift Road, Winkfield, Windsor, Berkshire, SL4 4RL - APP/R0335/D/16/3143811 (15/00823/FUL) Erection of garden room

Richmonds In The Wood, Forest Road Ascot - APP/TPO/R0335/5050 (15/00217/TRTPO) Application to work within a Tree Protected Area

1 Burbage Green and 24 Pewsey Vale, Bracknell - APP/R0335/W/15/3140557 (15/00753/FUL) erection of fence along front garden boundary (retrospective).

The Conifers, Chavey Down Road, Winkfield Row - APP/R0335/W/15/3141263 (15/00903/FUL)Erection of 2no. semi-detached 3 bedroom dwellings including new accesses from Woolford Close and alterations to existing dwelling.

C. Decided Appeals:

45 Wentworth Avenue, Ascot - APP/RO335/D/16/3/3142490 (15/00765/FUL) - Retention of raised decking and handrail, with screen to the northern end, to enable disabled access to garden

APPEAL DISMISSED (effect of the proposed development on living conditions of adjacent occupiers).

Land Adjacent to Braemoray, Forest Road, Winkfield Row RG42 7NX - APP/R0335/C/15/3137730 and APP/R0335/C/15

3137731(EN/15/00120/UCOU/COUNANDCLLR2) - appeal against Enforcement Notice - the change of use of agricultural land to residential use of land outside defined settlement.

APPEAL ALLOWED IN PART Cost Decision APPEAL REFUSED

07 TREE PRESERVATION ORDERS

TPO 1024 - 6 Sandford Down - RG12 9YS - Intent to remove deadwood (5 day notice)

08 BRACKNELL FOREST COUNCIL

a. The next meeting of the Plannng and Highways Committee will be held on Thursday 26th May 2016.

Full details of items to be discussed will be available on the agenda which can be viewed on Bracknell Forest Council's website a week prior to the meeting.

b. A decision has been issued in respect of the appeal against refusal to grant outline planning permission for the land at Tilehurst Lane, Binfield. The appeal has been dismissed.

09 BFC LOCAL PLAN

Cllr Tarrent to report.

10 DRAINAGE/SEWAGE ISSUES ACROSS THE PARISH

a. Flood Risk Management and Winkfield Foul Sewer Design Problems Cllr Tarrent to report. Please see correspondence appended to this agenda.

11 COMMUNITY INFRASTRUCTURE LEVY

Notification of our first CIL payment has been received. The Clerk to update.

12 HIGHWAYS MATTERS

a. Street Numbering 1-4 Swinley Forest Golf Club Cottages Bodens Rode

13 CORRESPONDENCE

None received.