

Winkfield Parish Council

Planning and Highways

MINUTES

of the

Special Meeting of Council to Consider Plans and Highways matters held in the Lounge at Carnation Hall on Tuesday 3rd January 2017 at 7.30pm.

Committee Members Present :- Cllr N Atkinson
Cllr O Barreto
Cllr R Berry
Cllr E Blyth
Cllr M Gaw
Cllr D Hayes
Cllr A Michie
Cllr D Parkin
Cllr G Paxton
Cllr S Phillips
Cllr R Shurville
Cllr S Tarrant
Cllr D Wall
Cllr R Warren
Cllr C Yates

Also in Attendance :- Mrs A M Edwards - Clerk
Mrs C L Gibson - Planning Admin Asst.

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Tilbury.

02 DECLARATIONS OF INTEREST

Cllrs Gaw and 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 Michie, seconded by Cllr Berry and unanimously RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 6th December 2016 were a correct record of that meeting and would as such be duly signed.

04 PLANNING APPLICATIONS

It was noted that due to non-availability of Councillors, no working party of the Council was held prior to the meeting to make any recommendations to the Council.

Cllr Phillips arrived at item 4.2.
Cllr Hayes arrived at item 4.6.

04- 1 16/00315/TRTPO Plot Ref : Type :- TRTPO
Applicant Name :- Parham, Mr Ian Date Received :- 15/12/2016
Location :- Heathfield School Date Returned :- 05/01/2016
London Road
Ascot
SL5 8BQ

Proposal : Ascot
TPO 64 - Application to fell 1 tree

Observations : OBSERVATIONS:

It was proposed by Cllr Parkin, seconded by Cllr Shurville and with one abstention RESOLVED that:-
WPC leave determination of this matter to the expertise of the tree officer.

04- 2 16/01021/FUL Plot Ref : Type :- FULL
Applicant Name :- Seaton, Mrs A Date Received :- 15/12/2016
Location :- Pine Lodge Stud Farm Date Returned :- 05/01/2016
Bishops Lane
Warfield
RG42 6HY

Proposal : Winkfield & Cranbourne
Formation of an all weather ménage for private equestrian use.

Observations : OBSERVATIONS

It was proposed by Cllr Tarrant, seconded by Cllr Shurville and with one abstention RESOLVED that:-

WPC has no objection, provided adequate drainage is provided to ensure that there is no flooding to neighbouring properties.

04- 3 16/01125/FUL Plot Ref : Type :- FULL
Applicant Name :- Spong, Mr Martin and Ms Debbie Date Received :- 15/12/2016
Location :- Steyning Date Returned :- 05/01/2016
Chavey Down Road
Winkfield Row
RG42 7NY

Proposal : Winkfield & Cranbourne
Side porch and rear extension with associated alterations to bungalow.

Observations : OBSERVATION

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

WPC has no objection, provided there is no loss of amenity to the neighbour at Rhoscolyn.

04- 4 16/01130/FUL Plot Ref : Type :- FULL
Applicant Name :- Squires, Mr Gavin Date Received :- 08/12/2016
Location :- 1 Kilmington Close Date Returned :- 05/01/2016
Kilmington Close
Bracknell
RG12 0GL
1 Kilmington Close
Kilmington Close
Bracknell
RG12 0GL

Proposal : Erection of two storey side extension.

Observations : CONSIDERED NO OBJECTION

04- 5 16/01139/FUL Plot Ref : Type :- FULL
Applicant Name :- Atkinson, Mr & Mrs L Date Received :- 22/12/2016
Location :- 169 Date Returned :- 05/01/2016
New Road
Ascot
SL5 8PX

Proposal : First floor front, first floor rear & single storey side additions

Observations : RECOMMENDED REFUSAL

It was proposed by Cllr Shurville, seconded by Cllr Wall and with two abstentions RESOLVED that:-

WPC considers that the designated "dressing room" shown on the plans with an en suite and access from the hallway will be easily purposed as a bedroom now or in the future. WPC is of the view that this is an overdevelopment of the site, and note that no parking plan has been provided. Insufficient off road parking will exacerbate existing parking issues and WPC therefore recommends refusal of this application.

04- 6 16/01147/FUL Plot Ref : Type :- FULL
Applicant Name :- Blay, A Date Received :- 22/12/2016
Location :- Oakview Date Returned :- 05/01/2016
Level Road
Winkfield
SL4 2EY

Proposal : Erection of two storey side extension following demolition of single storey side extension and garage.

Observations : OBSERVATION:

It was proposed by Cllr Shurville, seconded by Cllr Atkinson and with

three abstentions RESOLVED that:-

WPC do not support the loss of garage space, although we note that sufficient off road parking has been provided.

04- 7 16/01153/FUL Plot Ref : Type :- FULL
Applicant Name :- JPP Land Ltd Date Received :- 15/12/2016
Location :- Land R/o Neuchatel Date Returned :- 05/01/2016
Chavey Down Road
Winkfield Row

Proposal : Winkfield & Cranbourne
Erection of 5no. 5 bed detached dwellings with new access off Chavey
Down Road.

Observations : RECOMMENDED REFUSAL

It was proposed by Cllr Atkinson, seconded by Cllr Shurville and with
three abstentions RESOLVED that:-

WPC are aware that there is an Replenishment Order outstanding in
respect of this development and it would therefore be inappropriate to
support this application pending resolution of that Order.

04- 8 16/01169/FUL Plot Ref : Type :- FULL
Applicant Name :- McKelvie, Mr J Date Received :- 08/12/2016
Location :- Stirrups Country House Hotel Date Returned :- 05/01/2016
Bracknell Road
Warfield
RG42 6LD

Proposal : Erection of two storey extension to existing hotel.

Observations : RECOMMENDED APPROVAL

It was proposed by Cllr Tarrant, seconded by Cllr Paxton and with three
abstentions RESOLVED that:-

WPC wish to support this local, longstanding family run business.
WPC notes that the site footprint is unchanged and that the
development provides much-needed additional space and therefore
recommend that this application be approved.

04- 9 16/01171/FUL Plot Ref : Type :- FULL
Applicant Name :- Malone, Mr Declan Date Received :- 15/12/2016
Location :- The Birches Date Returned :- 05/01/2016
Kings Ride
Ascot
SL5 8AL

Proposal : Ascot
Erection of a two storey side and rear extension in addition to conversion of garage.

Observations : OBSERVATIONS

It was proposed by Cllr Berry, seconded by Cllr Michie and with three abstentions RESOLVED that:-

WPC does not support the loss of garage space, but notes that sufficient off road parking has been provided.

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|--------|-------------------|--|------------------|------------|
| 04- 10 | 16/01173/FUL | Plot Ref : | Type :- | FULL |
| | Applicant Name :- | Ayash, Mr S | Date Received :- | 15/12/2016 |
| | Location :- | Sunnyside Parkers Lane Maidens Green RG42 6LE | Date Returned :- | 05/01/2016 |

Proposal : 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 : CONSIDERED NO OBJECTION

| | | | | |
|--------|-------------------|---|------------------|------------|
| 04- 11 | 16/01180/LDC | Plot Ref : | Type :- | LDC |
| | Applicant Name :- | Nicholls, Mr Geoff | Date Received :- | 22/12/2016 |
| | Location :- | 22 Osmans Close Winkfield Row RG42 7PX | Date Returned :- | 05/01/2016 |

Proposal : Certificate of lawfulness for a single storey side extension and single storey rear extension.

Observations : OBSERVATION

It was proposed by Cllr Yates, seconded by Cllr Berry and with three abstentions RESOLVED that:-

WPC are happy to leave determination of this matter to the expertise of the officer.

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|--------|-------------------|--|------------------|------------|
| 04- 12 | 16/01181/FUL | Plot Ref : | Type :- | FULL |
| | Applicant Name :- | Jordan Cnstruction Ltd | Date Received :- | 15/12/2016 |
| | Location :- | Baileys Garage and The Haven Maidens Green Winkfield | Date Returned :- | 05/01/2016 |

SL4 4SJ

Proposal : Winkfield & Cranbourne
Erection of 5 dwellings following demolition of existing buildings.

Observations : OBSERVATION

It was proposed by Cllr Berry, seconded by Cllr Michie and with three abstentions RESOLVED that:-

WPC would ask the officer to ensure that sufficient practicable designated parking is provided and further ask that a condition be applied to ensure that car ports are retained for their intended use.

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|--------|-------------------|---|------------------|------------|
| 04- 13 | 16/01197/LB | Plot Ref : | Type :- | LISTED |
| | Applicant Name :- | Wallace, Daniel and Benjamin | Date Received :- | 22/12/2016 |
| | Location :- | New Lodge Drift Road Winkfield SL4 4RR | Date Returned :- | 05/01/2016 |

Proposal : Listed building consent for french doors, fireplace relocation and new interconnecting internal door.

Observations : OBSERVATION:

It was proposed by Cllr Shurville, seconded by Cllr Berry and with three abstentions RESOLVED that:-

WPC leave determination of this matter to the expertise of the officer.

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|--------|-------------------|---|------------------|------------|
| 04- 14 | 16/01214/PAH | Plot Ref : | Type :- | PAH |
| | Applicant Name :- | Wilkins, Mrs Andrea | Date Received :- | 15/12/2016 |
| | Location :- | 50 Wentworth Way Ascot Berkshire SL5 8HU | Date Returned :- | 22/12/2016 |

Proposal : Ascot
Prior approval application for the erection of single storey rear extension following demolition of existing conservatory.

Observations : OBSERVATION:

It was proposed by Cllr Parkin, seconded by Cllr Berry and with three abstentions RESOLVED that:-

The previous submission of the below comment is ratified.

"WPC have no objection provided there is no loss of amenity to the

neighbouring property at number 52 Wentworth Way."

04- 15 16/01221/FUL Plot Ref : Type :- FULL
Applicant Name :- Phua, Dr Mei-Ching Date Received :- 22/12/2016
Location :- Middlemarch Date Returned :- 05/01/2016
Lovel Road
Winkfield
SL4 2EU

Proposal : Section 73 application for the variation of condition 8 (approved plans) to planning permission 621756 to Erection of one detached house with creation of access to Lovel Road to allow for the insertion of a first floor side facing window.

Observations : RECOMMENDED REFUSAL

It was proposed by Cllr Wall, seconded by Cllr Warren and with one abstention RESOLVED that:-

This application is a clear contravention of the conditions applied to the original development and WPC ask that the officer check these conditions.

WPC is concerned by the loss of privacy to the neighbouring property as the window overlooks a bedroom and the entirety of the garden, causing loss of amenity.

WPC suggest that a velux window with a sun tunnel would be a more appropriate installation but feels that the window shown on the plans has an unacceptable impact on the neighbouring property and therefore recommends that this application be refused.

04- 16 16/01228/FUL Plot Ref : Type :- FULL
Applicant Name :- Sharman, Mrs Date Received :- 22/12/2016
Location :- Rosemary Cottage Date Returned :- 05/01/2016
Mushroom Castle
Winkfield Row
RG42 7PL

Proposal : Erection of single storey rear and side extensions.

Observations : CONSIDERED NO OBJECTION.

04- 17 16/01267/FUL Plot Ref : Type :- FULL
Applicant Name :- Perry, Mrs T Date Received :- 22/12/2016
Location :- Vine Cottage Date Returned :- 05/01/2016
Winkfield Lane
Winkfield
SL4 4QS

Proposal : Erection of single storey orangery extension to rear.

Observations : CONSIDERED NO OBJECTION.

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|--------|-------------------|---|------------------|------------|
| 04- 18 | 16/03115/OUT | Plot Ref : | Type :- | OUTLINE |
| | Applicant Name :- | Frimley Health NHS Trust | Date Received :- | 19/12/2016 |
| | Location :- | Heatherwood Hospital London Road Ascot SL5 8AA | Date Returned :- | 05/01/2016 |

Proposal : Hybrid planning application comprising: 1) Application for full planning permission for the development of a new Elective Care Hospital and associated Admin Hub with associated parking, vehicle access, highway works, plant and landscaping 2) Application for full planning permission for the change of use of existing building to provide GP Practice, Office, Data Centre and Staff Restaurant in association with the Elective Care Hospital 3) Application for outline planning permission (access and layout determined with all other matters reserved for future consideration) for demolition of existing hospital and redevelopment of up to 250 dwellings with associated vehicle access and highway works 4) Application for full planning permission for the change of use of existing woodland to Suitable Alternative Natural Greenspace (SANG) in association with the outline residential planning permission.

Observations : It was proposed by Cllr Tarrant, seconded by Cllr Wall and with three abstentions RESOLVED that:-

Winkfield Parish Council supports the objections of Ascot and Sunninghill Parish Council. Furthermore, WPC feels that insufficient infrastructure is provided to support the proposed development, particularly as regards educational facilities, parking and traffic movement.

(Submitted to RBWM online 05/01/2017)

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06 PLANNING APPEALS

A. New Appeals:

The following new appeals were noted.

Appellant: Patrick Argi

Site Address: Maple House 22 Prince Consort Drive Ascot Berkshire SL5 8AW

P.I. Reference: APP/R0335/C/16/3158017

Our Reference(s): EN/13/00584/UBPC/APNL3 07/12/2016

An appeal has been lodged with the Planning Inspectorate against an enforcement notice

served by Bracknell Forest Council.

Alleged Breach of Planning Control:

The erection and retention of 1.8m high gates and gate posts... in breach of Condition 7 of planning permission 12/00690/FUL dated 5th October 20102 which states:-

"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:

The following outstanding appeals were noted.

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 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:

The following decided appeal was noted.

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 was noted.

08 BRACKNELL FOREST COUNCIL

It was noted that 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. It was further noted that several applications within Winkfield would be discussed at that meeting.

09 CURRENT ISSUES

Councillors were 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. This document was noted.

b. Drainage and Sewerage

Draft Local Risk Management Flooding Strategy 2017 - 2020, previously circulated to Councillors was discussed. Cllr Tarrant expressed some concerns and it was agreed that he and the Clerk would submit a comment in response to the document.

c. Community Infrastructure Levy

It was noted that we await a White Paper on the future of CIL and until then there is nothing to report.

10 HIGHWAYS MATTERS

a. Street naming and numbering

1A & 2A Paddock Gate North Street. Scheme noted.

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

Proposed restriction of width of vehicles. The scheme as circulated to all Councillors was discussed. It was proposed by Cllr Parkin, seconded by Cllr Berry

and with three abstentions RESOLVED that: WPC supports this scheme.

Proposal : Hybrid planning application comprising: 1) Application for full planning permission for the development of a new Elective Care Hospital and associated Admin Hub with associated parking, vehicle access, highway works, plant and landscaping 2) Application for full planning permission for the change of use of existing building to provide GP Practice, Office, Data Centre and Staff Restaurant in association with the Elective Care Hospital 3) Application for outline planning permission (access and layout determined with all other matters reserved for future consideration) for demolition of existing hospital and redevelopment of up to 250 dwellings with associated vehicle access and highway works 4) Application for full planning permission for the change of use of existing woodland to Suitable Alternative Natural Greenspace (SANG) in association with the outline residential planning permission.

Observations : It was proposed by Cllr Tarrant, seconded by Cllr Wall and with three abstentions RESOLVED that:-

Winkfield Parish Council supports the objections of Ascot and Sunninghill Parish Council. Furthermore, WPC feels that insufficient infrastructure is provided to support the proposed development, particularly as regards educational facilities, parking and traffic movement.

(Submitted to RBWM online 05/01/2017)

11 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.

WPC discussed the RBWM Local Plan. Cllr Parkin would make enquiries and circulate any pertinent information in due course.

The Meeting closed at : 20.43

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council