

Winkfield Parish Council

Planning and Highways

Minutes of a Special Meeting of Council to Consider Plans and Highways matters held in the Lounge at Carnation Hall on Tuesday 3rd May 2016 at 7.30pm.

Committee Members Present :- Cllr N Atkinson
Cllr O Barreto
Cllr Mrs M Gaw
Cllr D Lindop
Cllr Mrs A Michie
Cllr S Mitchell
Cllr Mrs S Phillips
Cllr S Tarrant
Cllr Mrs C Tilbury
Cllr D Wall
Cllr R Warren

Also in Attendance :- Mrs Annemarie Edwards, Clerk
Mrs Christina Gibson, Admin Assistant

Mrs Hazel Gill, Resident
One Other Resident

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Kaye, Cllr Mrs Hayes, Cllr Parkin, Cllr Berry and Cllr Paxton.

02 DECLARATION OF INTEREST

Cllr Mrs Phillips noted that as a Borough Councillor and member of the Planning Committee, she could be present when any of the following applications are considered by BFC. Although giving an opinion at the Parish Council based on information available at the current time, it was noted that they would reconsider any application at the Borough Planning Committee with an open mind, taking account of any additional information.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Lindop, seconded by Cllr Mrs Tilbury and with one abstention RESOLVED that the Minutes of the Special Meeting to consider Planning and Highways Matters on the 3rd April 2016 were confirmed to be an accurate reflection of the meeting and would be duly signed.

04 PLANNING APPLICATIONS

04- 1	16/00076/TRTPO	Plot Ref :COOPER	Type :-	TRTPO
	Applicant Name :-	Rudman, Mrs Gillian	Date Received :-	06/04/2016
	Location :-	Land Adjacent To 71 Crofton Cl Bracknell Berkshire RG12 0UT	Date Returned :-	

Proposal : TPO 106 - Application to Fell 1 tree.

Observations : OBSERVATION: It was propped by Cllr Mrs Michie, seconded by Cllr Mitchell and with two abstentions
RESOLVED 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
Location :- 41 Fordwells Drive Date Returned :-
Bracknell
Berkshire
RG12 9YL

Proposal : TPO 428 - Application to Prune 1 tree

Observations : OBSERVATION: It was propped by Cllr Mrs Michie, seconded by Cllr Mitchell and with two abstentions
RESOLVED 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
Location :- 39 Fordwells Drive Date Returned :-
Bracknell
Berkshire
RG12 9YL

Proposal : TPO 428 - Application to Prune 1 tree

Observations : OBSERVATION: It was propped by Cllr Mrs Michie, seconded by Cllr Mitchell and with two abstentions
RESOLVED 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
Location :- Briar Cottage Date Returned :-
6 Winkfield Row
Bracknell
RG42 6NE

Proposal : Erection of single storey rear extension following demolition of existing W.C.

Observations : NO OBJECTION

04- 5 16/00254/FUL Plot Ref :RUDDOCK Type :- FULL
Applicant Name :- Wallace, Mr Daniel and Benjami Date Received :- 06/04/2016
Location :- Garden Cottage Date Returned :-
Foliejon Park
Drift Road
SL4 4QQ

Proposal : 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 : OBSERVATION: It was proposed by Cllr Mrs Michie, seconded by Cllr Mitchell and with one abstention
RESOLVED 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
Location :- Garden Cottage Date Returned :-
Foliejon Park
Park Drift Road
SL4 4QQ

Proposal : 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 : OBSERVATION: It was proposed by Cllr Mitchell, seconded by Cllr Mrs Michie and with one abstention
RESOLVED 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
Location :- Telecommunications Mast Date Returned :-
Savernake Way
Bracknell

Proposal : Replacement of 11.7M phase 3 monopole with a 12.5M phase 5 monopole with 1 no. additional equipment cabinet.

Observations : NO OBJECTION

04- 8 16/00278/FUL Plot Ref :TERCEIRO Type :- FULL
Applicant Name :- Biggins, Mr Glynn Date Received :- 06/04/2016
Location :- 176 Fernbank Road Date Returned :-
Ascot
Berkshire
SL5 8LA

Proposal : Erection of a single storey rear extension following demolition of existing conservatory.

Observations : NO OBJECTION

04- 9 16/00279/FUL Plot Ref :KIMBER Type :- FULL
Applicant Name :- Turner, Mr J Date Received :- 06/04/2016
Location :- 27 Mill Ride Date Returned :-
Ascot
Berkshire
SL5 8LF

Proposal : Erection of extension to front dormer and removal of window.

Observations : NO OBJECTION

04- 10 16/00281/FUL Plot Ref :HEGARTY Type :- FULL
Applicant Name :- Wallace, Mr Daniel & Benjamin Date Received :- 13/04/2016
Location :- New Lodge Date Returned :-
Drift Road
Winkfield
SL4 4RR

Proposal : Erection of detached building forming garden equipment store and stables, and formation of fenced horse exercise area.

Observations : OBSERVATION: It was proposed by Cllr Mrs Michie, seconded by Cllr Mitchell and with two abstentions
RESOLVED that WPC has no objection, provided that the development adheres to Green Belt policy, that there is no future alienation from the main dwelling and that agricultural use is ensured in the future.

04- 11 16/00284/FUL Plot Ref :HEGARTY Type :- FULL
Applicant Name :- Woods, Mr and Mrs Date Received :- 06/04/2016
Location :- 14 Micheldever Way Date Returned :-
Bracknell
Berkshire
RG12 0XX

Proposal : Erection of part two storey part single storey side extension, single storey rear extension, and conversion of part of garage to habitable accommodation.

Observations : OBSERVATION: It was proposed by Cllr Mitchell, seconded by Cllr Mrs Michie and with two abstentions
RESOLVED 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 built 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
	Location :- 17 Woolford Close Winkfield Row Bracknell RG42 7PR		Date Returned :-

Proposal : Application for prior approval for the erection of single storey rear extension.

Observations : OBJECTION: It was proposed by Cllr Tilbury, seconded by Cllr Mitchell and with two abstentions
RESOLVED 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, the height of the construction reduced and the roof form hipped. We 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
	Location :- 1 School House Lovel Road Winkfield SL4 2EX		Date Returned :-

Proposal : Listed building consent for the installation of a conservation window, removal of a window and internal alterations.

Observations : NO OBJECTION

04- 14 16/00292/FUL Plot Ref :HEGARTY Type :- FULL
Applicant Name :- Warrilow, Mr and Mrs Steve Date Received :- 06/04/2016
Location :- 23 Jubilee Avenue Date Returned :-
Ascot
Berkshire
SL5 8NZ

Proposal : Erection of a single storey rear/side extension following demolition of existing conservatory.

Observations : NO OBJECTION

04- 15 16/00319/FUL Plot Ref :HORWOOD Type :- FULL
Applicant Name :- Tilbrook, Mrs Tracy Date Received :- 13/04/2016
Location :- 26 Beechwood Close Date Returned :-
Ascot
Berkshire
SL5 8QJ

Proposal : 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 : NO OBJECTION

04- 16 16/00333/FUL Plot Ref :KIMBER Type :- FULL
Applicant Name :- Winch, Mrs Jane Date Received :- 21/04/2016
Location :- 65 Fernbank Road Date Returned :-
Ascot
Berkshire
SL5 8HB

Proposal : Erection of first floor side extension over garage and single storey rear extension.

Observations : NO OBJECTION

04- 17 16/00336/FUL Plot Ref :TERCEIRO Type :- FULL
Applicant Name :- Byrne, Mr and Mrs Date Received :- 21/04/2016
Location :- 4 North Road Date Returned :-
Ascot
SL5 8RP

Proposal : Erection of a single storey side/rear extension following the demolition of the existing rear extension.

Observations : NO OBJECTION

04- 18 16/00349/PAH Plot Ref :TERCEIRO Type :- PAH
Applicant Name :- Fowler, Mr P Date Received :- 21/04/2016
Location :- 11 Foxglove Close
Winkfield Row
Bracknell
RG42 7NW
Date Returned :-

Proposal : Application for prior approval for the erection of single storey rear extension forming conservatory.

Observations : 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
Location :- Pheasant Cottage
146 Locks Ride
Ascot
SL5 8QX
Date Returned :-

Proposal : Erection of 2no. detached dwellinghouses following the demolition of existing dwellinghouses.

Observations : NO OBJECTION

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06 PLANNING APPEALS

The new, outstanding and decided appeals were noted as follows:

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 - rfeceipt of 5 day notice of intent to remove deadwood
was noted.

08 BRACKNELL FOREST COUNCIL

a. The date of the next BFC Planning and Highways Committee meeting was noted.

b. The decision from BFC to dismiss the appeal against refusal of outline planning
permission at Tilehurst Lane Binfield was noted.

09 BRACKNELL FOREST COUNCIL

The Chairman gave an update on the NDP and associated timescales, and the Council
discussed appropriate appraoches to public communications, noting that this is difficult
because the information to be communicated is changeable.

It was noted that a training session had been arranged for Monday 16th May entitled
"Development Sustainability in Winkfield Parish" which Councillors were encouraged to
attend.

Praise was given to the expertise of the members of the Steering Committee.

10 DRAINAGE/SEWAGE ISSUES ACROSS THE PARISH

Correspondence between Mr Loudoun and Mrs Edwards regarding flood risk management and foul sewer design problems in North Winkfield was noted by the Council.

11 COMMUNITY INFRASTRUCTURE LEVY

The Council noted that the first CIL payment of £2200 has been received.

12 HIGHWAYS MATTERS

Changes to street numbering at Bodens Ride were noted.

13 CORRESPONDENCE

It was noted that no other correspondence requiring the Council's attention had been received.

The Meeting closed at : 20:38

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council