

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 2nd August 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).

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.

Committee Members : All Councillors

01 APOLOGIES FOR ABSENCE

Councillors are asked to 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.

Guidance for Councillors serving on Parish and Borough Planning Committees (May 2015, Borough Solicitor) is provided for clarification.

Proposals :- Erection of single storey side and rear extension enclosing existing car port to form garage.

Observations :- Working Party Comment: NO OBJECTION

04 . 18	16/00690/FUL	Plot Ref :- RUDDOCK	Type :- FULL
	Applicant Name :- Mervild, Mr Peder		Date Received :- 21/07/2016
	Parish :- Ascot		Date Returned :-
	Location :- 53 Audley Way	Agent	
	Ascot		
	Berkshire		
	Proposals :- Erection of two storey front extension, single storey rear extension with the addition of porch and pitched roof to the side and front.		
	Observations :- Working Party Comment: NO OBJECTION		

04 . 19	16/00697/FUL	Plot Ref :- KIMBER	Type :- FULL
	Applicant Name :- Gajewski, Mr Jakub		Date Received :- 28/07/2016
	Parish :- Ascot		Date Returned :-
	Location :- 13 Chruch Road	Agent	
	Ascot		
	Proposals :- Erection of lower ground floor rear extension, ground floor rear french doors and reconfiguration of existing patio, and first floor rear extension with juliet balcony.		
	Observations :- Working Party Comment: Observation: It was proposed by Cllr Parkin, seconded by Cllr Mrs Michie that WPC would ask the officer to ensure:		
	1.That there is no loss of amenity to the neighbouring properties		
	2.That there is adequate parking provided		
	n.b. This response is dependent on proposed plans having been received		

04 . 20	16/00699/PAH	Plot Ref :- TERCEIRO	Type :- PAH
	Applicant Name :- Keen, Mr Simon		Date Received :- 28/07/2016
	Parish :- Ascot		Date Returned :-
	Location :- 36 Goaters Road	Agent	
	Ascot		
	Proposals :- Prior approval for the erection of a single storey rear extension.		
	Observations :- Working Party Comment: OBSERVATION: It was proposed by Cllr Parkin, seconded by Cllr Mrs Michie that due to the lack of elevations provided, WPC would ask that the officer ensure that the roof is designed sympathetically to avoid bulk and impact to the neighbouring property.		

04 . 21 **16/00714/FUL** Plot Ref :- TERCEIRO Type :- FULL
Applicant Name :- Morris, Mr S Date Received :- 21/07/2016
Parish :- Crown Wood Date Returned :-
Location :- 28 Worlds End Hill Agent
Bracknell
Berkshire
Proposals :- Erection of single storey rear extension.
Observations :- Working Party Comment: OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Mrs Michie that WPC have no objection provided that there is no loss of amenity to the neighboring properties

04 . 22 **16/00746/FUL** Plot Ref :- RUDDOCK Type :- FULL
Applicant Name :- Gooley, Mr N Date Received :- 28/07/2016
Parish :- W&C Date Returned :-
Location :- 3 Grove Lane Agent
Winkfield Row
Proposals :- Erection of first floor side extension and single storey front extension. (Amendment to 09/00083/FUL.)
Observations :- Working Party Comment: NO OBJECTION

05 PLANNING APPEALS

A. New Appeals:

Royal Berkshire Polo Club, North Street, Winkfield - APP/R0335/W/16/3151233 (14/00826/FUL) Erection of 24 stables with associated food and tack stores, accommodation for grooms and manager, to provide for high goal ponies at Club, following demolition of existing barn.

Refusal reasons: inappropriate form of development adversely affecting the openness and function of the Green Belt; out of keeping with the rural open and undeveloped character of this Green Belt location (special circumstances not demonstrated).

Informal Hearing

Parish comment: WPC supports this application providing it is within Green Belt guidelines and there is no future alienation from the core business.

B. Outstanding 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.

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:

None

D. Out of Parish Appeals of Interest:

Land Adjacent to Hayley Green Farm, Hayley Green, Warfield, Bracknell, RG42 6BN - APP/R0335/W/15/3138120 - appeal against refusal to grant permission 15/00892/FUL - change of use from agricultural building to curling rink (D2) formation of ancillary grassed parking area, erection of extension to barn, demolition of former piggery, new vehicular access and landscaping.

**DISMISSED: "I am not persuaded that the principle of the development proposed is acceptable in this countryside location, having regard to national and local planning policy and guidance. In addition, I have significant concerns in relation to the living conditions of adjoining occupiers, particularly the occupiers of Hayley Green Farm, as a consequence of the proximity of the large maintenance/servicing access door and the vehicular access thereto."*

06 AMENDED APPLICATIONS

None.

07 TREE PRESERVATION ORDERS

TPO 1/1960 - Notice of Intent to fell 1 tree, The Old Mill, Mill Lane, Ascot, SL5 7RU.

08 BRACKNELL FOREST COUNCIL

a. The next meeting of the Bracknell Forest Planning Committee will be held on Thursday 18th August at 7.30pm.

b. Royal Hunt Public House, New Road, Ascot.

To note receipt of the Disposal Notice under the Localism Act 2011.

09 CURRENT ISSUES

a. BFC Local Plan

Consultation on Comprehensive Local Plan ended on 25th July. A response to the extended questionnaire was prepared by the working party and submitted under the delegated authority of the Council. Copies are available on request.

b. Drainage and Sewage

Environment Agency report received: "Submitting locally produced information for updates to the Risk of Flooding from Surface Water map". Cllr Tarrant to update.

c. Community Infrastructure Levy

CIL demand issued: Land adjacent to Fern Lodge - £253,765.

10 HIGHWAYS MATTERS

Street Naming and Numbering: Kendall Rise (Gold Cup) and Ballin Gardens (New Road).

11 CORRESPONDENCE

No correspondence requiring the attention of the Council has been received.