

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 5th July 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 A Michie
Cllr S Mitchell
Cllr D Parkin
Cllr G Paxton
Cllr Mrs S Phillips
Cllr S Tarrant
Cllr Mrs C Tilbury
Cllr D Wall
Cllr R Warren

Also in Attendance :- Mrs A Edwards - Clerk
Mrs C Gibson - Administrative Assistant
Mr C Mackenzie - Architect
Mr G Pascal - Resident
Mr H Safran - Resident
Mr G H Andrews - Resident
Mrs E Wright - Resident
Mr R Wright - Resident

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Kaye.

02 DECLARATION OF INTEREST

Cllrs 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.

Cllr Mrs Michie declared a personal interest in the application at 04.1, being a neighbour to the property.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Berry, seconded by Cllr Parkin and unanimously RESOLVED that the Minutes of the Special Meeting to consider Planning and Highways Matters held on the 5th July 2016 were confirmed to be an accurate reflection of the meeting and would be duly signed.

04 PLANNING APPLICATIONS

The Chair opened the discussion of the planning applications, bringing item 04.17 (16/00585/FUL) to the front and introducing the interested parties. The architect briefly presented plans and drew attention to details of the proposed development. A representative of the residents in attendance responded and outlined concerns

regarding development of green belt and drainage issues. After discussion, the recommendation of the Working Party was withdrawn and it was proposed by Cllr Mrs Phillips, seconded by Cllr Wall and with six for, one against and seven abstentions RESOLVED that WPC object to development within the green belt.

Mr Mackenzie and the resident attendees left the meeting.

04- 1 16/00130/TRTPO Plot Ref :GRITTEN Type :- TRTPO
Applicant Name :- Kanu, Mr Thomas Robson Date Received :- 09/06/2016
Location :- 3 Alderson Court Date Returned :- 01/07/2016
Ascot
Berkshire
SL5 8FT

Proposal : 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.

04- 2 16/00146/TRTPO Plot Ref :GRITTEN Type :- TRTPO
Applicant Name :- Wilkes, Mr Robert Date Received :- 29/06/2016
Location :- 2 Lavender Park Date Returned :-
Swinley Road
Ascot
SL5 8BD

Proposal : TPO 14 - Application to prune 3 trees

Observations : OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Paxton and with one abstention RESOLVED 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.

04- 3 16/00443/FUL Plot Ref :HORWOOD Type :- FULL
Applicant Name :- Rigby, Mr and Mrs C Date Received :- 09/06/2016
Location :- Croft House Date Returned :-
St Marys Lane
Winkfield
SL4 4SH

Proposal : 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 and with two abstentions
RESOLVED that WPC has no objection so long as the development is
permitted within applicable Green Belt policy and legislation.

04- 4 16/00474/FUL Plot Ref : MILLER Type :- FULL
Applicant Name :- Smyth, Mr M Date Received :- 09/06/2016
Location :- Ranelagh Farm Date Returned :-
Crouch Lane
Winkfield
SL4 4TN

Proposal : Erection of 3 no. bed replacement dwelling.

Observations : OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr
Mitchell and with three abstentions
RESOLVED that WPC has no objection so long as the development is
permitted within applicable Green Belt policy and legislation.

04- 5 16/00512/FUL Plot Ref :MILLER Type :- FULL
Applicant Name :- Napper, Mr Colin Date Received :- 09/06/2016
Location :- Sandbanks Date Returned :-
Long Hill Road
Bracknell
RG12 9UD

Proposal : Erection of second storey front extension above garage and two storey
rear extension.

Observations : NO OBJECTION.

04- 6 16/00517/FUL Plot Ref :KIMBER Type :- FULL
Applicant Name :- Van Der Vord, Mr Scott Date Received :- 16/06/2016
Location :- 41 and 42 Simkins Close Date Returned :- 06/07/2016
Winkfield Row
Bracknell
RG42 7QS

Proposal : 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 : OBJECTION: It was proposed by Cllr Mitchell, seconded by Cllr Michie
and with two abstentions
RESOLVED that WPC does not support the loss of garage space.
WPC notes that insufficient off road parking is shown on the parking
plan. Furthermore we feel that this is an overdevelopment of the site.

04- 7 16/00518/FUL Plot Ref :HORWOOD Type :- FULL
Applicant Name :- Kirkby, Mr David Date Received :- 16/06/2016
Location :- The Gold Cup Date Returned :- 06/07/2016
102 Fernbank Road
Ascot
SL5 8JN

Proposal : 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 : OBJECTION: It was proposed by Cllr Mitchell, seconded by Cllr Berry and with one abstention
RESOLVED that WPC feel intensification of the habitable rooms represents overdevelopment of the site causing pressure and significant loss of privacy to neighbouring properties. If the officer is minded to approve, WPC ask that the plans be amended to provide a high-level velux window instead of the proposed Dormer to mitigate loss of privacy.

04- 8 16/00519/FUL Plot Ref :MILLER Type :- FULL
Applicant Name :- Mr Vicos Date Received :- 23/06/2016
Location :- The Beeches Date Returned :- 06/07/2016
22 Locks Ride
Ascot
SL5 8QY

Proposal : Lowering of existing ridge line and reduction in height and depth of dormer window to existing garage.

Observations : NO OBJECTION.

04- 9 16/00535/FUL Plot Ref :RUDDOCK Type :- FULL
Applicant Name :- Morev, Mr Andrey Date Received :- 29/06/2016
Location :- Queenswood House Date Returned :- 06/07/2016
Drift Road
Winkfield
SL4 4RL

Proposal : Replace wooden fence with ferroconcrete fence, rebuild existing gate, create second entrance with gate and road access, build drainage system along the highway.

Observations : OBJECTION it was proposed by Cllr Atkinson, seconded by Cllr Wall and with ten for, two against and two abstentions RESOLVED that the proposal is an inappropriate solution for the location which damages the character of the area.

04- 10 16/00543/T Plot Ref :RUDDOCK Type :- Temp
Applicant Name :- Morev, Mr Andrey Date Received :- 22/06/2016
Location :- Queenswood House Date Returned :- 06/07/2016
Drift Road
Winkfield
SL4 4RL

Proposal : Erection of garage for temporary period of 2 years.

Observations : OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Mitchell and with two abstentions
RESOLVED that WPC have no objection provided the officer can establish that there is no loss of amenity to the neighbouring property in light of objections raised. 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.

04- 11 16/00548/FUL Plot Ref :MILLER Type :- FULL
Applicant Name :- Cooper, Mr & Mrs John Date Received :- 16/06/2016
Location :- 74 New Road Date Returned :- 06/07/2016
Ascot
Berkshire
SL5 8QQ

Proposal : Erection of part single, part two storey side, front and rear extensions with addition of rear dormer window following demolition of existing conservatory.

Observations : OBSERVATION: It was proposed by Cllr Parkin, seconded by Cllr Mitchell and with two abstentions
RESOLVED 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.

04- 12 16/00555/LB Plot Ref :MILLER Type :- LISTED
Applicant Name :- Cullen, Mr Christopher Date Received :- 16/06/2016
Location :- The Old Rectory Date Returned :- 06/07/2016
Church Road
Winkfield
SL4 4SF

Proposal : Listed building consent for repairs to existing chimneys and dormer window.

Observations : OBSERVATION: It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and with one abstention
RESOLVED that WPC are happy to leave this matter to the expertise

of the officer.

04- 13 16/00560/FUL Plot Ref :RUDDOCK Type :- FULL
Applicant Name :- Greene King Date Received :- 23/06/2016
Location :- The Royal Foresters Hotel Date Returned :- 06/07/2016
London Road
Ascot
SL5 8DR

Proposal : 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 : SUPPORT: It was proposed by Cllr Parkin, seconded by Cllr Mrs Michie and with two abstentions
RESOLVED that WPC welcomes the development of this valuable community asset, and asks that the officer encourages the developer to proceed with due speed.

04- 14 16/00566/FUL Plot Ref :TERCEIRO Type :- FULL
Applicant Name :- Hanford, Ms Sarah Date Received :- 16/06/2016
Location :- Rose Cottage Date Returned :- 06/07/2016
44 Nursery Lane
Ascot
SL5 8PY

Proposal : Erection of part single storey side extension.

Observations : NO OBJECTION.

04- 15 16/00583/FUL Plot Ref :TERCEIRO Type :- FULL
Applicant Name :- Brown, Mr and Mrs Mark Date Received :- 23/06/2016
Location :- April Cottage Date Returned :- 06/07/2016
3 Mushroom Castle
Winkfield Row
RG42 7PL

Proposal : Erection of a single storey rear extension

Observations : NO OBJECTION.

04- 16 16/00584/PAH Plot Ref :MILLER Type :- PAH
Applicant Name :- Fettes, Mr and Mrs Date Received :- 16/06/2016
Location :- The Gables Date Returned :- 06/07/2016
Coronation Road

Ascot
SL5 9LB
The Gables
Coronation Road
Ascot
SL5 9LB

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

Observations : NO OBJECTION.

04- 17 16/00585/FUL Plot Ref :ROSKILLY Type :- FULL
Applicant Name :- Renwick, Lady Homayoun Date Received :- 29/06/2016
Location :- Land Between North Street and Date Returned :- 06/07/2016
Hatchet Lane
North Street
RG42 7PL

Proposal : 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 : OBJECTION: The architect attended to present plans and draw attention to details of the proposed development. A representative of the residents in attendance responded and outlined concerns regarding development of green belt and drainage issues. After discussion, the recommendation of the Working Party was withdrawn and it was proposed by Cllr Mrs Phillips, seconded by Cllr Wall and with six for, one against and seven abstentions
RESOLVED that WPC object to development within the green belt.

04- 18 16/00587/FUL Plot Ref :WALKER Type :- FULL
Applicant Name :- Anthony, Mr Graham Date Received :- 23/06/2016
Location :- Sherwood Date Returned :- 06/07/2016
Coronation Road
Ascot
SL5 9LG

Proposal : Section 73 application for the removal of condition 4 (Sustainability Statement) and 5 (Post Construction Review Report) of planning permission 14/00904/FUL for the erection of a replacement dwelling following the demolition of the existing dwelling.

Observations : NO OBJECTION.

04- 19 16/00589/FUL Plot Ref :MILLER Type :- FULL
Applicant Name :- O'Keefe, Mr and Mrs John Date Received :- 29/06/2016
Location :- 32 The Plateau Date Returned :- 06/07/2016
Warfield Park
Bracknell
RG42 3RH

Proposal : Erection of a single storey side extension

Observations : NO OBJECTION.

04- 20 16/00593/LDC Plot Ref :RUDDOCK Type :- LDC
Applicant Name :- Sayer, Mr Richard Date Received :- 23/06/2016
Location :- Woodcote Date Returned :- 06/07/2016
North Street
Winkfield
SL4 4TF

Proposal : Application for a Certificate of Lawfulness for conversion of loft space into habitable accommodation.

Observations : It was proposed by Cllr Berry, seconded by Cllr Mrs Michie and with three abstentions
RESOLVED that WPC would leave this to the expertise of the officer.

04- 21 16/00603/FUL Plot Ref :TERCEIRO Type :- FULL
Applicant Name :- Wharton, Mr Date Received :- 29/06/2016
Location :- Larkfield Date Returned :- 06/07/2016
Chavey Down Road
Winkfield Row
RG42 7PB

Proposal : Conversion of loft into habitable accommodation and erection of side and rear dormer windows.

Observations : OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Mitchell and with two abstentions
RESOLVED that in the absence of a parking plan, WPC asks that the officer ensures that sufficient off-road parking is provided.

04- 22 16/00634/FUL Plot Ref :KIMBER Type :- FULL
Applicant Name :- Thyer, Mr & Mrs Alan Date Received :- 29/06/2016
Location :- White Stones Date Returned :- 06/07/2016
Swinley Road
Ascot
SL5 8AY

Proposal : Erection of two storey rear extension following the demolition of existing kitchen conservatory.

Observations : OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Parkin and with one abstention
RESOLVED that WPC would leave this matter to the expertise of the officer paying particular attention to applicable Green Belt policy and legislation.

04- 23	16/01689/FULL	Plot Ref :RBWM	Type :- FULL
	Applicant Name :- Windsor&Maidenhead		Date Received :- 01/07/2016
	Location :- 41 New Road Ascot SL5 8QB		Date Returned :- 05/07/2016

Proposal : Part two part single storey side extension and creation of access, following demolition of existing garage.

Observations : 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.

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06 PLANNING APPEALS

The following new, outstanding and decided appeals were noted:

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

It was noted that there were no matters to be discussed.

08 BRACKNELL FOREST COUNCIL

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

09 CURRENT ISSUES

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

a: BFC Local Plan

Comprehensive Local Plan: It was proposed by Cllr Berry, seconded by Cllr Mrs Michie and unanimously RESOLVED that Cllrs Lindop, Tarrant and Paxton as the working party were granted delegated authority of the Council to respond to the Comprehensive Local Plan consultation on behalf of Winkfield Parish Council, and instructed to do so by the consultation closing date of 25th July 2016.

b: Drainage/Sewage Issues across the Parish

Correspondence from the Clerk to Thames Water regarding deficiencies in sewage system was noted

c: Community Infrastructure Levy

The Clerk reported that herself and Cllr Parkin had attended a national conference on the CIL, a report on which would be shared with the Council once available.

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 was noted. Cllr Tarrant noted that he had been in communication with the headmaster of Lambrook School in respect of the same.

11 CORRESPONDENCE

It was noted that no correspondence requiring the attention of the Council has been received.

The Meeting closed at : 21:00

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council