

# 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 5th July 2016 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](http://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.

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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 7th June 2016.

### 04 PLANNING APPLICATIONS

04 . 1 **16/00130/TRTPO** Plot Ref :- GRITTEN Type :- TRTPO  
Applicant Name :- Kanu, Mr Thomas Robson Date Received :- 09/06/2016  
Parish :- W&C Date Returned :- 01/07/2016  
Location :- 3 Alderson Court Agent  
Ascot  
Berkshire  
Proposals :- TPO 612 - Application to fell 6 trees and prune 1 tree.  
Observations :- Working Party Comment: OBJECTION: It was proposed by Cllr Parkin, seconded by Cllr Berry that unless there is clear evidence that the trees have deteriorated to an unacceptable level since the development first took place we object. If it is necessary to remove any trees a condition should be applied that these should be replaced in the interest of maintaining the character of the area.

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04 . 2 **16/00146/TRTPO** Plot Ref :- GRITTEN Type :- TRTPO  
Applicant Name :- Wilkes, Mr Robert Date Received :- 29/06/2016  
Parish :- Ascot Date Returned :-  
Location :- 2 Lavender Park Agent  
Swinley Road  
Ascot  
Proposals :- TPO 14 - Application to prune 3 trees  
Observations :- Working Party Comment: OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Paxton that WPC is happy to accept the expertise of the tree officer, but ask that a condition be applied that the trees be replanted should they fail to thrive.

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04 . 3 **16/00443/FUL** Plot Ref :- HORWOOD Type :- FULL  
Applicant Name :- Rigby, Mr and Mrs C Date Received :- 09/06/2016  
Parish :- W&C Date Returned :-  
Location :- Croft House Agent  
St Marys Lane  
Winkfield  
Proposals :- Erection of single storey side extension with the installation of dormer window and chimney.  
Observations :- OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Mitchell that WPC has no objection so long as the development is permitted within applicable Green Belt policy and legislation.

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04 . 4      **16/00474/FUL**      Plot Ref :- MILLER      Type :- FULL  
Applicant Name :- Smyth, Mr M      Date Received :- 09/06/2016  
Parish :- W&C      Date Returned :-  
Location :- Ranelagh Farm      Agent  
Crouch Lane  
Winkfield  
Proposals :- Erection of 3 no. bed replacement dwelling.  
Observations :- Working Party Comment: OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Mitchell that WPC has no objection so long as the development is permitted within applicable Green Belt policy and legislation.

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04 . 5      **16/00512/FUL**      Plot Ref :- MILLER      Type :- FULL  
Applicant Name :- Napper, Mr Colin      Date Received :- 09/06/2016  
Parish :- Ascot      Date Returned :-  
Location :- Sandbanks      Agent  
Long Hill Road  
Bracknell  
Proposals :- Erection of second storey front extension above garage and two storey rear extension.  
Observations :- Working Party Comment: NO OBJECTION.

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04 . 6      **16/00517/FUL**      Plot Ref :- KIMBER      Type :- FULL  
Applicant Name :- Van Der Vord, Mr Scott      Date Received :- 16/06/2016  
Parish :- W&C      Date Returned :-  
Location :- 41 and 42 Simkins Close      Agent  
Winkfield Row  
Bracknell  
Proposals :- Erection of porch and single storey rear extension to no.41; erection of single storey rear extension and conversion of garage into habitable accommodation to no.42.  
Observations :- Working Party Comment: OBJECTION: It was proposed by Cllr Mitchell, seconded by Cllr Michie that WPC does not support the loss of garage space. WPC notes that no parking plan is provided but that insufficient off road parking is provided. Furthermore we feel that this is an overdevelopment of the site.

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04 . 7      **16/00518/FUL**      Plot Ref :- HORWOOD      Type :- FULL  
Applicant Name :- Kirkby, Mr David      Date Received :- 16/06/2016  
Parish :- Ascot      Date Returned :-  
Location :- The Gold Cup      Agent  
102 Fernbank Road  
Ascot

Proposals :- Section 73 application to vary condition 2 for the replacement of the approved drawing numbers with revisions which incorporate conservatories to plots 3 & 5 and room-in-roof accommodation to plot 4 of Planning Permission 15/01041/FUL.  
Variation of condition 2 for the replacement of the previously approved drawing numbers P14-35-S-301A & P14-35-S-330 with revised drawing numbers P14-35-S-301B & P14-35-S-330A.

Observations :- Working Party Comment: OBSERVATION: It was proposed by Cllr Mitchell, seconded by Cllr Berry that WPC feel that there is a significant loss of privacy to neighbouring properties, and would therefore ask that the plans be amended to provide a high-level velux window instead of the proposed Dormer to mitigate this loss of privacy.

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04 . 8      **16/00519/FUL**      Plot Ref :- MILLER      Type :- FULL  
Applicant Name :- Mr Vicos      Date Received :- 23/06/2016  
Parish :- W&C      Date Returned :-  
Location :- The Beeches      Agent  
                 22 Locks Ride  
                 Ascot  
Proposals :- Lowering of existing ridge line and reduction in height and depth of dormer window to existing garage.

Observations :- Working Party Comment: NO OBJECTION.

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04 . 9      **16/00535/FUL**      Plot Ref :- RUDDOCK      Type :- FULL  
Applicant Name :- Morev, Mr Andrey      Date Received :- 29/06/2016  
Parish :- W&C      Date Returned :-  
Location :- Queenswood House      Agent  
                 Drift Road  
                 Winkfield  
Proposals :- Replace wooden fence with ferroconcrete fence, rebuild existing gate, create second entrance with gate and road access, build drainage system along the highway.

Observations :- Working Party Comment: NO OBJECTION.

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04 . 10      **16/00543/T**      Plot Ref :- RUDDOCK      Type :- Temp  
Applicant Name :- Morev, Mr Andrey      Date Received :- 22/06/2016  
Parish :- W&C      Date Returned :-  
Location :- Queenswood House      Agent  
                 Drift Road  
                 Winkfield  
Proposals :- Erection of garage for temporary period of 2 years.

Observations :- Working Party Comment: OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Mitchell that WPC have no objection provided the officer can establish the validity of objections pertaining to loss of amenity to the neighbouring property. WPC

would further ask that the officer apply a strict condition of removal of the garage 2 years from the date on which permission is granted.

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04 . 11	<b>16/00548/FUL</b>	Plot Ref :- MILLER	Type :- FULL
	Applicant Name :- Cooper, Mr & Mrs John		Date Received :- 16/06/2016
	Parish :- Ascot		Date Returned :-
	Location :- 74 New Road	Agent	
	Ascot		
	Berkshire		
	Proposals :-	Erection of part single, part two storey side, front and rear extensions with addition of rear dormer window following demolition of existing conservatory.	
	Observations :-	Working Party Comment: OBSERVATION: It was proposed by Cllr Parkin, seconded by Cllr Mitchell that WPC does not support the loss of parking or of access to garage space. Without a parking plan WPC are restricted in its ability to make a comprehensive judgement and would therefore ask that the officer apply a condition to allow for sufficient off road parking and to ensure that there is no loss of amenity arising from development of the shared access.	

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04 . 12	<b>16/00555/LB</b>	Plot Ref :- MILLER	Type :- LISTED
	Applicant Name :- Cullen, Mr Christopher		Date Received :- 16/06/2016
	Parish :- W&C		Date Returned :-
	Location :- The Old Rectory	Agent	
	Church Road		
	Winkfield		
	Proposals :-	Listed building consent for repairs to existing chimneys and dormer window.	
	Observations :-	Working Party Comment: OBSERVATION: It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton that WPC are happy to leave this matter to the expertise of the officer.	

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04 . 13	<b>16/00560/FUL</b>	Plot Ref :- RUDDOCK	Type :- FULL
	Applicant Name :- Greene King		Date Received :- 23/06/2016
	Parish :- Ascot		Date Returned :-
	Location :- The Royal Foresters Hotel	Agent	
	London Road		
	Ascot		
	Proposals :-	Section 73 application to vary condition 2 (approved plans) to planning permission 15/00968/FUL for the demolition of outbuilding one and part of outbuilding two, erection of a single storey side and rear extensions, internal alterations, external alterations, alterations to car park, new car park layout and closure of access to Priory Road.	
	Observations :-	Working Party Comment: SUPPORT: It was proposed by Cllr Parkin, seconded by Cllr Mrs Michie that WPC welcomes the	

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development of this valuable community asset, and asks that the officer encourages the developer to proceed with due speed.

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04 . 14	<b>16/00566/FUL</b>	Plot Ref :- TERCEIRO	Type :- FULL
	Applicant Name :- Hanford, Ms Sarah	Date Received :- 16/06/2016	
	Parish :- Ascot	Date Returned :-	
	Location :- Rose Cottage	Agent	
	44 Nursery Lane		
	Ascot		
	Proposals :-	Erection of part single storey side extension.	
	Observations :-	Working Party Comment: NO OBJECTION.	

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04 . 15	<b>16/00583/FUL</b>	Plot Ref :- TERCEIRO	Type :- FULL
	Applicant Name :- Brown, Mr and Mrs Mark	Date Received :- 23/06/2016	
	Parish :- W&C	Date Returned :-	
	Location :- April Cottage	Agent	
	3 Mushroom Castle		
	Winkfield Row		
	Proposals :-	Erection of a single storey rear extension	
	Observations :-	Working Party Comment: NO OBJECTION.	

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04 . 16	<b>16/00584/PAH</b>	Plot Ref :- MILLER	Type :- PAH
	Applicant Name :- Fettes, Mr and Mrs	Date Received :- 16/06/2016	
	Parish :- Ascot	Date Returned :-	
	Location :- The Gables	Agent	
	Coronation Road		
	Ascot		
	Proposals :-	Application for prior approval for the erection of single storey rear extension.	
	Observations :-	Working Party Comment: NO OBJECTION.	

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04 . 17	<b>16/00585/FUL</b>	Plot Ref :- ROSKILLY	Type :- FULL
	Applicant Name :- Renwick, Lady Homayoun	Date Received :- 29/06/2016	
	Parish :- w&c	Date Returned :-	
	Location :- Land Between North	Agent	
	Street and		
	Hatchet Lane		
	North Street		
	Proposals :-	Erection of detached dwelling and annex with garden areas and balancing pond and linked building accommodating stables, haybarn, tack/feed room, horse walker and menage, with freestanding barn and 2no field shelters, served by vehicular accesses from Hatchet Lane and North Street.	
	Observations :-	Working Party Comment: OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Parkin that WPC would leave this matter to	

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Proposals :- Conversation of loft into habitable accommodation and erection of side and rear dormer windows.

Observations :- Working Party Comment: OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Mitchell that in the absence of a parking plan, WPC asks that the officer ensures that sufficient off-road parking is provided.

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04 . 22     **16/00634/FUL**     Plot Ref :- KIMBER     Type :- FULL  
Applicant Name :- Thyer, Mr & Mrs Alan     Date Received :- 29/06/2016  
Parish :- Ascot     Date Returned :-  
Location :- White Stones     Agent  
Swinley Road  
Ascot  
Proposals :- Erection of two storey rear extension following the demolition of existing kitchen conservatory.  
Observations :- Working Party Comment: OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Parkin that WPC would leave this matter to the expertise of the officer paying particular attention to applicable Green Belt policy and legislation.

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04 . 23     **16/01689/FULL**     Plot Ref :- RBWM     Type :- FULL  
Applicant Name :- o'keefe     Date Received :- 01/07/2016  
Parish :- S&A     Date Returned :-  
Location :- 41 New Road     Agent  
Ascot  
Proposals :- Part two part single storey side extension and creation of access, following demolition of existing garage.  
Observations :- Working Party Comment: OBJECTION: It was proposed by Cllr Berry, seconded by Cllr Parking that the development provides an unacceptable additional egress onto New Road which will exacerbate existing congestion. There is no plan showing the construction of any bridge over the stream beside New Road and this must be submitted.

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**05     AMENDED APPLICATIONS**

None received.

**06     PLANNING APPEALS**

A. New Appeals:

Ruby Property Developments Limited and Bloor Homes, Land adj to Mayfield Farm, Hatchet Lane, Winkfield - APP/R0335/W/16/3149859 (14/01301/FUL) Erection of a new dwelling and detached garage.

B. Outstanding 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.

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) 5th July 2016 9.30am Bracknell Leisure Centre (day three)\*

4 Mount Pleasant, Bracknell Road, Warfield - APP/R0335/D/16/3151638 (15/00941/FUL) Erection of 2 storey side and rear extensions and canopy.

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

#### C. Decided Appeals:

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) \*DISMISSED\*

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 \* DISMISSED\*

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

#### **07 TREE PRESERVATION ORDERS**

None.

#### **08 BRACKNELL FOREST COUNCIL**

a. The next meeting of the Planning and Highways Committee will be held on Thursday 21st July 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.

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

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

a: BFC Local Plan

Comprehensive Local Plan: To form a working party to respond to the consultation by 25th July 2016.

b: Drainage/Sewage Issues across the Parish

Correspondence from the Clerk to Thames Water regarding deficiencies in sewage system for noting (copies available at meeting).

c: Community Infrastructure Levy

Clerk to update.

**10 HIGHWAYS MATTERS**

Temporary Prohibition of Driving Order 2016 - B3034 Forest Road, Winkfield in both directions. From its junction with Chavey Down Road to Hatchet Lane - diversion route is Winkfield Row, Bracknell Road, Maidens Green, Church Road, Pigeonhouse Lane, Lovel Road and Hatchet Lane. In operation 19 July 2016 for maximum of six months (expected 12 August 2016), 9.30 am - 4.30 pm.

**11 CORRESPONDENCE**

No correspondence requiring the attention the Council has been received.