

# 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 7th June 2016 at 7.30pm.

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 Mrs A Michie  
Cllr S Mitchell  
Cllr G Paxton  
Cllr Mrs S Phillips  
Cllr S Tarrant  
Cllr Mrs C Tilbury  
Cllr D Wall  
Cllr R Warren

Also in Attendance :- Mrs Gibson - Administrative Assistant  
Mrs Edwards - Clerk

Mr Victor Rones - Member of Public

#### 01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Parkin who was currently out of the country.

#### 02 DECLARATION OF INTEREST

Cllrs Mrs Phillips, Mrs Gaw and Mrs Hayes noted that as Borough Councillors and members of the Planning Committee, they could be present when any of the applications presented to Winkfield Parish Council are considered by BFC.

It was therefore noted that they would reconsider any application at the Borough Planning Committee with an open mind, taking account of any additional information and that any view expressed today may therefore change.

The position of the Borough Councillors as regards their input and voting was discussed. The Council asked the Clerk to seek clarification and report back to the next meeting.

App: 16/00413/FUL (14 Saturn Croft) - Cllr Atkinson declared that the property neighbours his own and the applicants are known to him. He therefore has a personal interest and would not take part in the discussions.

Cllr Paxton declared an interest in the same application in that he is acquainted with the applicants and would also therefore take no part in discussions or decision.

#### 03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Berry seconded by Cllr Mrs Michie and Unanimously RESOLVED that the Minutes of the Special Meeting to consider Planning and Highways Matters on the 17th May 2016 were confirmed to be an accurate reflection of the meeting and would be duly signed.

## 04 PLANNING APPLICATIONS

04- 1 16/00110/TRTPO Plot Ref :COOPER Type :- TRTPO  
Applicant Name :- Smith, Miss Justean Date Received :- 18/05/2016  
Location :- 1 Cranbourne Towers Date Returned :-  
Fernbank Road  
Ascot  
SL5 8JE

Proposal : TPO 548 - Application to Prune 2 trees

Observations : OBSERVATION: It was proposed by Cllr Berry seconded by Cllr Mrs Michie and with two abstentions and one against  
RESOLVED that WPC is happy to leave this matter to the expertise of the tree officer

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04- 2 16/00361/FUL Plot Ref :KIMBER Type :- FULL  
Applicant Name :- Taylor, Mr and Mrs Date Received :- 02/06/2016  
Location :- Hillside House Date Returned :-  
Long Hill Road  
Bracknell  
RG12 9UE

Proposal : Conversion of garage into habitable accommodation, erection of iron fencing, and enlargement of driveway.

Observations : OBSERVATION: It was proposed by Cllr Mrs Michie, seconded by Cllr Berry and with two abstentions  
RESOLVED that WPC object to the loss of garage space

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04- 3 16/00413/FUL Plot Ref :TERCEIRO Type :- FULL  
Applicant Name :- Lytras, Mr and Mrs Date Received :- 18/05/2016  
Location :- 14 Saturn Croft Date Returned :-  
Winkfield Row  
Bracknell  
RG42 6PA

Proposal : Erection of a single storey front and side extension.

Observations : OBJECTION: It was proposed by Cllr Berry, seconded by Cllr Mrs Michie and with three abstentions (including Cllr Paxton)  
RESOLVED that the development is out of keeping with the character of the area due to its impracticable and awkward design. Furthermore, WPC feel that the development will cause boundary issues which need to be addressed.

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04- 4 16/00428/FUL Plot Ref :KIMBER Type :- FULL  
Applicant Name :- Turner, Mr Guy Date Received :- 02/06/2016  
Location :- 9 East Stratton Close Date Returned :-  
Bracknell  
Berkshire  
RG12 0XY

Proposal : Erection of a single storey rear extension

Observations : NO OBJECTION

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04- 5 16/00430/FUL Plot Ref :HEGARTY Type :- FULL  
Applicant Name :- Cenci, Mr and Mrs Richard Date Received :- 18/05/2016  
Location :- 28 Foxglove Close Date Returned :-  
Winkfield Row  
Bracknell  
RG42 7NW

Proposal : Erection of a single storey rear extension and part conversion of garage into habitable accomodation.

Observations : OBJECTION: It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and with three abstentions RESOLVED that:  
1.WPC does not support the loss of garage space.  
2.WPC has concerns about the feasibility of parking and sightlines resulting from the proposed development.  
3.WPC notes with concern that a parking plan has not been provided.  
4.WPC feels that sufficient usable off street parking needs to be provided to avoid exacerbation of existing congestion.  
5.The existing drawings show that there is a store already in place and would ask whether this should be resubmitted as a retrospective application?

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04- 6 16/00435/FUL Plot Ref :KIMBER Type :- FULL  
Applicant Name :- Keresztes, Mr R Date Received :- 02/06/2016  
Location :- 85 Prince Andrew Way Date Returned :-  
Ascot  
Berkshire  
SL5 8NH

Proposal : Erection of a two storey side extension and single storey rear extension with alterations to roof of existing single storey rear extension.

Observations : OBJECTION: It was proposed by Cllr Mitchell, seconded by Cllr Paxton and with two abstentions RESOLVED that  
1.WPC feels that the development is out of character with the area.  
2.WPC objects to the infilling of spaces separating detached or semi-detached houses to create terraces.  
3.This is an unneighbourly development causing:  
a.loss of privacy to no. 83 whose front door faces onto the property,

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b.boundary and access issues:

i.Under this development plan no access to the rear of the property is provided, including to the garages at the rear. Having checked the title deeds, WPC notes that the access is of shared ownership with the property at no.83, meaning that the adjoining neighbor has equal right of use and access.

ii.We have concerns pertaining to the feasibility of construction and maintenance of the development

iii.From the plans it would appear that the neighbor at no. 83 will lose their parking

4.WPC is concerned that there is insufficient usable off-road parking provided, particularly given that the property is situated opposite a T-junction. WPC notes and is concerned again at the lack of provision of a parking plan.

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04- 7 16/00444/LDC Plot Ref :HORWOOD Type :- LDC  
Applicant Name :- Shaefer, Mrs Joanna Date Received :- 18/05/2016  
Location :- Heritage House Date Returned :-  
Kings Ride  
Ascot  
SL5 8AB

Proposal : Application for a Certificate of Lawfulness for the continued use of land as residential curtilage.

Observations : OBJECTION: It was proposed by Cllr Berry seconded by Cllr Paxton and with two abstentions RESOLVED that WPC object and question the extent of residential curtilage, as we are aware that at least two thirds of the land is woodland. Furthermore, we object to the loss of trees and ask that the trees already felled be replaced as woodland.

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04- 8 16/00457/FUL Plot Ref :TERCEIRO Type :- FULL  
Applicant Name :- Thompson, Mr Date Received :- 02/06/2016  
Location :- 164C New Road Date Returned :-  
Ascot  
Berkshire  
SL5 8QH

Proposal : Erection of single storey side extension with pitched roof following the demolition of existing car port.

Observations : OBJECTION: It was proposed by Cllr Mitchell seconded by Cllr Paxton and with two abstentions RESOLVED that WPC feel that inadequate parking provision will cause an overspill onto the road, exacerbating existing congestion problems.

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04- 9 16/00462/FUL Plot Ref :MILLER Type :- FULL  
Applicant Name :- Rooney, Mr Paul Date Received :- 02/06/2016  
Location :- 46 Hope Avenue Date Returned :-  
Bracknell

Berkshire  
RG12 0WD

Proposal : Erection of two storey side extension and single storey rear extension.

Observations : OBSERVATION: It was proposed by Cllr Berry seconded by Cllr Paxton and with two abstentions  
RESOLVED that WPC is concerned that adequate usable parking provision needs to be made.

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04- 10 16/00479/FUL Plot Ref :MILLER Type :- FULL  
Applicant Name :- Whithouse, Mr Conor Date Received :- 02/06/2016  
Location :- 26 Wentworth Avenue Date Returned :-  
Ascot  
Berkshire  
SL5 8HQ

Proposal : Erection of a single storey rear and two storey side extension.

Observations : NO OBJECTION

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04- 11 16/00501/FUL Plot Ref :RUDDOCK Type :- FULL  
Applicant Name :- Crane, Mr and Mrs S Date Received :- 02/06/2016  
Location :- 3 Mill Ride Date Returned :-  
Ascot  
SL5 8LD

Proposal : Erection of two storey rear extension.

Observations : OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Paxton and with two abstentions  
RESOLVED that WPC has no objection, provided that the integrity of the tree to the rear of the property is protected.

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04- 12 16/00523/FUL Plot Ref :CORBETT Type :- FULL  
Applicant Name :- Bussey, Mr and Mrs Date Received :- 02/06/2016  
Location :- Ash Farm Date Returned :- 07/06/2016  
Winkfield Lane  
Winkfield  
SL4 4QU  
Ash Farm  
Winkfield Lane  
Winkfield  
SL4 4QU

Proposal : Erection of detached garage (revised location to that approved under application 12/00092/FUL allowed at appeal).

Observations : OBSERVATION: It was proposed by Cllr Berry seconded by Cllr Mrs Michie and with two abstentions  
RESOLVED that WPC has no objection provided that the development is permissible within Green Belt Policy and that the officer applies a condition to ensure that there is no future alienation from the main dwelling.

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## 05 AMENDED APPLICATIONS

It was noted that there were no amended applications.

## 06 PLANNING APPEALS

### A. New Appeals:

Scissor Happy Salon, North Street, Winkfield - APP/R0335/W/15/3140703 (15/00880/FUL) Erection of 2no. 3 bed and 1no 4 bed detached dwellings following demolition of commercial buildings and 1no bedroom flat.

### B. Outstanding 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.

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).

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 \* It was noted that decision (dismissed) had been received\*

### C. Decided Appeals:

1 Burbage Green and 24 Pewsey Vale, Bracknell - APP/R0335/W/15/3140557 (15/0753/FUL) erection of fence along front boundary of garden boundary (retrospective) - DISMISSED - effect of fence on character of area, effect on highway safety.

D. Out of Parish Appeals of Interest:

Land west of Allsmoor Land and south of London Road, Bracknell, RG12 9RQ - APP/R0335/W/15/3141253 - erection of 10 residential dwellings with associated access, landscaping and car parking - DISMISSED - proposal is contrary to the development plan

## **07 TREE PRESERVATION ORDERS**

16/00123/TR5 - Ronans, Forest Road, Winkfield  
16/00118/TR5 - 86 Locks Ride, Ascot.

Noted

## **08 BRACKNELL FOREST COUNCIL**

It was noted that the next meeting of the Planning and Highways Committee will be held on Tuesday 21st June 2016.

## **09 CURRENT ISSUES / ITEMS FOR UPDATE**

Councillors are invited to provide updates on any of the following items:

A. BFC Local Plan (n.b. The NDP is a matter reserved for Council)

Mrs Gibson informed the Council that BFC's consultation on the new Local Plan (the "Comprehensive Local Plan") will run from Monday 13th June to Monday 25th July, the details of which would be available at the Parish Office and online. The Council noted this and asked that the consultation process be publicised to enable community engagement.

B. Drainage/Sewage Issues across the Parish

Mr Tarrant noted that the Thames Water impact study which was carried out in June 2015 had found that there is no foul sewage capacity downstream in Winkfield and Thames Water have therefore proposed that a raw sewage overflow tank be installed underneath the childrens' play area at Locks Ride. It was noted that a clear statement regarding the deficiencies in North Winkfield's sewage system is required and that the matter should be raised at the Bracknell Forest Highways Meeting scheduled for 22nd June.

C. Community Infrastructure Levy

The Clerk reported that another payment has been advised.

## **10 HIGHWAYS MATTERS**

a. The Council considered and discussed the parking restriction proposals at Bowland Drive. It was proposed by Cllr Berry, seconded by Cllr Kaye and with three abstentions RESOLVED that WPC agree to the proposals in principle.

b. Naming of new roads

To propose names:

i. Gold Cup - Cllr Mrs Hayes proposed "Kendall Rise", this was seconded by Cllr Berry and unanimously approved.

ii. New Road - Cllr Mrs Hayes proposed "Ballin Way", this was seconded by Cllr Berry and unanimously approved.

All Councillors were asked to forward any proposals for road names to Mrs Gibson.

\*Cllr Atkinson left the meeting\*

## 11 CORRESPONDENCE

a. The Council considered whether to invite the developer to discuss the revised scheme and agreed that the proposals should be viewed as part of the usual planning process. The developers would therefore not be invited to present the development scheme. Mrs Gibson to revert.

b. 16/00389/NMA - Car parking at Martin's Heron Train Station - correspondence between Roger Mulkern, David Parkin and Chris Turrell was noted.

The Meeting closed at : \_\_\_\_\_

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Winkfield Parish Council