

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 17th May 2016 at 8.24pm.

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

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

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Parkin and Cllr Mrs Phillips.

02 DECLARATION OF INTEREST

It was noted that as Borough Councillors and members of the Planning Committee, Cllr Mrs Phillips and Cllr Mrs Hayes could be present when any of the applications on this agenda 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.

Cllr Mr Mitchell declared that had acted as the lead architect for application 16/00370/FUL at 4.3 of this agenda and was instructed that he would therefore not be permitted to partake in any discussion of this application.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Tarrant, seconded by Cllr Mrs Michie and unanimously RESOLVED that the Minutes of the Special Meeting to consider Planning and Highways Matters on the 3rd May 2016 were confirmed to be an accurate reflection of the meeting and would be duly signed.

04 PLANNING APPLICATIONS

04- 1 16/00098/TRTPO Plot Ref :COOPER Type :- TRTPO
Applicant Name :- Finnis, Mr and Mrs Date Received :- 04/05/2016
Location :- High Oaks Date Returned :-
50A Fernbank Road
Ascot
SL5 8HE

Proposal : TPO 1196 - Application to Prune 12 trees and Fell 4 trees

Observations : OBSERVATION: It was proposed by Cllr Paxton, seconded by Cllr Mrs Kaye and with one abstention
RESOLVED that WPC does not support the loss of trees and would ask the Officer to look critically at this application and, if minded to approve, to monitor any potential work undertaken carefully.

04- 2 16/00328/FUL Plot Ref : FRYER Type :- FULL
Applicant Name :- JPP Land Ltd Date Received :- 04/05/2016
Location :- White Gates Date Returned :-
Long Hill Road
Ascot
SL5 8RD

Proposal : Erection of 11no. 4 bed and 4no. 5 bed detached dwellings, with access onto Longhill Road via the drive to the Warfield Park Mobile Home site, following demolition of existing dwelling and outbuildings.

Observations : OBSERVATION: It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie and with one abstention and one against
RESOLVED that WPC has a number of concerns:
1.access and egress to the site must be carefully considered and managed both during and after construction
2.All construction vehicles should be contained on the site to ensure minimal disruption to the surrounding area
3.Consideration must be given to improving sightlines and safety at the junction with Longhill Road
4.Drainage and sewage capacity needs to be considered in detail.

04- 3 16/00370/FUL Plot Ref : MILLER Type :- FULL
Applicant Name :- Parkin, Mr James Date Received :- 04/05/2016
Location :- 1 Waterloo Cottages Date Returned :-
Hatchet Lane
Winkfield
SL4 2EP

Proposal : Erection of two storey side extension.

Observations : *Having declared a professional interest in this application, Cllr Mitchell excused himself from the room*

OBSERVATION: It was proposed by Cllr Mrs Michie, seconded by Cllr

Mrs Kaye and with two abstentions
RESOLVED that WPC have no objection, provided that the private lane
access shown on the plans is permanent and that there is no future
alienation of the parking area from the main dwelling.

Cllr Mitchell re-entered the meeting

04- 4 16/00384/FUL Plot Ref :HORWOOD Type :- FULL
Applicant Name :- Habib, Mr Irfan Date Received :- 12/05/2016
Location :- 23 Locks Ride Date Returned :-
Ascot
Berkshire
SL5 8RA

Proposal : Erection of detached five bedroom house, detached double garage and
outbuilding to rear following the demolition of existing chalet bungalow.

Observations : * Cllr Mrs Michie left the meeting *

OBSERVATION: It was proposed by Cllr Mrs Kaye, seconded by Cllr
Paxton and with two abstentions
RESOLVED that WPC asks that the Officer apply a condition to
prevent future alienation of the outbuilding from the main dwelling. WPC
further asks that the officer applies a condition to consider soft
landscaping in front of the proposed wall to maintain the street scene.

04- 5 16/00395/FUL Plot Ref :HORWOOD Type :- FULL
Applicant Name :- Holmes, Mr David Date Received :- 04/05/2016
Location :- Palm Hills Guest House Date Returned :-
Palm Hills Estate
London Road
RG12 9FR

Proposal : Change of use of building from C1 (Guesthouse) to C3 (Residential) to
create a six bedroom detached dwelling.

Observations : NO OBJECTION

04- 6 16/00396/FUL Plot Ref :HORWOOD Type :- FULL
Applicant Name :- Sorbon Estates Date Received :- 12/05/2016
Location :- Palm Hills Guest House Date Returned :-
Palm Hills Estate
London Road
RG12 9FR

Proposal : Temporary change of use of 3no. existing outbuildings to B1(a) office
space and change of use of 1no. outbuilding to D2 children's indoor
recreational use (personal permission).

Observations : OBJECTION: It was proposed by Cllr Wall, seconded by Cllr Paxton
and with two abstentions

RESOLVED that access to and egress from this site will have a significant detrimental impact on the highways, including disruption to footpaths and cycle paths.

04- 7 16/00402/FUL Plot Ref :MILLER Type :- FULL
Applicant Name :- Pearce, Mr Antony Date Received :- 12/05/2016
Location :- The Chalet Date Returned :-
Gold Cup Lane
Ascot
SL5 8NP

Proposal : Erection of detached single storey annexe building to rear.

Observations : OBSERVATION: It was proposed by Cllr Wall, seconded by Cllr Mrs Tilbury and with three abstentions
RESOLVED that WPC asks that the officer apply a condition to ensure that there is no future alienation of the annexe from the main building.

04- 8 16/00405/FUL Plot Ref :KIMBER Type :- FULL
Applicant Name :- Moore, Mr and Mrs W Date Received :- 12/05/2016
Location :- 13 King Edwards Road Date Returned :-
Ascot
Berkshire
SL5 8PD

Proposal : Erection of two storey side extension.

Observations : OBSERVATION: It was proposed by Cllr Mrs Kaye, seconded by Cllr Paxton and with two abstentions
RESOLVED that WPC asks that the Officer ensures that sufficient, practical and accessible off-road parking is provided.

04- 9 16/00407/LB Plot Ref :ANDREWS Type :- LISTED
Applicant Name :- Taylor, Mr C Date Received :- 12/05/2016
Location :- Cranbourne Primary School Date Returned :-
Lovel Road
Winkfield
SL4 2EU

Proposal : Application for Listed Building Consent to repair Dutch gable on front elevation and to repair/recover certain roof areas on rear of main school building.

Observations : NO OBJECTION.

04- 10 16/00410/FUL Plot Ref :KIMBER Type :- FULL
Applicant Name :- Jones, Mr and Mrs Date Received :- 11/05/2016
Location :- Shaftesbury House Date Returned :-
Winkfield Lane
Winkfield
SL4 4RU

Proposal : Erection of a single storey side extension.

Observations : OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Paxton and with two abstentions
RESOLVED that WPC have no objection, provided that the development is acceptable within Green Belt Policy and that the risk of damage to the nearby Oak tree is carefully managed.

04- 11 16/00431/PAH Plot Ref :TERCEIRO Type :- PAH
Applicant Name :- Mr P Jones Date Received :- 11/05/2016
Location :- 48 Bracken Bank Date Returned :-
Ascot
Berkshire
SL5 8HR

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

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:

Wildwoods 24 Prince Consort Drive, Ascot - APP/R0335/W/16/3146652
(16/00021/FUL) Variation of Condition 2 of planning permission 14/01295/FUL for the erection of a detached dwelling with associated garages following the demolition of existing buildings and replacement of the approved drawing numbers with revisions which incorporate the addition of rooms in roof accommodation with associated dormer windows and roof lights, and creation of link between detached garage and dwelling.

B. Outstanding Appeals:

The Coach House, Coronation Road, Ascot -APP/TPO/R0335/3477 (13/00129/TPO) -
Application to fell 1 tree.

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.

* Inspector appointed, Public Inquiry (one to two days) 14 June 2016 10am, South Hill

Park - Garden Room (day one)/ Easthampstead House 10am (day two)*

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).

* Inspector appointed, informal hearing (one day) 26th May 2016 10am, South Hill Park - Garden Room *

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

Erection of 2 storey side and rear extensions and canopy.

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:

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.

Dismissed - impact on protected trees and species and highway safety

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

Erection of garden room

*Dismissed - inappropriate development in the Green Belt

07 TREE PRESERVATION ORDERS

Notice of Intent to prune 9 trees, TPO 1171, was noted.

08 BRACKNELL FOREST COUNCIL

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

09 BFC LOCAL PLAN

There were no items for update on the BFC Local Plan.

10 DRAINAGE/SEWAGE ISSUES ACROSS THE PARISH

Cllr Paxton noted that in respect of the standing water on Priory Road, he had found that there was no drainage in place and he would therefore follow this up.

11 COMMUNITY INFRASTRUCTURE LEVY

There was nothing to report.

12 HIGHWAYS MATTERS

There was nothing new to report, but the following matters were reiterated:

- a. Incorrect signage at the Mercedes Roundabout
- b. Insufficient time to cross at the Fernbank Road Crossing

13 CORRESPONDENCE

There was no correspondence to note.

The Meeting closed at : 21.05

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council