

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 1st November 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 A Michie
Cllr D Parkin
Cllr G Paxton
Cllr Mrs S Phillips
Cllr R Shurville
Cllr D Wall
Cllr R Warren
Cllr Colin Yates

Also in Attendance :- Mrs Annemarie Edwards - Clerk
Mrs Chrissy Gibson - Planning Admin Assistant

01 APOLOGIES FOR ABSENCE

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

02 DECLARATIONS OF INTEREST

Cllrs Mrs Gaw noted that as Borough Councillor 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.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Berry, seconded by Cllr Atkinson and unanimously RESOLVED that the Minutes of the Special Meeting to consider Planning and Highways Matters on the 4th October 2016 were an accurate reflection of the meeting and would be duly signed.

04 PLANNING APPLICATIONS

04- 1	16/00262/TRTPO	Plot Ref :COOPER	Type :-	TRTPO
	Applicant Name :-	Cleghorn, Mr Robert	Date Received :-	19/10/2016
	Location :-	Longhill House Long Hill Road Bracknell RG12 9UE	Date Returned :-	02/11/2016

Proposal : TPO 445 - Application to fell 10 and prune 4 trees

Observations : Observation: It was proposed by Cllr Berry, seconded by Cllr Parkin and unanimously RESOLVED that:

WPC notes the willingness of the applicant to carry out work sympathetically and is happy to leave the matter to the expertise of the tree officer, with the condition that trees felled are replaced.

04- 2 16/00846/FUL Plot Ref :RUDDOCK Type :- FULL
Applicant Name :- Conn, Mrs Yvette Date Received :- 12/10/2016
Location :- Land At Reference C012Z Date Returned :- 02/11/2016
Drift Road
Winkfield

Proposal : Levelling of a field.

Observations : Observation: It was proposed by Cllr Parkin, seconded by Cllr Shurville and with three abstentions RESOLVED that:

WPC has concerns in relation to the impact of the proposed works on neighbouring properties and are sympathetic to the objections of the adjacent residents. WPC feel that it is important to maintain the trees bordering the area. If the officer is satisfied that the concerns of neighbours can be mitigated effectively, WPC would ask that restrictions be applied to the times in which work is permitted (Monday - Friday daytime only). We would further ask that a strict timescale be applied for the completion of leveling.

04- 3 16/00949/A Plot Ref :WALKER Type :- ADVERT
Applicant Name :- Greene King Ltd Date Received :- 12/10/2016
Location :- The Rose and Crown Date Returned :- 02/11/2016
Woodside Road
Winkfield
SL4 2DP

Proposal : Display of 3no. externally illuminated signs, and 6no. non-illuminated signs.

Observations : Observation: It was proposed by Cllr Berry, seconded by Cllr Shurville and with two abstentions RESOLVED 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 the totem 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
Location :- 9 North Road, Date Returned :- 02/11/2016
Ascot,
Berkshire
SL5 8RP
9 North Road,
Ascot,
Berkshire
SL5 8RP

Proposal : Erection of side and rear extension following demolition of existing rear extension and insertion of decking area with steps.

Observations : Observation: It was proposed by Cllr Shurville, seconded by Cllr Mrs Michie and with two abstentions RESOLVED 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
Location :- Ranelagh Farm Date Returned :- 02/11/2016
Crouch Lane
Winkfield
SL4 4TN

Proposal : Erection of 3 no. bedroom dwelling following demolition of existing dwelling and shed.

Observations : Observation: It was proposed by Cllr Berry, seconded by Cllr Mrs Michie and with two abstentions RESOLVED that:

WPC have no objection, provided that the development complies with all applicable Green Belt regulations.

04- 6 16/00979/LDC Plot Ref :MILLER Type :- Lawfulness
Applicant Name :- Robson-Kanu, Mr Date Received :- 19/10/2016
Location :- 3 Alderson Court Date Returned :- 02/11/2016
Ascot
Berkshire
SL5 8FT

Proposal : Erection of fences to rear garden on southern, eastern, western and northern boundaries.

Observations : Observation: It was proposed by Cllr Berry, seconded by Cllr Shurville and with four abstentions (including Cllr Mrs Michie, who declared an interest as a neighbour) RESOLVED that:

WPC perceive 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
Location :- 118 New Road Date Returned :- 02/11/2016
Ascot
Berkshire
SL5 8QH

Proposal : 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 : No objection

04- 8 16/00994/PAA Plot Ref :WALKER Type :- PAA
Applicant Name :- Stanley, Mr Richard Date Received :- 04/10/2016
Location :- Land West Of Date Returned :- 02/11/2016
Prince Albert Drive
Ascot

Proposal : 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 : Objection: It was proposed by Cllr Berry, seconded by Cllr Michie and with two abstentions RESOLVED 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- 9 16/01005/FUL Plot Ref :MILLER Type :- FULL
Applicant Name :- Connor, Mr & Mrs Bob and Kim Date Received :- 12/10/2016
Location :- 9 Wentworth Avenue Date Returned :- 02/11/2016
Ascot
Berkshire
SL5 8HX

Proposal : Erection of two storey side extension.

Observations : Objection: It was proposed by Cllr Parkin, seconded by Cllr Berry and with one abstention RESOLVED that:

WPC does not support the loss of garages and notes that this proposal results in a loss of vehicular access to the garage at the rear of the

property.

04- 10 16/01016/FUL Plot Ref :MATTHEW Type :- FULL
Applicant Name :- Atkinson, Dr Christine Date Received :- 19/10/2016
Location :- Land To Rear Of Ardgowan Date Returned :- 02/11/2016
Drift Road
Winkfield
SL5 8FT

Proposal : Change of use from agricultural to equestrian use and conversion of existing building to form stables.

Observations : No objection

04- 11 16/01026/FUL Plot Ref :TERCEIRO Type :- FULL
Applicant Name :- Harvey, Mr Mark Date Received :- 26/10/2016
Location :- Follywood Date Returned :- 02/11/2016
65B Locks Ride
Ascot

Proposal : Erection of first floor balcony and replacement french doors.

Observations : No objection.

04- 12 16/01028/FUL Plot Ref :JONES Type :- FULL
Applicant Name :- Fitzherbert, Mr Richard Date Received :- 26/10/2016
Location :- 84 Fernbank Road Date Returned :-
Ascot
Berkshire
SL5 8HF

Proposal : Erection of single storey side and rear extension.

Observations : Objection: It was proposed by Cllr Paxton, seconded by Cllr Shurville and with one abstention RESOLVED that:

WPC has become aware that a concurrent application has been submitted which brings to its attention that the plans submitted in respect of this application are incorrect and misleading.

WPC feel that any increase from the three bedrooms shown on the incorrect plans submitted will be unsustainable and detrimental to local amenity. There is no parking plan provided but an increase to four bedrooms creates a deficit of off-street parking which is contrary to the BFC Parking Standards.

04- 13 16/01034/FUL Plot Ref :TERCEIRO Type :- FULL
Applicant Name :- Mr R Gammons Date Received :- 26/10/2016
Location :- Vetch Cottage Date Returned :- 02/11/2016
Lovel Road
Winkfield
SL4 2EU

Proposal : Erection of single storey rear extension.

Observations : Observation: It was proposed by Cllr Berry, seconded by Cllr Mrs
Michie and with one abstention RESOLVED that:

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

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06 PLANNING APPEALS

The detail and status of appeals were noted as follow.

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:

None.

07 TREE PRESERVATION ORDERS

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

08 BRACKNELL FOREST COUNCIL

a. It was noted that the next meeting of the Planning and Highways Committee will be held on Thursday 10th November 2016.

b. It was noted that 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. It was proposed by Cllr Shurville, seconded by Cllr Parkin and unanimously RESOLVED that authority is delegated to Cllrs Paxton and Parkin to consider the documentation and make a response on behalf of WPC if appropriate.

09 CURRENT ISSUES

a. BFC Local Plan

It was noted that there was 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 reported that although no more CIL monies have been received, a structure for the allocation of CIL money has been developed.

10 HIGHWAYS MATTERS

The Council considered and discussed the Lovel Road, Winkfield and Cranbourne local safety scheme proposal as part of the Integrated Transport Capital Programme Works for 2016/17. It was proposed by Cllr Mrs Blyth, seconded by Cllr Paxton and unanimously RESOLVED that WPC support this proposal and plan.

11 CORRESPONDENCE

a. LEGOLAND Windsor Consultation - Cllr Parkin provided an update on the planned expansion of the LEGOLAND Windsor Resort Hotel and additional accommodation.

The Meeting closed at : 20:16 _____

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council