

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 6th September 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

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 pecuniary 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 2nd August 2016.

04 PLANNING APPLICATIONS

04 . 1	16/00526/FUL	Plot Ref :- WALKER	Type :- FULL
	Applicant Name :- Kerridge, Mr Tom		Date Received :- 17/08/2016
	Parish :- W&C		Date Returned :-
	Location :- The Rose and Crown	Agent	
	Woodside Road		
	Winkfield		

Proposals :- Erection of single storey extension to cellar.
Observations :- Working Party Recommendation: No objection.

04 . 2 **16/00627/FUL** Plot Ref :- RUDDOCK Type :- FULL
Applicant Name :- Wallis, Mr & Mrs Date Received :- 10/08/2016
Parish :- Crown Wood Date Returned :-
Location :- 51 Burn Moor Chase Agent
 Bracknell
 Berkshire
Proposals :- Erection of 2no. Bedroom dwelling with alterations to front
 elevation of the existing dwelling.
Observations :- Working Party Recommendation: Working Party
 Recommendation: Objection. It was proposed by Cllr Berry,
 seconded by Cllr Parkin that this is an overdevelopment of the area
 which will exacerbate existing parking issues in the area and result
 of loss of amenity.

04 . 3 **16/00674/FUL** Plot Ref :- KIMBER Type :- FULL
Applicant Name :- DeCiare Hoskin, Mr and Mrs Date Received :- 04/08/2016
Parish :- W&C Date Returned :-
Location :- Primrose Cottage Agent
 Sunninghill Road
 Ascot
Proposals :- Proposed front porch extension and insertion of new first floor
 window in east elevation.
Observations :- Working Party Recommendation: Observation. It was proposed by
 Cllr Berry, seconded by Cllr Mrs Michie that WPC has no objection
 to the development, provided that the existing tree cover is
 retained to prevent loss of amenity to neighbouring properties.

04 . 4 **16/00701/LB** Plot Ref :- ANDREWS Type :- LISTED
Applicant Name :- Bracknell Forest Borough Counc Date Received :- 31/08/2016
Parish :- W&C Date Returned :-
Location :- Cranbourne Primary Agent
 School
 Lovel Road
 Winkfield
Proposals :- Application for listed building consent for Amendments to Listed
 Building consents 14/00239/LB & 15/00585/LB.
Observations :- Working Party Recommendation: No objection.

04 . 5 **16/00707/FUL** Plot Ref :- CORBETT Type :- FULL
 Applicant Name :- Howard Park Homes Date Received :- 10/08/2016
 Parish :- Date Returned :-
 Location :- Land At The Yard Agent
 Chavey Down Road
 Winkfield Row
 Proposals :- Change of use of the land for the siting of six residential mobile
 park homes.
 Observations :- Working Party Recommendation: Objection. It was proposed by
 Cllr Parkin, seconded by Cllr Berry that this is an overdevelopment
 of the site which is out of character with the area. Access does not
 support the scale of the development and the additional traffic will
 cause loss of amenity to neighbouring properties.

04 . 6 **16/00721/FUL** Plot Ref :- RUDDOCK Type :- FULL
 Applicant Name :- Osman, Mr Tamim Date Received :- 04/08/2016
 Parish :- W&C Date Returned :-
 Location :- 5 Field House Close Agent
 Ascot
 Proposals :- Erection of dwelling house following demolition of existing annexe
 and swimming pool.
 Observations :- Working Party Recommendation: Observation. It was proposed by
 Cllr Berry, seconded by Cllr Parkin that WPC asks the officer to
 ensure that there is no loss of or damage to trees during
 development.

04 . 7 **16/00727/FUL** Plot Ref :- MILLER Type :- FULL
 Applicant Name :- Price, Mr Date Received :- 10/08/2016
 Parish :- W&C Date Returned :-
 Location :- Kingswood Manor Agent
 Church Road
 Winkfield
 Proposals :- Erection of single storey garden room.
 Observations :- Working Party Recommendation: No objection.

04 . 8 **16/00732/FUL** Plot Ref :- FRYER Type :- FULL
 Applicant Name :- Millgate Date Received :- 10/08/2016
 Parish :- Ascot Date Returned :-
 Location :- Kingswood Agent
 Kings Ride
 Ascot
 Proposals :- Demolition of existing office buildings and redevelopment to
 provide 59 residential units (Class C3), together with detached
 garages, associated internal estate road, car parking, landscaping
 and open space.

Observations :- Working Party Recommendation: It was proposed by Cllr Parkin, seconded by Cllr Berry that in light of the long determination date, WPC should defer any decision in this matter to the meeting in October 2016. An extension to comments has been requested.

04 . 9 **16/00739/FUL** Plot Ref :- MILLER Type :- FULL
Applicant Name :- Fernandez, Mr & Mrs Date Received :- 10/08/2016
Parish :- Date Returned :-
Location :- Magnolias Agent
Church Road
Winkfield
Proposals :- Erection of front and rear extension following the demolition of existing conservatory, conversion of integral garage into habitable accommodation, in addition to exterior alterations to dwelling, front boundary treatment and alteration to existing outhouse.
Observations :- Working Party Recommendation: Observation. It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton that WPC does not support the loss of garage space. However, given that adequate and practicable off road parking has been provided, we have no objection.

04 . 10 **16/00740/FUL** Plot Ref :- KIMBER Type :- FULL
Applicant Name :- Curtis, Mr and Mrs Date Received :- 17/08/2016
Parish :- Harmans Water Date Returned :-
Location :- 6 Picket Post Close Agent
Bracknell
Berkshire
Proposals :- Erection of single storey rear extension and first floor side extension.
Observations :- Working Party Recommendation: No objection.

04 . 11 **16/00753/FUL** Plot Ref :- KIMBER Type :- FULL
Applicant Name :- Brown, Mr D Date Received :- 17/08/2016
Parish :- W&C Date Returned :-
Location :- The Firs Agent
Chavey Down Road
Winkfield Row
Proposals :- Raising and reconfiguration of existing roof plan and addition of roof lights.
Observations :- Working Party Recommendation: No objection.

04 . 12 **16/00754/FUL** Plot Ref :- TERCEIRO Type :- FULL
 Applicant Name :- Mendoza, Mr & Mrs K Date Received :- 17/08/2016
 Parish :- Crown Wood Date Returned :-
 Location :- 38 Pewsey Vale Agent
 Bracknell
 Berkshire
 Proposals :- Erection of single storey rear extension and conversion of existing garage into habitable accommodation.

Observations :- Working Party Recommendation: No objection.

04 . 13 **16/00759/FUL** Plot Ref :- TERCEIRO Type :- FULL
 Applicant Name :- Blick, Mr and Mrs Date Received :- 04/08/2016
 Parish :- Harmans Water/MHW Date Returned :-
 Location :- 28 Setley Way Agent
 Bracknell
 Proposals :- Erection of single storey rear extension following demolition of existing conservatory.

Observations :- Working Party Recommendation: Observation. It was proposed by Cllr Paxton, seconded by Cllr Berry that WPC has no objection to this application provided that a usable garage facility is maintained, but notes that the plans and elevations do not appear to be in accordance with one another.

04 . 14 **16/00763/FUL** Plot Ref :- TERCEIRO Type :- FULL
 Applicant Name :- Chapman, Simon and Danielle Date Received :- 10/08/2016
 Parish :- Ascot Date Returned :-
 Location :- 3 Saddlers Mews Agent
 Ascot
 Winkfield
 Proposals :- The erection of a single storey rear extension.

Observations :- Working Party Recommendation: Observation: It was proposed by Cllr Berry, seconded by Cllr Mrs Michie that WPC has no objection provided there is no loss of amenity to neighbouring properties.

04 . 15 **16/00767/FUL** Plot Ref :- RUDDOCK Type :- FULL
 Applicant Name :- Edwards, Mrs Dawn Date Received :- 10/08/2016
 Parish :- W&C Date Returned :-
 Location :- Trelabe Farm Agent
 Bishops Lane
 Warfield
 Proposals :- Section 73 application for variation of condtion 2 (approved plans) to planning permission 16/00122/FUL for minor amendments to approved doors and chimney and incorporation of a basement level.

Proposals :- Erection of agricultural building and 4no. greenhouses for market garden use (not open to the public).

Observations :- Working Party Recommendation: Objection: It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie that:

- i. Access to this small single track lane is inadequate to support a commercial enterprise.
- ii. A commercial enterprise in this residential lane is completely inappropriate and out of character.
- iii. The proposed use of the land would produce noise and light pollution and therefore is unneighbourly.
- iv. The land is subject to a TPO and WPC strongly objects to any loss of trees.

04 . 20	16/00783/FUL	Plot Ref :- BOURNE	Type :- FULL
	Applicant Name :- Ms Angela Knight & Alfred Home	Date Received :- 17/08/2016	
	Parish :- W&C	Date Returned :-	
	Location :- Land South of Lambrook	Agent	
	Chavey Down Road		
	Winkfield Row		
	Proposals :- Erection of 10no detached houses with associated access onto Chavey Down Road, landscaping and parking.		
	Observations :- Working Party Recommendation: Observation. It was proposed by Cllr Parkin, seconded by Cllr Berry that in light of existing flooding and sewage issues in the area, it is imperative that the design of any development or future development must address and overcome these issues.		

04 . 21	16/00790/PAH	Plot Ref :- KIMBER	Type :- PAH
	Applicant Name :- Sandy, Mr David	Date Received :- 10/08/2016	
	Parish :- W&C	Date Returned :-	
	Location :- 28 Scania Walk	Agent	
	Winkfield Row		
	Bracknell		
	Proposals :- Prior approval notification for the erection of single storey rear extension.		
	Observations :- Working Party Recommendation: No objection.		

04 . 22	16/00796/FUL	Plot Ref :- TERCEIRO	Type :- FULL
	Applicant Name :- Townsend & Cottone	Date Received :- 24/08/2016	
	Parish :- Ascot	Date Returned :-	
	Location :- 29 North Road	Agent	
	Ascot		
	Berkshire		

Proposals :- Erection of single storey rear and two storey side extensions following demolition of existing garage and single storey extension.

Observations :- Working Party Recommendation: Objection. It was proposed by Cllr Paxton, seconded by Cllr Berry that WPC does not support the loss of garage space and has concerns as to the parking provisions made.

04 . 23 **16/00800/FUL** Plot Ref :- CORBETT Type :- FULL
Applicant Name :- Luck, Mr Steve Date Received :- 24/08/2016
Parish :- Ascot Date Returned :-
Location :- Pine Acres Agent
 Birch Lane
 Ascot

Proposals :- Change of use of existing commercial building and associated new building works to create 5no. bed family dwelling.

Observations :- Working Party Recommendation: Observation. It was proposed by Cllr Berry, seconded by Cllr Mrs Michie that WPC ask that the officer apply a condition to ensure that there is no future alienation from the main dwelling.

04 . 24 **16/00801/LDC** Plot Ref :- WALKER Type :- FULL
Applicant Name :- Went, Mr & Mrs Date Received :- 24/08/2016
Parish :- W&C Date Returned :-
Location :- Handpost Farm Agent
 Bracknell Road
 Warfield

Proposals :- Application for a certificate of lawfulness for the continued use of the whole site for equestrian purposes including the use of existing buildings for stables, the use of paddocks for grazing horses and use of parts of the site for training horses.

Observations :- Working Party Recommendation: No objection.

04 . 25 **16/00805/PAH** Plot Ref :- TERCEIRO Type :- PAH
Applicant Name :- Balding, Mr Robert Date Received :- 10/08/2016
Parish :- W&C Date Returned :-
Location :- Paddock House Agent
 Lovel Road
 Winkfield

Proposals :- Prior approval notification for the erection of a single storey side extension.

Observations :- Working Party Recommendation: No objection.

Proposals :- Erection of rear conservatory.

Observations :- Working Party Recommendation: No objection.

05 AMENDED APPLICATIONS

None.

06 PLANNING APPEALS (INC ENFORCEMENT)

A. New Appeals:

Received Date:11th July 2016 Validation Date:9th August 2016

Site Address:Maidens Green Acres Cocks Lane Warfield Bracknell Berkshire
RG42 6JE

Proposal:Appeal against the creation of new dwelling(s) and unauthorised
dev. Case Officer: Benjamin Temple (direct line 01344 351131)

Planning Insp Ref:APP/R0335/C/16/3154252 and APP/R0335/C/16/3154253

BFBC Appeal Ref:16/00021/ENF

To Be Dealt With By: A Local Inquiry.

n.b. ENFORCEMENT APPEAL received 15/08/2016 ref: EN/12/00358/UCOU

B. Outstanding 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.

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.

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.

C. Decided Appeals:

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.

APPEAL DISMISSED

The Coach House, Coronation Road, Ascot -APP/TPO/R0335/3477
(13/00129/TPO) - Application to fell 1 tree.

APPEAL DISMISSED

4 Mount Pleasant, Bracknell Road, Warfield - APP/R0335/D/16/3151638

(15/00941/FUL) Erection of 2 storey side and rear extensions and canopy.
APPEAL ALLOWED

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

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.
APPEAL DISMISSED

07 TREE PRESERVATION ORDERS

TPO 1219 17/08/2016 Land at Ascot Priory, Priory Road, Ascot.
To maintain the visual amenity of the trees afforded to the area.

TPO 1221 26/08/2016 Land at 1 Popel's Cottages, Popel's Hall, Church Road,
Winkfield

08 BRACKNELL FOREST COUNCIL

a. The next meeting of the Planning and Highways Committee will be held on
Thursday 15th September 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

Updates to be provided by Councillors on the following items, where appropriate:

- a. BFC Local Plan
- b. Drainage and Sewage

10 HIGHWAYS MATTERS

No matters to report.

11 CORRESPONDENCE

- a. Copy of e-mail David Clarke to BFC Enforcement re: installation of window
overlooking garden at Middlemarch Lovel Road.
- b. Request from Millgate to give presentation to WPC re: Kingswood
development.