

# 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 December 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](http://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.

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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 DECLARATIONS 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 - 5	<b>16/01022/FUL</b>	Plot Ref :- CORBETT	Type:- FULL
	Applicant Name :- Duff, Mr & Mrs V		Date Received :- 03/11/2016
	Parish :- Ascot		
	Location :- Ascot Stud Farm Forest Road Ascot	Agent	
	Proposal :-	Erection of one 5no. bed detached dwelling with associated detached garage and stable block, following demolition of all the existing buildings on the site.	
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04 - 6	<b>16/01037/FUL</b>	Plot Ref :- MILLER	Type:- FULL
	Applicant Name :- Smith, Mr & Mrs		Date Received :- 02/11/2016
	Parish :- W&C		
	Location :- Tiles Cottage Forest Road Winkfield Row	Agent	
	Proposal :-	Erection of a part two storey, part single storey rear extension to the ground floor following the demolition of the existing conservatory.	
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04 - 7	<b>16/01038/LB</b>	Plot Ref :- MILLER	Type:- LISTED
	Applicant Name :- Smith, Mr & Mrs		Date Received :- 02/11/2016
	Parish :- W&C		
	Location :- Tiles Cottage Forest Road Winkfield Row	Agent	
	Proposal :-	Listed building consent for the erection of a part two storey, part single storey rear extension following the demolition of the existing conservatory.	
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04 - 8	<b>16/01039/FUL</b>	Plot Ref :-	Type:- FULL
	Applicant Name :- Jones, Mr Gareth		Date Received :- 24/11/2016
	Parish :- W&C		
	Location :- Lambrook Winkfield Row Bracknell	Agent	
	Proposal :-	Ward: Winkfield & Cranbourne Installation of LED lighting columns into existing car park.	
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04 - 9	<b>16/01042/FUL</b>	Plot Ref :- OLIVIA JONES	Type:- FULL
	Applicant Name :- BALDING, Mr & Mrs		Date Received :- 09/11/2016
	Parish :- W&C		
	Location :- Paddock House Lovel Road Winkfield	Agent	
	Proposal :-	Erection of single storey conservatory with gable roof.	

04 - 10	<b>16/01055/FUL</b>	Plot Ref :- KIMBER	Type:- FULL
	Applicant Name :- Mr Main		Date Received :- 09/11/2016
	Parish :- Ascot		
	Location :- 6 Wentworth Avenue	Agent	
	Ascot		
	Berkshire		
	Proposal :- Erection of single storey rear extension & side gable dormer in addition to alteration to widen existing rear dormer.		
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04 - 11	<b>16/01063/FUL</b>	Plot Ref :- KIMBER	Type:- FULL
	Applicant Name :- Mr S Buxton		Date Received :- 09/11/2016
	Parish :- Ascot		
	Location :- 44 New Road	Agent	
	Ascot		
	Berkshire		
	Proposal :- Erection of part single, part two storey side and rear extension following demolition of existing rear extension and detached garage.		
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04 - 12	<b>16/01066/FUL</b>	Plot Ref :-	Type:- FULL
	Applicant Name :- Payne, Mrs Pat		Date Received :- 24/11/2016
	Parish :- Ascot		
	Location :- 45	Agent	
	King Edwards Road		
	Ascot		
	Proposal :- First floor extension to front and alterations of first floor window to side elevation.		
	Ward: Ascot		
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04 - 13	<b>16/01067/FUL</b>	Plot Ref :-	Type:- FULL
	Applicant Name :- Hall, Mr & Mrs J		Date Received :- 16/11/2016
	Parish :- Ascot		
	Location :- Wildwoods, 24	Agent	
	Prince Consort Drive		
	Ascot		
	Proposal :- Parish: Ascot		
	Section 73 application for variation of condition 2 (approved drawings) of planning permission 14/01295/FUL for the erection of a detached dwelling with associated garages, following the demolition of existing buildings. (For clarity: the changes to the approved plans include the addition of dormers and rooflights)		

04 - 14     **16/01071/FUL**     Plot Ref :-     Type:- FULL  
Applicant Name :- Shaefer, Mrs Joanna     Date Received :- 16/11/2016  
Parish :- Ascot  
Location :- Heritage House     Agent  
                 Kings Ride  
                 Ascot  
Proposal :- Ward: Ascot  
  
Change of use of land to residential garden for Heritage House.

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04 - 15     **16/01082/FUL**     Plot Ref :- MILLER     Type:- FULL  
Applicant Name :- Mrs Lloyd-Goodwin     Date Received :- 09/11/2016  
Parish :- Ascot  
Location :- 2 Rose Cottages     Agent  
                 Bagshot Road  
                 Ascot  
Proposal :- Erection of two storey rear extension following demolition of  
                 existing balcony.

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04 - 16     **16/01089/FUL**     Plot Ref :-     Type:- FULL  
Applicant Name :- Gormley, Mr Joe     Date Received :- 16/11/2016  
Parish :- Ascot  
Location :- Fern Lodge     Agent  
                 London Road  
                 Bracknell  
Proposal :- Ward: Ascot  
  
Section 73 application to vary condition 02 (approved drawings) to  
allow the construction of garages instead of car ports and condition  
14 (retention of car ports) to reflect new drawings for proposed  
garages of planning permission 15/00475/FUL for the erection of 4  
detached dwellings.

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04 - 17     **16/01091/FUL**     Plot Ref :-     Type:- FULL  
Applicant Name :- Bancroft Developments Ltd     Date Received :- 16/11/2016  
Parish :- W&C  
Location :- Meadow View and Eden     Agent  
                 Vale  
                 Chavey Down Road  
                 Winkfield Row  
Proposal :- Ward: Winkfield & Cranbourne  
  
Proposal Erection of 3no. dwellings (2no. three bed and 1no. four  
bed) with new access.

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04 - 18     **16/01095/FUL**     Plot Ref :-     Type:- FULL  
Applicant Name :- Vicos, Mr & Mrs     Date Received :- 16/11/2016  
Parish :- W&C  
Location :- The Beeches, 22     Agent  
                 Locks Ride  
                 Ascot  
Proposal :- Ward: Winkfield & Cranbourne  
  
Erection of a detached garage to front, including habitable room in the roof space (amendment to approved planning permissions 14/00071/FUL and 15/00340/FUL).

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04 - 19     **16/01138/FUL**     Plot Ref :-     Type:- FULL  
Applicant Name :- Wilkins, Mrs     Date Received :- 30/11/2016  
Parish :- Ascot  
Location :- 50     Agent  
                 Wentworth Way  
                 Ascot  
Proposal :- Erection of two storey side extension and single storey rear extension following demolition of existing garage and conservatory.

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04 - 20     **16/01152/FUL**     Plot Ref :-     Type:- FULL  
Applicant Name :- Halliwell, Mr Miles     Date Received :- 24/11/2016  
Parish :- W&C  
Location :- 21     Agent  
                 Astra Mead  
                 Winkfield Row  
Proposal :- Erection of single storey rear extension.  
  
Ward: Winkfield & Cranbourne.

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**05            AMENDED APPLICATIONS**

None received.

**06            PLANNING APPEALS**

A. New Appeals:

Appellant: Mr & Mrs James & Sarah Clark

Site Address: 2 Alderson Court, Ascot, Winkfield, SL5 8FT

Application number: 16/00814/FUL

Proposal: Application for a Certificate of Lawfulness for the continued siting of fencing to the southern, eastern and northern sides of the property.

P.I. Reference: APP/R0335/X/16/3161500

Reason: Refusal of application, decided under selegated powers 05/10/2016.

B. Outstanding 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.

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 1227: Land at "Ronans", Forest Road, Winkfield Row, RG42 7QB - 2016 17/11/2016: To maintain the visual amenity the tree/s afford to the area.

## **08 BRACKNELL FOREST COUNCIL**

a. There are no items for the Planning Committee this month, therefore December's committee has been cancelled.

b. Objection thresholds: notice from Max Baker 23/11/2016:

With immediate effect the threshold for most planning applications to automatically be brought to the Planning Committee will rise from more than three to more than five valid planning objections arising from separate households and/or organisations.

At the same time, the system of notifying the relevant Ward Members and the Chairman of the Planning Committee rises from where 1,2 or 3 objections have been made to where 3, 4 or 5 valid objections have been received.

c. SHELAA Consultation:

The Council has assessed the submitted sites and is publishing the final draft methodology and results of the assessment alongside a draft "Site Selection Methodology".

Consultation will run from Monday 21st November until 5pm on Monday 19th December. Information is available to view via the Council's website.

Winkfield Parish Council is asked to consider whether it wishes to make a collective response to the consultation. If so, Winkfield Parish Council is asked to nominate a working party to respond on its behalf and to delegate authority accordingly.

## **09 CURRENT ISSUES**

Councillors are invited to provide any relevant updates on current issues as follows:

- a. BFC Local Plan
- b. Drainage and Sewerage
- c. Community Infrastructure Levy

## **10 HIGHWAYS MATTERS**

a. Street Naming and Numbering

Silver Fox Cottage, Squirrel Lane, Winkfield: The house formerly known as 1 Cranbourne Hall Cottages has been renamed Silver Fox Cottage.

b. Signage:

i. Cllr Gaw has identified the requirement for an "Attention: Horses" sign in Woodside. BFC are unable to fund this signage but will erect a sign procured by WPC. WPC are therefore asked to approve this expenditure (circa £100).

ii. Cllr Paxton has identified the requirement for a sign to direct to Blackmoor Playspace, after the existing one disappeared. BFC are unable to fund this signage but will erect a sign procured by WPC. WPC are therefore asked to approve this expenditure (circa £100).

## **11 CORRESPONDENCE**

Wokingham Borough Council Local Plan Update: WBC are publishing weekly lists of all sites suggested to be considered for development.