

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 6th September 2016 at 7.30pm.

Committee Members Present :- Cllr N Atkinson
Cllr O Barreto
Cllr R Berry
Cllr Mrs M Gaw
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 Milsom - Deputy Clerk
Mrs Gibson - Admin Assistant

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Hayes.

02 DECLARATION OF INTEREST

Cllrs Mrs Gaw noted that as a Borough Councillors and member of the Planning Committee, she could be present when any of the applications presented to Winkfield Parish Council are considered by BFC.

It was therefore noted that she 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.

Interests were declared as follows:

Cllr Mitchell - 16/0775/FUL (item 4.17)
Cllr Mrs Michie - 16/00814/LDC (item 4.26)
Cllr Tarrant - 16/00800/FUL (item 4.23)
Cllr Ms Gaw - 16/00739/FUL (item 4.9)

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Berry, seconded by Cllr Paxton and unanimously RESOLVED that the Minutes of the Special Meeting to consider Planning and Highways Matters on the 2nd August 2016 were confirmed to be an accurate reflection of the meeting and would be duly signed.

04 PLANNING APPLICATIONS

04- 1 16/00526/FUL Plot Ref :WALKER Type :- FULL
Applicant Name :- Kerridge, Mr Tom Date Received :- 17/08/2016
Location :- The Rose and Crown Date Returned :- 07/09/2016
Woodside Road
Winkfield
SL4 2DP

Proposal : Erection of single storey extension to cellar.

Observations : No objection.

04- 2 16/00627/FUL Plot Ref :RUDDOCK Type :- FULL
Applicant Name :- Wallis, Mr & Mrs Date Received :- 10/08/2016
Location :- 51 Burn Moor Chase Date Returned :- 07/09/2016
Bracknell
Berkshire
RG12 0GA
51 Burn Moor Chase
Bracknell
Berkshire
RG12 0GA

Proposal : Erection of 2no. Bedroom dwelling with alterations to front elevation of the existing dwelling.

Observations : Objection. It was proposed by Cllr Berry, seconded by Cllr Parkin and unanimously RESOLVED that 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
Location :- Primrose Cottage Date Returned :- 07/09/2016
Sunninghill Road
Ascot
SL5 7RP

Proposal : Proposed front porch extension and insertion of new first floor window in east elevation.

Observations : Observation. It was proposed by Cllr Berry, seconded by Cllr Mrs Michie and unanimously RESOLVED 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 Council Date Received :- 31/08/2016
Location :- Cranbourne Primary School Date Returned :- 07/09/2016
Lovel Road

Winkfield
SL4 2EU

Proposal : Application for listed building consent for Amendments to Listed Building consents 14/00239/LB & 15/00585/LB.

Observations : No objection.

04- 5 16/00707/FUL Plot Ref :CORBETT Type :- FULL
Applicant Name :- Howard Park Homes Date Received :- 10/08/2016
Location :- Land At The Yard Date Returned :- 07/09/2016
Chavey Down Road
Winkfield Row

Proposal : Change of use of the land for the siting of six residential mobile park homes.

Observations : Objection. It was proposed by Cllr Parkin, seconded by Cllr Berry and with two abstentions RESOLVED that this is an overdevelopment of the site which is out of character with the area. The impact on local infrastructure, particularly drainage and sewerage is of concern. Furthermore, 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
Location :- 5 Field House Close Date Returned :- 07/09/2016
Ascot
SL5 9LT

Proposal : Erection of dwelling house following demolition of existing annexe and swimming pool.

Observations : Observation. It was proposed by Cllr Berry, seconded by Cllr Parkin and unanimously RESOLVED that the officer is asked 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
Location :- Kingswood Manor Date Returned :- 07/09/2016
Church Road
Winkfield
SL4 4SF

Proposal : Erection of single storey garden room.

Observations : No objection.

04- 8 16/00732/FUL Plot Ref :FRYER Type :- FULL
Applicant Name :- Millgate Date Received :- 10/08/2016
Location :- Kingswood Date Returned :- 07/09/2016
Kings Ride
Ascot

Proposal : 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 : Observation: It was proposed by Cllr Berry, seconded by Cllr Wall and unanimously RESOLVED that WPC has some concern as to the increase in the number of units proposed. If the officer is minded to approve, WPC would wish to ensure that the green boundary around the site is maintained and protected as this is important both environmentally and as part of the character of the area. WPC further asks that sufficient and practicable connectivity routes (particularly walking routes and cycle paths) are put in place to serve the development.

04- 9 16/00739/FUL Plot Ref :MILLER Type :- FULL
Applicant Name :- Fernandez, Mr & Mrs Date Received :- 10/08/2016
Location :- Magnolias Date Returned :- 07/09/2016
Church Road
Winkfield
SL4 4SE

Proposal : 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 : Observation. It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and with one abstention RESOLVED that WPC does not support the loss of garage space. However, given that adequate and practicable off road parking has been provided, WPC has no objection to this application.

04- 10 16/00740/FUL Plot Ref :KIMBER Type :- FULL
Applicant Name :- Curtis, Mr and Mrs Date Received :- 17/08/2016
Location :- 6 Picket Post Close Date Returned :- 07/09/2016
Bracknell
Berkshire
RG12 9FG

Proposal : Erection of single storey rear extension and first floor side extension.

Observations : No objection.

04- 11 16/00753/FUL Plot Ref :KIMBER Type :- FULL
Applicant Name :- Brown, Mr D Date Received :- 17/08/2016
Location :- The Firs Date Returned :- 07/09/2016
Chavey Down Road
Winkfield Row
RG42 7NY

Proposal : Raising and reconfiguration of existing roof plan and addition of roof lights.

Observations : No objection.

04- 12 16/00754/FUL Plot Ref :TERCEIRO Type :- FULL
Applicant Name :- Mendoza, Mr & Mrs K Date Received :- 17/08/2016
Location :- 38 Pewsey Vale Date Returned :- 07/09/2016
Bracknell
Berkshire
RG12 9YA

Proposal : Erection of single storey rear extension and conversion of existing garage into habitable accommodation.

Observations : Observation: It was proposed by Cllr Paxton, seconded by Cllr Berry and unanimously RESOLVED that although WPC does not support the loss of garage space, the provision of sufficient and practical off road parking is noted and WPC therefore has no objection to this application.

04- 13 16/00759/FUL Plot Ref :TERCEIRO Type :- FULL
Applicant Name :- Blick, Mr and Mrs Date Received :- 04/08/2016
Location :- 28 Setley Way Date Returned :- 07/09/2016
Bracknell
RG12 9FF

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

Observations : Observation: It was proposed by Cllr Paxton, seconded by Cllr Berry and unanimously RESOLVED 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
Location :- 3 Saddlers Mews Date Returned :- 07/09/2016
Ascot
Winkfield
SL5 8FW

Proposal : The erection of a 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 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
Location :- Trelabe Farm Date Returned :-
Bishops Lane
Warfield

Proposal : Section 73 application for variation of condition 2 (approved plans) to planning permission 16/00122/FUL for minor amendments to approved doors and chimney and incorporation of a basement level.

Observations : No objection.

04- 16 16/00768/FUL Plot Ref :RUDDOCK Type :- FULL
Applicant Name :- Rumsby, Mr Michael Date Received :- 17/08/2016
Location :- Land Adjacent To 23 Darwall Dr Date Returned :- 07/09/2016
Ascot
Berkshire
Land Adjacent To 23 Darwall Dr
Ascot
Berkshire

Proposal : Section 73 application to vary condition 2 (approved plans) of planning permission 15/01262/FUL (minor amendments to dwelling).

Observations : No objection.

04- 17 16/00775/FUL Plot Ref :CORBETT Type :- FULL
Applicant Name :- Skilton, Mr David Date Received :- 17/08/2016
Location :- The Conifers Date Returned :- 07/09/2016
Chavey Down Road
Winkfield Row
RG42 7PS

Proposal : Erection of 1no. detached dwelling including new access from Woolford Close.

Observations : No objection.

04- 18 16/00779/FUL Plot Ref :MILLER Type :- FULL
Applicant Name :- Carroll, Michelle Date Received :- 24/08/2016
Location :- 3 Darwall Drive Date Returned :- 07/09/2016
Ascot

SL5 8NB

Proposal : Erection of single storey front and rear extensions, two storey rear and side extension following the demolition of existing garage.

Observations : Observation. It was proposed by Cllr Parkin, seconded by Cllr Mrs Michie and unanimously RESOLVED that WPC does not support the loss of garage space. WPC notes that the front parking space shown on the plans is 2.3m (narrower than required by the parking standards) and asks the officer to ensure that the parking provisions are sufficient.

04- 19	16/00780/FUL	Plot Ref :RUDDOCK	Type :- FULL
	Applicant Name :-	Simmonds, Mrs	Date Received :- 10/08/2016
	Location :-	Land Adj to Silver Trees Birch Lane Ascot SL5 8RF	Date Returned :- 07/09/2016

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

Observations : Objection: It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie and unanimously RESOLVED that:

- Access to the site is via a small single unmade track lane which is inadequate to support a commercial enterprise, particularly large commercial vehicles.
- A commercial enterprise in this residential lane is completely inappropriate and out of character.
- The proposed use of the land would produce noise and light pollution and would therefore be unneighbourly.
- The land is subject to a TPO and WPC strongly objects to any loss of trees, which form an important part of the character of the area.

04- 20	16/00783/FUL	Plot Ref :BOURNE	Type :- FULL
	Applicant Name :-	Ms Angela Knight & Alfred Home	Date Received :- 17/08/2016
	Location :-	Land South of Lambrook Chavey Down Road Winkfield Row	Date Returned :- 07/09/2016

Proposal : Erection of 10no detached houses with associated access onto Chavey Down Road, landscaping and parking.

Observations : Observation: It was proposed by Cllr Parkin, seconded by Cllr Berry and with two abstentions RESOLVED that in light of existing flooding and sewerage issues in the area, it is imperative that the design of any development or future development must address and overcome these issues. If minded to approve, WPC ask that the green boundary comprising of mature trees and hedgerow remains in place and is protected under a management plan, as this forms an important part of the character of the area.

04- 21 16/00790/PAH Plot Ref :KIMBER Type :- PAH
Applicant Name :- Sandy, Mr David Date Received :- 10/08/2016
Location :- 28 Scania Walk Date Returned :- 07/09/2016
Winkfield Row
Bracknell
RG42 7TE

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

Observations : No objection.

04- 22 16/00796/FUL Plot Ref :TERCEIRO Type :- FULL
Applicant Name :- Townsend & Cottone Date Received :- 24/08/2016
Location :- 29 North Road Date Returned :- 07/09/2016
Ascot
Berkshire
SL5 8RP

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

Observations : Objection. It was proposed by Cllr Paxton, seconded by Cllr Berry and unanimously RESOLVED 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
Location :- Pine Acres Date Returned :- 07/09/2016
Birch Lane
Ascot
SL5 8RF

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

Observations : Observation. It was proposed by Cllr Berry, seconded by Cllr Mrs Michie and unanimously RESOLVED that provided that the development is permissible within Green Belt restrictions and that there is no contravention of curtailment on Birch Lane, WPC ask that the officer apply a condition to ensure that there is no future alienation from the main dwelling. WPC also wishes to ensure that there is no loss of or damage to trees during development.

04- 24 16/00801/LDC Plot Ref :WALKER Type :- FULL
Applicant Name :- Went, Mr & Mrs Date Received :- 24/08/2016
Location :- Handpost Farm Date Returned :- 07/09/2016
Bracknell Road

Warfield
RG42 6LD

Proposal : 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 : No objection.

04- 25 16/00805/PAH Plot Ref :TERCEIRO Type :- PAH
Applicant Name :- Balding, Mr Robert Date Received :- 10/08/2016
Location :- Paddock House Date Returned :- 07/09/2016
Lovel Road
Winkfield
SL4 2EU
Paddock House
Lovel Road
Winkfield
SL4 2EU

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

Observations : No objection.

04- 26 16/00814/LDC Plot Ref :MILLER Type :- LDC
Applicant Name :- Clark, Mr & Mrs James & Sarah Date Received :- 31/08/2016
Location :- 2 Alderson Court Date Returned :- 07/09/2016
Ascot
Winkfield
SL5 8FT

Proposal : Application for certificate of lawfulness for the continued use of fences to the rear of garden.

Observations : Observation. It was proposed by Cllr Berry, seconded by Cllr Wall and with one abstention RESOLVED that there are no issues pertaining to the materials and design of the fences. Any boundary issues are for the determination of the officer.

04- 27 16/00815/FUL Plot Ref :RUDDOCK Type :- FULL
Applicant Name :- Howell, Mr Russell Date Received :- 25/08/2016
Location :- 14 Beechwood Close Date Returned :- 07/09/2016
Ascot

SL5 8QJ

Proposal : Erection of single-storey front, two-storey side and part single/part two-storey rear extensions. Resubmission of previously approved application 13/00808/FUL.

Observations : Objection: It was proposed by Cllr Parkin, seconded by Cllr Mrs Michie and unanimously RESOLVED that the proposal is an over-development of the site and would lead to increased pressure on local infrastructure.

04- 28	16/00823/PAH	Plot Ref :TERCEIRO	Type :-	PAH
	Applicant Name :- Barber, Mr Gerard		Date Received :-	17/08/2016
	Location :- 29 Cross Gates Close Bracknell Berkshire RG12 9TY		Date Returned :-	07/09/2016

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

Observations : No objection.

04- 29	16/00845/FUL	Plot Ref :KIMBER	Type :-	FULL
	Applicant Name :- Jones, Mr and Mrs		Date Received :-	25/08/2016
	Location :- Eastfield 3 Fernbank Place Ascot SL5 8HT		Date Returned :-	07/09/2016

Proposal : Erection of rear conservatory.

Observations : No objection.

05 AMENDED APPLICATIONS

None received.

Noted.

06 PLANNING APPEALS

The following appeals were noted:

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 *(date set for 12/10/2016)*

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

Noted.

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.

Noted.

09 CURRENT ISSUES

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

a. BFC Local Plan

Nothing new to be noted.

b. Drainage and Sewage

CLlr Tarrant noted that the action at minute 9b or 02/08 needs to be carried out.

10 HIGHWAYS MATTERS

No matters to report.

Noted.

11 CORRESPONDENCE

a. Copy of e-mail David Clarke to BFC Enforcement re: installation of window overlooking garden at Middlemarch Lovel Road - noted.

b. Request from Millgate to give presentation to WPC re: Kingswood development - noted.

c. Correspondence regarding the use of public land by the Mercedes garage was noted.

The Meeting closed at : 20.51

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council