

# 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 2nd August 2016 at 7.30pm.

Committee Members Present :- Cllr O Barreto  
Cllr R Berry  
Cllr Mrs A Michie  
Cllr D Parkin  
Cllr G Paxton  
Cllr S Tarrant  
Cllr D Wall  
Cllr R Warren

Also in Attendance :- Mrs Annemarie Edwards, Clerk  
Mrs Marcia Milsom, Deputy Clerk

#### 01 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Atkinson, Mrs Gaw, Mrs Hayes, Mitchell, Mrs Phillips and Mrs Tilbury.

#### 02 DECLARATION OF INTEREST

No declarations of interest received.

#### 03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Paxton, seconded by Cllr Tarrant and unanimously RESOLVED that the Minutes of the Special Meeting of Council to consider Planning and Highways matters on 5th July 2016 were confirmed to be an accurate record of the meeting and would be duly signed.

#### 04 PLANNING APPLICATIONS

04- 1	16/00148/TRTPO	Plot Ref :GRITTEN	Type :-	TRTPO
	Applicant Name :- Davies, Eric		Date Received :-	13/07/2016
	Location :- 1 Lovel Cottages		Date Returned :-	
	Woodside Road			
	Winkfield			
	SL4 2DS			

Proposal : TPO 60 (T1\_T2) - Application to prune 2 trees.

Observations : OBSERVATION: It was proposed by Cllr Paxton, seconded by Cllr Berry and unanimously RESOLVED that WPC is happy to leave this matter to the tree officer providing pruning is carried out under a stringent management plan.

04- 2 16/00150/TRTPO Plot Ref :GRITTEN Type :- TRTPO  
Applicant Name :- Walsh, Mrs Elaine Date Received :- 06/07/2016  
Location :- 39 Fordwells Drive Date Returned :-  
Bracknell  
Berkshire  
RG12 9YL  
39 Fordwells Drive  
Bracknell  
Berkshire  
RG12 9YL

Proposal : TPO 428 (T11) - Application to pune 1 tree

Observations : OBSERVATION: It was proposed by Cllr Paxton, seconded by Cllr  
Parkin and unanimously  
RESOLVED that WPC is happy to leave this matter to the tree officer  
providing pruning is carried out under a stringent management plan.

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04- 3 16/00169/TRTPO Plot Ref :COOPER Type :- TRTPO  
Applicant Name :- Akery, Mr Paul Date Received :- 21/07/2016  
Location :- 34 Fordwells Drive Date Returned :-  
Bracknell  
Berkshire  
RG12 9YL

Proposal : TPO 1024 - Application to Prune 2 trees

Observations : OBSERVATION: It was proposed by Cllr Paxton, seconded by Cllr  
Parkin and unanimously  
RESOLVED that WPC is happy to leave this matter to the tree officer  
providing pruning is carried out under a stringent management plan.

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04- 4 16/00171/TRTPO Plot Ref :COOPER Type :- TRTPO  
Applicant Name :- Handford, Richard Date Received :- 21/07/2016  
Location :- 78 Fordwells Drive Date Returned :-  
Bracknell  
Berkshire  
RG12 9YL

Proposal : TPO 428 - Application to prune 3 trees and fell 1 tree

Observations : OBJECTION: It was proposed by Cllr Parkin, seconded by Cllr Paxton  
and unanimously  
RESOLVED that WPC will leave this matter to the expertise of the tree  
officer. However, trees form an important part of the character of  
Winkfield and we do not therefore support the felling of trees in general.  
Where felling is deemed necessary we ask the tree officer to ensure  
that trees be replaced. Any pruning should be undertaken under a  
stringent management plan.

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04- 5 16/00179/TRTPO Plot Ref :COOPER Type :- TRTPO  
Applicant Name :- Finnis, Mr Paul Date Received :- 28/07/2016  
Location :- High Oaks Date Returned :-  
50A Fernbank Road  
Ascot  
SL5 8HE

Proposal : TPO 1196 - Application to fell 1 tree and prune 2 trees

Observations : OBJECTION: It was proposed by Cllr Parkin, seconded by Cllr Paxton and unanimously RESOLVED that WPC will leave this matter to the expertise of the tree officer. However, trees form an important part of the character of Winkfield and we do not therefore support the felling of trees in general. Where felling is deemed necessary we ask the tree officer to ensure that trees be replaced. Any pruning should be undertaken under a stringent management plan.

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04- 6 16/00568/3 Plot Ref :ANDREWS Type :- Reg 3  
Applicant Name :- Taylor, Mr C Date Received :- 06/07/2016  
Location :- Cranbourne Primary School Date Returned :-  
Lovel Road  
Winkfield  
SL4 2EU

Proposal : Erection of 1m high multi coloured hooped fencing to enclose a play area.

Observations : NO OBJECTION

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04- 7 16/00591/FUL Plot Ref :KIMBER Type :- FULL  
Applicant Name :- Singer, Mr and Mrs Date Received :- 13/07/2016  
Location :- Homelea Date Returned :-  
Winkfield Lane  
Winkfield  
SL4 4QU

Proposal : Erection of a single storey rear garden room extension.

Observations : NO OBJECTION

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04- 8 16/00598/FUL Plot Ref :KIMBER Type :- FULL  
Applicant Name :- Dixon, Mr Stuart Date Received :- 06/07/2016  
Location :- 27 Upavon Gardens Date Returned :-  
Bracknell  
Berkshire  
RG12 9YE

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

Observations : OBERVATION: It was proposed by Cllr Berry, seconded by Cllr Warren and unanimously RESOLVED that WPC note that no parking plan has been provided and would ask the officer to ensure that two designated parking spaces are provided for the development.

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04- 9 16/00599/FUL Plot Ref :TERCEIRO Type :- FULL  
Applicant Name :- Jones, Mr Phil Date Received :- 06/07/2016  
Location :- 48 Bracken Bank Date Returned :-  
Ascot  
Berkshire  
SL5 8HR  
48 Bracken Bank  
Ascot  
Berkshire  
SL5 8HR

Proposal : Erection of a single storey rear extension

Observations : NO OBJECTION

Cllr Mrs Michie jointed the meeting.

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04- 10 16/00610/FUL Plot Ref :MILLER Type :- FULL  
Applicant Name :- Mr Heighes Date Received :- 06/07/2016  
Location :- Chester Lodge Date Returned :-  
Crouch Lane  
Winkfield  
SL4 4RZ

Proposal : Erection of two storey side and front extensions, two storey rear extension, roof extension and alterations to external materials.

Observations : NO OBJECTION

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04- 11 16/00635/FUL Plot Ref :RUDDOCK Type :- FULL  
Applicant Name :- Jeffries, Mr and Mrs J and S Date Received :- 06/07/2016  
Location :- 30 Prince Consort Drive Date Returned :-  
Ascot  
Berkshire  
SL5 8AW

Proposal : Section 73 application for the variation of condition 2 (plans) and removal of condition 12 (code for sustainable homes) of planning permission 14/00166/FUL for the erection of six bedroom detached house and detached triple garage with accommodation above following demolition of existing dwelling and garage.

Observations : n.b: The changes to the approved plans that they are seeking approval for are as follows:

- Addition of swimming pool to rear of site.
- Additional hard standing to side and rear of dwelling
- Tree in rear garden to be removed (not TPO)
- New gravel driveway to front.

OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Mrs Michie and unanimously

RESOLVED that WPC would ask the officer to ensure:

- 1.Any hard standing area should be permeable and constructed in accordance with a non-dig construction strategy approved by the tree officer.
- 2.Any traffic over the new driveway does not impact on the root system of the trees.

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04- 12	16/00646/FUL	Plot Ref :RUDDOCK	Type :-	FULL
	Applicant Name :-	Wallace, Benjamin N Q	Date Received :-	06/07/2016
	Location :-	Greenways Drift Road Winkfield SL4 4QQ	Date Returned :-	

Proposal : Change of use of existing building from B1(office) to C3 (dwelling house) with extensions and alterations to form a detached dwelling.

Observations : NO OBJECTION

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04- 13	16/00651/FUL	Plot Ref :TERCEIRO	Type :-	FULL
	Applicant Name :-	Fielding, Mr and Mrs	Date Received :-	13/07/2016
	Location :-	12 Rhododendron Close Ascot Berkshire SL5 8PL	Date Returned :-	

Proposal : Erection of a single storey rear extension following demolition of conservatory.

Observations : NO OBJECTION

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04- 14	16/00655/FUL	Plot Ref :MILLER	Type :-	FULL
	Applicant Name :-	Adams, Mr Paul	Date Received :-	28/07/2016
	Location :-	19 Ahser Drive Ascot SL5 8LJ	Date Returned :-	

Proposal : Erection of a single storey rear extension, conversion of loft into habitable accommodation with insertion of dormer extension and erection of a single storey front porch.

Observations : OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Mrs Michie and unanimously RESOLVED that WPC has no objection, although it feels that the design is unsympathetic to the street scene and character of the area.

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04- 15 16/00656/FUL Plot Ref :KIMBER Type :- FULL  
Applicant Name :- Bodley-Scott, Mr Richard Date Received :- 13/07/2016  
Location :- Woodcote Date Returned :-  
Chavey Down Road  
Winkfield Row  
RG42 7NY

Proposal : Erection of part ground floor part first floor extension to the front and rear forming a one and half storey extension with alterations to existing dwelling.

Observations : NO OBJECTION

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04- 16 16/00671/LB Plot Ref :RUDDOCK Type :- LISTED  
Applicant Name :- Wallace, Benjamin N Q Date Received :- 06/07/2016  
Location :- Greenways Date Returned :-  
Drift Road  
Winkfield  
SL4 4QQ

Proposal : Application for Listed Building Consent for extensions and alterations to form a detached building.

Observations : OBSERVATION: It was proposed by Cllr Parkin, seconded by Cllr Berry and unanimously RESOLVED that WPC happy to leave this matter to the expertise of officer

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04- 17 16/00679/FUL Plot Ref :KIMBER Type :- FULL  
Applicant Name :- Bear, Mrs A Date Received :- 21/07/2016  
Location :- 9 Saddlers Mews Date Returned :-  
Ascot  
Berkshire  
SL5 8FW

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

Observations : OBJECTION. It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie and unanimously RESOLVED that WPC considers this to be unneighbourly and would ask the Officer to ensure this proposal would not be in breach of the

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original planning conditions.

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04- 18 16/00690/FUL Plot Ref :RUDDOCK Type :- FULL  
Applicant Name :- Mervild, Mr Peder Date Received :- 21/07/2016  
Location :- 53 Audley Way Date Returned :-  
Ascot  
Berkshire  
SL5 8EE

Proposal : Erection of two storey front extension, single storey rear extension with the addition of porch and pitched roof to the side and front.

Observations : NO OBJECTION

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04- 19 16/00697/FUL Plot Ref :KIMBER Type :- FULL  
Applicant Name :- Gajewski, Mr Jakub Date Received :- 28/07/2016  
Location :- 13 Chruch Road Date Returned :-  
Ascot  
SL5 8RR

Proposal : 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 : OBSERVATION: It was proposed by Cllr Parkin, seconded by Cllr Mrs Michie and unanimously  
RESOLVED 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 as again no parking plan is provided.

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04- 20 16/00699/PAH Plot Ref :TERCEIRO Type :- PAH  
Applicant Name :- Keen, Mr Simon Date Received :- 28/07/2016  
Location :- 36 Goaters Road Date Returned :-  
Ascot  
SL5 8JA

Proposal : Prior approval for the erection of a single storey rear extension.

Observations : OBSERVATION: It was proposed by Cllr Parkin, seconded by Cllr Mrs Michie and unanimously  
RESOLVED 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.

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04- 21 16/00714/FUL Plot Ref :TERCEIRO Type :- FULL  
Applicant Name :- Morris, Mr S Date Received :- 21/07/2016  
Location :- 28 Worlds End Hill Date Returned :-  
Bracknell  
Berkshire  
RG12 0XH

Proposal : Erection of single storey rear extension.

Observations : OBSERVATION: It was proposed by Cllr Berry, seconded by Cllr Mrs Michie and unanimously RESOLVED that WPC has no objection provided that there is no loss of amenity to the neighboring properties

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04- 22 16/00746/FUL Plot Ref :RUDDOCK Type :- FULL  
Applicant Name :- Gooley, Mr N Date Received :- 28/07/2016  
Location :- 3 Grove Lane Date Returned :-  
Winkfield Row  
RG42 6ND

Proposal : Erection of first floor side extension and single storey front extension.  
(Amendment to 09/00083/FUL.)

Observations : NO OBJECTION

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## 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."

Noted.

### **06 AMENDED APPLICATIONS**

None received.

### **07 TREE PRESERVATION ORDERS**

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

### **08 BRACKNELL FOREST COUNCIL**

a. The next meeting of the Bracknell Forest Planning Committee will be held on Thursday 18th August 2016 at 7.30pm. Noted.

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

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

It was proposed by Cllr Tarrant, seconded by Cllr Berry and unanimously RESOLVED that WPC will not pursue this matter further.

### **09 CURRENT ISSUES**

a. BFC Local Plan

Consultation on Comprehensive Local Plan ended on 25th July 2016. 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.  
Noted.

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 updated the meeting: WPC will be meeting with the Environment Agency and BFC shortly to discuss this and highlight some of the errors in the statements contained therein. WPC will also be writing to Thames Water asking for a detailed plan for this area. ST/Clerk to action.

**10 HIGHWAYS MATTERS**

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

**11 CORRESPONDENCE**

An email dated 30th July 2016 was received from Andy Meader, Pegasus Group asking to meet with WPC to discuss future development in the north of the Parish, namely Somerton Farm and the wider area across Winkfield Row.

It was proposed by Cllr Tarrant, seconded by Cllr Wall and unanimously RESOLVED that WPC would like to delay any such meeting until it has had the opportunity to review the site allocations report being compiled by BFC at the current time.

The Meeting closed at : 20:34

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

On behalf of :- Winkfield Parish Council