

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 1st November 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.

03 MINUTES OF THE PREVIOUS MEETING

To sign as a correct record the Minutes of the Special Meeting to discuss

04 . 3 **16/00949/A** Plot Ref :- WALKER Type :- ADVERT
Applicant Name :- Greene King Ltd Date Received :- 12/10/2016
Parish :- W & C Date Returned :-
Location :- The Rose and Crown Agent
 Woodside Road
 Winkfield
Proposals :- Display of 3no. externally illuminated signs, and 6no. non-illuminated signs.

Observations :- Working Party Recommendation: Observation: It was proposed by Cllr Berry, seconded by Cllr Shurville that WPC support the signage of the public house but feel that it is important to keep light pollution to a minimum and would therefore ask that the only illumination provided is discreet lighting to sign F and discreet backlighting to the other signs.

04 . 4 **16/00967/FUL** Plot Ref :- KIMBER Type :- FULL
Applicant Name :- Lynch, Mr Andrew Date Received :- 05/10/2016
Parish :- Ascot Date Returned :-
Location :- 9 North Road, Agent
 Ascot,
 Berkshire
Proposals :- Erection of side and rear extension following demolition of existing rear extension and insertion of decking area with steps.

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

04 . 5 **16/00976/FUL** Plot Ref :- MILLER Type :- FULL
Applicant Name :- Smyth, Mr M Date Received :- 12/10/2016
Parish :- Date Returned :-
Location :- Ranelagh Farm Agent
 Crouch Lane
 Winkfield
Proposals :- Erection of 3 no. bedroom dwelling following demolition of existing dwelling and shed.

Observations :- The working party has concerns and would ask that the full Committee consider this application. Cllr Mrs Michie to view the site prior to the meeting.

NO RECOMMENDATION

04 . 6 **16/00979/LDC** Plot Ref :- MILLER Type :- Lawfulness
Applicant Name :- Robson-Kanu, Mr Date Received :- 19/10/2016
Parish :- W&C Date Returned :-
Location :- 3 Alderson Court Agent
Ascot
Berkshire
Proposals :- Erection of fences to rear garden on southern, eastern, western
and northern boundaries.
Observations :- *Interest declared - Cllr Mrs Michie (neighbour)
Working Party Recommendation: Observation: It was proposed by
Cllr Berry, seconded by Cllr Shurville
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 . 7 **16/00988/FUL** Plot Ref :- TERCEIRO Type :- FULL
Applicant Name :- Pickersgill, Mr & Mrs Edward Date Received :- 12/10/2016
Parish :- Ascot Date Returned :-
Location :- 118 New Road Agent
Ascot
Berkshire
Proposals :- Erection of single storey side and rear extension, conversion of
roof from flat to pitched, insertion of roof lights and widening of
vehicular access.
Observations :- *Cllr Parkin left the meeting
Working Party Recommendation: No objection

04 . 8 **16/00994/PAA** Plot Ref :- WALKER Type :- PAA
Applicant Name :- Stanley, Mr Richard Date Received :- 04/10/2016
Parish :- Ascot Date Returned :-
Location :- Land West Of Agent
Prince Albert Drive
Ascot
Proposals :- Prior approval notification for the proposed change of use and
building operations of an agricultural building to form a 4 no.
bedroom dwelling (C3)
Observations :- *Cllr Parkin re-entered the meeting
Working Party Recommendation: Objection: It was proposed by
Cllr Berry, seconded by Cllr Michie that
WPC are not satisfied that the site has previously been used for
the purposes stated and the building of a house in this location
creates an unacceptable precedent.

04 . 13 **16/01034/FUL** Plot Ref :- TERCEIRO Type :- FULL
Applicant Name :- Mr R Gammons Date Received :- 26/10/2016
Parish :- W&C Date Returned :-
Location :- Vetch Cottage Agent
 Lovel Road
 Winkfield

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 to the proposed development, provided there is no loss of amenity to Rose Cottage.

Cllr Parkin re-entered the meeting and was apprised of the discussions which took place during his absence.

05 AMENDED APPLICATIONS

None.

06 PLANNING APPEALS

A. New Appeals:

Appellant: Mr James Clarke
Site Address: Land At 88 To 94 Locks Ride Ascot Berkshire
P.I. Reference: APP/R0335/C/16/3156893
Our Reference(s): EN/12/00048/UCOU/1/COUNANDCLLR2
Reason: Enforcement notice served by Bracknell Forest Council (without planning permission the change of use from amenity land within green belt to private residential garden).

Appellant: Mr M Smyth
Site Address: Ranelagh Farm Crouch Lane Winkfield
Proposal: Erection of 3 bedroom dwelling with associated residential curtilage, following the demolition of existing dwellinghouse.
P.I. Reference: APP/R0335/W/16/3158296
Our Reference: 16/00474/FUL
Reason: Non determination by Bracknell Forest Borough Council.

B. Outstanding 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.

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:

07 TREE PRESERVATION ORDERS

TPO 1219 Land at Ascot Priory confirmed 06/10/2016.

08 BRACKNELL FOREST COUNCIL

a. The next meeting of the Planning and Highways Committee will be held on Thursday 10th 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.

b. Bracknell Forest Council is publishing a Draft Design Supplementary Planning Document (SPD). The public consultation runs from Monday 17th October until Monday 28th November 2016.

The Consultation Draft Design SPD sets out:

- * high level design principles relating to understanding a site and the context of the area including the existing character where the site is located.
- * guidance on the basic principles of design to create places that will provide good communities and pleasant homes for residents in the future.
- * guidance and key principles relating to householder extensions.
- * advice relating to the content of Design and Access Statements.

The documents can be viewed online at <http://www.bracknell-forest.gov.uk/spds>

Copies of the document are also available at Libraries and Parish and Town Councils across the Borough.

Subject to the responses on the public consultation, a final version of the SPD is anticipated to be adopted as planning guidance in early 2017.

09 CURRENT ISSUES

a. BFC Local Plan

Nothing to report.

b. Drainage and Sewerage

A meeting will be held with the Environment Agency in November. Cllr Tarrant to report.

c. Community Infrastructure Levy

The Clerk to report.

10 HIGHWAYS MATTERS

Lovel Road, Winkfield and Cranbourne local safety scheme proposal as part of the Integrated Transport Capital Programme Works for 2016/17 - Plan appended to Agenda for the Council's comment.

11 CORRESPONDENCE

a. LEGOLAND Windsor Consultation - Cllr Parkin to report.