

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 4th October 2016 at 7.30pm.

Committee Members Present :- Cllr N Atkinson
Cllr O Barreto
Cllr R Berry
Cllr Mrs E Blyth
Cllr Ms M Gaw
Cllr Mrs D Hayes
Cllr Mrs A Michie
Cllr D Parkin
Cllr G Paxton
Cllr R Warren
Cllr Colin Yates

Also in Attendance :- Mrs Annemarie Edwards - Clerk
Mrs Christina Gibson - Admin Assistant
Mr Bob Shurville - Resident

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mitchell, Cllr Wall, Cllr Mrs Tilbury and Cllr Tarrant.

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.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Berry, seconded by Cllr Mrs Michie and with one abstention RESOLVED that the Minutes of the Special Meeting to consider Planning and Highways Matters on the 6th September 2016 were confirmed to be an accurate reflection of the meeting and would be duly signed.

04 PLANNING APPLICATIONS

04- 1	16/00218/TRTPO	Plot Ref :GRITTEN	Type :-	TRTPO
	Applicant Name :-	Firmin, Mrs Karen	Date Received :-	14/09/2016
	Location :-	Land to Rear of 17 Astra Mead Winkfield Row RG42 7TA	Date Returned :-	05/10/2016

Proposal : TPO 230 - Application to fell 2 trees

Observations : Objection: It was proposed by Cllr Parkin, Seconded by Cllr Berry and with three abstentions RESOLVED that WPC can discern no damage to the drainage systems and are not satisfied that the subsidence cited is attributable to the trees, which form an important part of the area's verdant setting.

04- 2 16/00224/TRTPO Plot Ref :STOODLEY Type :- TRTPO
Applicant Name :- The Chairman Date Received :- 14/09/2016
Location :- Ascot Priory Date Returned :- 05/10/2016
Priory Road
Ascot
SL5 8RT

Proposal : TPO 1219 - 5 day notification to prune 4 trees

Observations : No objection

04- 3 16/00231/TRTPO Plot Ref :GRITTEN Type :- TRTPO
Applicant Name :- Couplan, Mrs Jannifer Date Received :- 14/09/2016
Location :- Land Adjacent To Date Returned :- 05/10/2016
55 Hythe Close
Bracknell
RG12 0UZ

Proposal : TPO 107 - Application to fell 1 tree

Observations : Observation: It was proposed by Cllr Berry, seconded by Cllr Mrs Michie and with one abstention RESOLVED that WPC will leave determination of this matter to the expertise of officer but ask the officer to carefully consider whether felling is necessary.

04- 4 16/00239/TRTPO Plot Ref :GRITTEN Type :- TRTPO
Applicant Name :- Male, Mrs Patricia Date Received :- 28/09/2016
Location :- Swinley Edge Date Returned :- 05/10/2016
Coronation Road
Ascot
SL5 9LG

Proposal : TPO 1047- Application to fell 2 and prune 1 trees

Observations : Observation: It was proposed by Cllr Parkin, seconded by Cllr Berry and with one abstention RESOLVED that WPC will leave determination of this matter to the expertise of officer but ask the officer to ensure that any trees felled are replaced.

04- 5 16/00242/TRTPO Plot Ref :COOPER Type :- TRTPO
Applicant Name :- Zerilli, Mr Michael Date Received :- 28/09/2016
Location :- 1 Popels Cottages Date Returned :- 05/10/2016
Church Road
Winkfield
SL4 4SG

Proposal : TPO 1221 - Application to prune 1 tree

Observations : Observation: It was proposed by Cllr Mrs Michie, seconded by Cllr Berry and with two abstentions
RESOLVED that WPC will leave determination of this matter to the expertise of officer.

04- 6 16/00813/FUL Plot Ref :CORBETT Type :- FULL
Applicant Name :- Mr Gareth Jones Date Received :- 14/09/2016
Location :- Lambrook Date Returned :- 05/10/2016
Winkfeld Row
RG42 6LU

Proposal : Construction of new sports changing facility, Art room and DT workshops; New atrium entrance to house school reception and offices following demolition of existing sports changing facility, Art room and DT workshops.

Observations : Support: It was proposed by Cllr Berry, seconded by Cllr Mrs Michie and with two abstentions
RESOLVED that WPC considers that Lambrook School is an important local asset and supports this application.

04- 7 16/00821/FUL Plot Ref :KIMBER Type :- FULL
Applicant Name :- Buik, Katherine Date Received :- 21/09/2016
Location :- 148 Fernbank Road Date Returned :- 05/10/2016
Ascot
SL5 8LA

Proposal : Application to drop kerb at the front of the property and associated vehicular access onto a classified road.

Observations : Observation: It was proposed by Cllr Parkin, seconded by Cllr Berry and with two abstentions
RESOLVED that WPC has concerns due to the sloped access to the road, adjacency to the chicane, street furniture and bus stop and would ask the officer to carefully consider these aspects. WPC further notes that there is no highways report and that the plans presented are out of date.

04- 8 16/00849/FUL Plot Ref :KIMBER Type :- FULL
Applicant Name :- Dickason, Mr and Mrs Date Received :- 07/09/2016
Location :- 4 Rhododendron Close Date Returned :- 05/10/2016
Ascot
Berkshire
SL5 8PL

Proposal : Erection of single storey front extension to form annexe (part retrospective).

Observations : Observation: It was proposed by Cllr Berry, seconded by Cllr Paxton and with two abstentions
RESOLVED that WPC has no objection in view of the conditions proposed and would ask the officer to ensure that any loss of amenity to the neighbour is mitigated.

04- 9 16/00850/FUL Plot Ref :TERCEIRO Type :- FULL
Applicant Name :- Warby, Mr Gary Date Received :- 14/09/2016
Location :- Copseview Date Returned :- 05/10/2016
23a North Road
Ascot
SL5 8RP

Proposal : Erection of two storey side and single storey rear extension with addition of roof lantern, following demolition of existing garage.

Observations : Objection: It was proposed by Cllr Berry, seconded by Cllr Mrs Michie and with two abstentions
RESOLVED that WPC does not support the loss of garage space. WPC notes that there is no parking plan provided and there are parking issues in the street. If the officer is minded to approve WPC would ask the officer to ensure that there is no loss of amenity to the neighbouring properties.

04- 10 16/00852/FUL Plot Ref :WALKER Type :- FULL
Applicant Name :- Weiss, Richard Date Received :- 14/09/2016
Location :- Springfield Cottage Date Returned :- 05/10/2016
Sunninghill Road
Ascot
SL5 7RP

Proposal : Roof extension to Springfield cottage and the erection of a 2 bedroom residential dwelling attached to Springfield Cottage and creating 2 off street parking spaces.

Observations : Objection: It was proposed by Cllr Paxton, seconded by Cllr Berry and with two abstentions
RESOLVED that WPC feel that this is an overdevelopment of the area and have concerns as to pressure on infrastructure and the impact on neighbours.

04- 11 16/00864/FUL Plot Ref :MILLER Type :- FULL
Applicant Name :- Farrin, Mr Sam Date Received :- 14/09/2016
Location :- 20 Lytchett Minster Close Date Returned :- 05/10/2016
Bracknell
RG12 9RY

Proposal : Erection of a two storey side extension, single storey rear extension and part garage conversion.

Observations : Objection: It was proposed by Cllr Paxton, seconded by Cllr Berry and with one abstention
RESOLVED that WPC object to the loss of usable garage space and note that there are known parking issues in the area which will be exacerbated. WPC has a further concern that there may be loss of amenity to the neighbouring property and would ask that the officer ensures that this is considered.

04- 12 16/00867/FUL Plot Ref :HORWOOD Type :- FULL
Applicant Name :- Baldock, Mr Michael Date Received :- 21/09/2016
Location :- Eco-Test MOT & Service Date Returned :- 05/10/2016
Center
New Forest Ride
Bracknell
RG12 9FT

Proposal : Erection of 1.8m high chain link fence.

Observations : Objection: It was proposed by Cllr Berry, seconded by Cllr Paxton and with one abstention
RESOLVED that WPC has concerns as to the ownership of the land in question and feels that any erosion of the landscape setting will have a significant detrimental impact on local amenity. The proposed chain link fence is unacceptable and will be detrimental to the character of the area. WPC would ask that the proposed boundary structure be changed to a more sympathetic design and would further ask the officer to stringently ensure that the green boundary included in the plans is implemented this Autumn and that tree root areas be protected. We would urge the officer to apply a condition to prevent advertising and discourage the erection of hoardings which will be detrimental to sightlines.

04- 13 16/00873/LDC Plot Ref :RUDDOCK Type :- Lawfulness
Applicant Name :- Brace, Mr & Mrs Nicholas Date Received :- 07/09/2016
Location :- Maidens Green Acres Date Returned :- 05/10/2016
Cocks Lane
Warfield
RG42 6JE
Maidens Green Acres
Cocks Lane

Warfield
RG42 6JE

Proposal : Lawful Development Certificate for the continued use of a dwellinghouse.

Observations : Observation: It was proposed by Cllr Berry, seconded by Cllr Paxton and with two abstentions
RESOLVED that WPC requests that the officer ensure that due diligence has been carried out and that the proposal complies with all relevant legislation.

04- 14	16/00890/OBS	Plot Ref :KIMBER	Type :-	OBS
	Applicant Name :-	WMBC	Date Received :-	07/09/2016
	Location :-	Ashbrook New Road Winkfield	Date Returned :-	05/10/2016

Proposal : Erection of single storey rear extension

Observations : No objection.

04- 15	16/00891/FUL	Plot Ref :TERCEIRO	Type :-	FULL
	Applicant Name :-	Thompson, Mr S	Date Received :-	14/09/2016
	Location :-	47 Axbridge Bracknell RG12 0XB	Date Returned :-	05/10/2016

Proposal : Erection of single storey side and rear extension.

Observations : No objection.

04- 16	16/00910/FUL	Plot Ref :TERCEIRO	Type :-	FULL
	Applicant Name :-	Dandy, Mrs Rebecca	Date Received :-	21/09/2016
	Location :-	1 Police Houses Lovel Road Winkfield SL4 2EY	Date Returned :-	05/10/2016

Proposal : Erection of single storey side and rear extension.

Observations : No objection.

04- 17 16/00921/FUL Plot Ref :TERCEIRO Type :- FULL
Applicant Name :- Lloyd-Wilkins, Mr Mark Date Received :- 28/09/2016
Location :- Amy Cottages Date Returned :- 05/10/2016
18 Nursery Lane
Ascot
SL5 8PY

Proposal : Erection of 2no. outbuildings.

Observations : No objection.

04- 18 16/00924/FUL Plot Ref :TERCEIRO Type :- FULL
Applicant Name :- Oxley, Mr & Mrs Date Received :- 21/09/2016
Location :- 3 North Road Date Returned :- 05/10/2016
Ascot
SL5 8RP

Proposal : Erection of a porch.

Observations : No objection.

04- 19 16/00925/LDC Plot Ref :RUDDOCK Type :- LDC
Applicant Name :- Daniel and Benjamin Wallace Date Received :- 28/09/2016
Location :- New Lodge Date Returned :- 05/10/2016
Drift Road
Winkfield
SL4 4RR

Proposal : Application for certificate of lawfulness for the continued use of an open sided structure for storage of estate maintenance equipment.

Observations : Observation: It was proposed by Cllr Berry, seconded by Cllr Paxton and with two abstentions
RESOLVED that WPC requests that the officer ensure that due diligence has been carried out and that the proposal complies with all relevant legislation.

04- 20 16/00939/FUL Plot Ref :TERCEIRO Type :- FULL
Applicant Name :- Lloyd-Wilkins, Mr Mark Date Received :- 21/09/2016
Location :- 18 Nursery Lane Date Returned :- 05/10/2016
Ascot
Berkshire
SL5 8PY

Proposal : Erection of single storey rear extension.

Observations : No objection

04- 21 16/00940/FUL Plot Ref :HORWOOD Type :- FULL
Applicant Name :- Vodafone Limited Date Received :- 28/09/2016
Location :- Telecommunications Mast Date Returned :- 05/10/2016
Windsor Great Park
Windsor

Proposal : Installation of 26m high telecommunication mast and 3 cabinets.

Observations : No objection

04- 22 16/00969/RTD Plot Ref :HORWOOD Type :- Reserved
Applicant Name :- Hutchison 3G UK Ltd Date Received :- 28/09/2016
Location :- Telecommunication Mast Date Returned :- 05/10/2016
Swinley Road
Ascot

Proposal : Replacement of existing 10m pole with 10m pole and installation of 1no. equipment cabinet.

Observations : No objection

04- 23 16/00972/RTD Plot Ref :HORWOOD Type :- Reserved
Applicant Name :- Hutchison 3GUK Ltd Date Received :- 28/09/2016
Location :- Telecommunications Mast Date Returned :- 05/10/2016
Kings Ride
Ascot

Proposal : Replacement 10m mast with 10m mast and installation of 1no. equipment cabinet.

Observations : No objection

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06 PLANNING APPEALS

A. New Appeals:

Received Date:11th July 2016 Validation Date:21st September 2016
Site Address:Land Adjacent To Forest Farm Mounts Hill Winkfield Windsor Berkshire
Proposal:Upgrade to existing telecom's site. Replacement of existing lattice mast with new lattice mast with associated antennae and dishes. The works will have a maximum height of 26M overall.
Appeal Case Officer:Sarah Horwood (direct line 01344 351130)
Planning Inspectorate Ref:APP/R0335/W/16/3154194
Planning App. Ref:15/01155/FULBFBC Appeal Ref:16/00020/REF
Decision Type:Decided under delegated powers on 15.01.2016.
Reason For Appeal:Refusal of the application.To Be Dealt With By: Written

Representations.

B. Outstanding 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

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 **12/10/2016 10am Easthampstead House**

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

C. Decided Appeals:

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. *ALLOWED*

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. *DISMISSED*

Appeal Ref: APP/R0335/W/16/3149859

Mayfield Light Industrial Estate, Hatchet Lane, Winkfield, Windsor, Berkshire SL4 2EG
Erection of detached dwelling. *DISMISSED*

07 TREE PRESERVATION ORDERS

It was noted that there were no matters to report.

08 BRACKNELL FOREST COUNCIL

a. It was noted that the next meeting of the Planning and Highways Committee will be held on Thursday 13th October 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. Cllr Paxton noted that the Gold Cup developments - which have already been undertaken - were on the agenda for that meeting.

09 CURRENT ISSUES

a. BFC Local Plan

It was noted that there was nothing to report.

b. Drainage and Sewerage

It was noted that a meeting arranged with Bracknell Forest Council and the Environment Agency for November.

c. Community Infrastructure Levy

The Clerk reported that a further CIL payment is imminent.

10 HIGHWAYS MATTERS

The temporary Prohibition of Driving Order 2016 - Braziers Lane - between junctions with A330 Church Road and B3034 Forest Road 23rd September 2016 was noted.

11 CORRESPONDENCE

a. LEGOLAND Windsor consultation 11/10/2016 - Cllr Parkin and Mrs Gibson to attend. Cllr Gaw noted that she has already attended. Cllr Parkin and Mrs Gibson will report to the next meeting.

b. Long Hill Road Speed restrictions - letter from BFC (Nick Rose, Transport Engineering Manager): subject to conditions, the Council will consider a scheme within the draft 2017/18 Transport Capital Programme to reduce the speed limit to 30mph on Long Hill Road, between its junction with Locks Ride and its roundabout junction with Harvest Ride. The Local Residents Association(s) will leads on this. Cllr Parkin asserted tha this is an ongoing issue and that WPC should therefore maintain a watching brief on the matter. Mrs Gibson to add to the agenda for the next meeting.

c. Receipt of Wokingham Borough Council Local Plan Update - List Of Promoted Sites and Site Distribution Map.

The Meeting closed at : 20.10

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council