

# Winkfield Parish Council

## A Special Meeting of Planning and Highways

### AGENDA

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 3rd January 2017, 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 notify the Clerk of the Council of any intended absence by midday of the the day of the meeting. The reason for absence must also be submitted and the absence will be recorded in the 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 Planning and Highway Matters on the 6th December 2016.

### 04 PLANNING APPLICATIONS

A working party of the Council is held on the Friday preceeding each meeting at 10am at the Parish Council Offices to consider, discuss and provide an initial opinion on each of the planning applications validated during the month.

The purpose of the meeting is to aid decision making in Council meetings and is open to all members of the Council.

A working party meeting will be held on 30th December 2016 to make recommendations to the Council on the below applications. These recommendations will be circulated to all Councillors immediately following the meeting.

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04 . 1	<b>16/00315/TRTPO</b>	Plot Ref :-	Type :- TRTPO
	Applicant Name :- Parham, Mr Ian		Date Received :- 15/12/2016
	Parish :- Ascot		Date Returned :-
	Location :- Heathfield School	Agent	
	London Road		
	Ascot		
	Proposals :- Ascot		
	TPO 64 - Application to fell 1 tree		
	Observations :-		

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04 . 2	<b>16/01021/FUL</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Seaton, Mrs A		Date Received :- 15/12/2016
	Parish :- W&C		Date Returned :-
	Location :- Pine Lodge Stud Farm	Agent	
	Bishops Lane		
	Warfield		
	Proposals :- Winkfield & Cranbourne		
	Formation of an all weather ménage for private equestrian use.		
	Observations :-		

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04 . 3	<b>16/01125/FUL</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Spong, Mr Martin and Ms Debbie		Date Received :- 15/12/2016
	Parish :- W&C		Date Returned :-
	Location :- Steyning	Agent	
	Chavey Down Road		
	Winkfield Row		
	Proposals :- Winkfield & Cranbourne		
	Side porch and rear extension with associated alterations to bungalow.		
	Observations :-		

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Proposals :- Erection of two storey extension to existing hotel.

Observations :-

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04 . 9	<b>16/01171/FUL</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Malone, Mr Declan		Date Received :- 15/12/2016
	Parish :- Ascot		Date Returned :-
	Location :- The Birches	Agent	
		Kings Ride	
		Ascot	
	Proposals :- Ascot		
	Erection of a two storey side and rear extension in addition to conversion of garage.		

Observations :-

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04 . 10	<b>16/01173/FUL</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Ayash, Mr S		Date Received :- 15/12/2016
	Parish :- W&C		Date Returned :-
	Location :- Sunnyside	Agent	
		Parkers Lane	
		Maidens Green	
	Proposals :- Winfield & Cranbourne		
	Erection of new entrance porch, installation of two additional dormers to the rear and side elevations with internal alterations to the main house. Conversion of existing detached workshop to granny annexe with addition of new canopy.		

Observations :-

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04 . 11	<b>16/01180/LDC</b>	Plot Ref :-	Type :- LDC
	Applicant Name :- Nicholls, Mr Geoff		Date Received :- 22/12/2016
	Parish :- W&C		Date Returned :-
	Location :- 22	Agent	
		Osmans Close	
		Winkfield Row	
	Proposals :- Certificate of lawfulness for a single storey side extension and single storey rear extension.		

Observations :-

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04 . 12	<b>16/01181/FUL</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Jordan Cnstruction Ltd		Date Received :- 15/12/2016
	Parish :- W&C		Date Returned :-
	Location :- Baileys Garage and The	Agent	
		Haven	
		Maidens Green	
		Winkfield	
	Proposals :- Winkfield & Cranbourne		
	Erection of 5 dwellings following demolition of existing buildings.		

Observations :-

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"No Gates Shall be Provided at the Vehicular Access to the Site.  
Reason: In the interests of highway safety and the visual amenities of the area."

Appellant: Mr and Mrs S Corr  
Site Address: Mimizan 11 Prince Consort Drive Ascot  
Proposal: Erection of a detached dwelling with associated garaging, parking and landscaping following demolition of the existing dwelling.  
P.I. Reference: APP/R0335/W/16/3163027  
Our Reference: 15/01145/FUL

**B. Outstanding 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.

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 sores,

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:

Appeal Ref: APP/R0335/W/16/3154194

Fernhill Park, Windsor Road, Winkfield, Windsor SL4 2DD

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.

The appeal is made by Vodafone Limited against the decision of Bracknell Forest Borough Council.

The application Ref 15/01155/FUL, dated 19 November 2015, was refused by notice dated 15 January 2016.

The development proposed is upgrade to existing telecoms site within Fernhill Park.

\*APPEAL ALLOWED\*

## **07 TREE PRESERVATION ORDERS**

TPO 1230 - Land at & adjacent to 89 Locks Ride - 2106: 15/12/16

## **08 BRACKNELL FOREST COUNCIL**

The next meeting of the BFC Planning and Highways Committee will be held on Thursday, 19 January 2017 7.30 pm, Council Chamber, Fourth Floor, Easthampstead House, Bracknell.

## **09 CURRENT ISSUES**

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

### a. BFC Local Plan

Wokingham, Reading, West Berkshire and Bracknell Forest have produced a Spatial Planning Framework to demonstrate Duty to Cooperate across the Western Berkshire Housing Market Area. The document identifies where the authorities will seek to work together across boundaries, seeking to meet the needs of the area up to 2036. Presented for information.

### b. Drainage and Sewerage

Draft Local Risk Management Flooding Strategy 2017 - 2020. Presented for comment.

### c. Community Infrastructure Levy

## **10 HIGHWAYS MATTERS**

### a. Street naming and numbering

1A & 2A Paddock Gate North Street. Scheme is presented for information.

### b. Hog Oak Lane (Winkfield Byway 15) - Proposed Traffic Regulation Order



Proposed restriction of width of vehicles. Scheme is presented for comment.

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## **CORRESPONDENCE**

### a. RBWM Local Plan Consultation

The Royal Borough of Windsor and Maidenhead is seeking views on the present version of the Borough Local Plan which has been prepared following previous public and stakeholder consultation, and consideration by the Council.

The consultation will run from Friday 2 December 2016 until 17.00 on Friday 13 January 2017. Representations must be received no later than 5pm on Friday 13 January 2017.

WPC is asked to consider whether it wishes to appoint a working party to prepare a response on its behalf, and to grant any such working party authority to act accordingly.