

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 24th January 2017 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

1 APOLOGIES FOR ABSENCE

Councillors are asked to personally notify the Clerk to the Council by midday of the day of the meeting of any intended absence together with the reason for the absence. This information will be noted in the minutes of the meeting.

2 DECLARATIONS OF INTEREST

Members are required to declare any personal or prejudicial interests in relation to any items on the agenda.

4 . 9 **16/01250/FUL** Plot Ref :- 02/2017 Type :- FULL
Applicant Name :- Harris & Fryer, Mike & David Date Received :- 12/01/2017
Parish :- Harmans Water Date Returned :-
Location :- 3 & 5 Agent
Epping Way
Bracknell
Proposals :- Erection of part two storey side and rear extension and part single storey front extension following demolition of existing garage at No. 5 and alterations to garage at No 3.
Observations :- Working Party Comment. OBSERVATION. It was proposed by Cllr Berry, seconded by Cllr Paxton that WPC would ask the Officer to ensure a condition is applied to prevent the garage being used for any other purpose.

4 . 10 **16/01256/FUL** Plot Ref :- 02/2017 Type :- FULL
Applicant Name :- Taylor, Mr & Mrs T Date Received :- 12/01/2017
Parish :- Bullbrook Date Returned :-
Location :- Hill Side House Agent
Long Hill Road
Bracknell
Proposals :- Single storey rear extension and associated internal works.
Observations :- Working Party Comment. OBSERVATION. It was proposed by Cllr Berry, seconded by Cllr Paxton that WPC would ask the Officer to ensure there is no damage to the trees on site during and after construction.

4 . 11 **16/01266/FUL** Plot Ref :- 02/2017 Type :- FULL
Applicant Name :- Berkeley Homes (Oxford and Chi Date Received :- 12/01/2017
Parish :- Ascot Date Returned :-
Location :- The Brackens Agent
London Road
Ascot
Proposals :- Residential development comprising partial demolition of existing buildings, retention and conversion of Brackens House to provide 5 no apartments and construction of 51 new dwellings, with associated parking, tree removal and landscaping and improvements to existing access to London Road.
Observations :- Working Party Comment. OBSERVATION. It was proposed by Cllr Berry, seconded by Cllr Paxton that WPC would ask the Officer to ensure the retention of the trees and shrubs on site and particularly where the site borders the London Road.

4 . 12 **16/01275/FUL** Plot Ref :- 02/2017 Type :- FULL
Applicant Name :- Timms, Mr Matthew Date Received :- 12/01/2017
Parish :- Crown Wood Date Returned :-
Location :- 8 Hythe Close Agent
Bracknell
Berkshire
Proposals :- Single storey side and rear extension
Observations :- Working Party Comment. OBSERVATION. It was proposed by Cllr Berry, seconded by Cllr Paxton that WPC is concerned that there should not be any loss of amenity to the neighbouring properties. It was noted that the previous application 15/01138 was approved.

4 . 13 **16/01277/FUL** Plot Ref :- 02/2017 Type :- FULL
Applicant Name :- Hart, Mr Sinclair Date Received :- 12/01/2017
Parish :- W&C Date Returned :-
Location :- Meadow View & Eden Agent
Vale
Chavey Down Road
Winkfield Row
Proposals :- Ward: Winkfield And Cranbourne
Linked application to Meadow View and Eden Vale for the erection of single storey side and two storey side and rear extension following demolition of existing two storey rear extension.
Observations :- To be discussed in detail at the meeting.

4 . 14 **16/01278/PAH** Plot Ref :- 01/2017 Type :- PAH
Applicant Name :- Jovy, Miss Amy Date Received :- 05/01/2017
Parish :- W&C Date Returned :-
Location :- 2 Agent
Meadow View
Winkfield
Proposals :- Ward: Winkfield And Cranbourne
Prior approval notification for the erection of a single storey rear extension with pitched roof following the demolition of the existing rear projection.
Observations :- To be discussed in detail at the meeting.

4 . 15 **16/01280/FUL** Plot Ref :- 02/2017 Type :- FULL
Applicant Name :- Gardiner, Miss Holly Date Received :- 12/01/2017
Parish :- W&C Date Returned :-
Location :- Orchard Lea Agent
Drift Road
Winkfield

5**AMENDED APPLICATIONS**

16/00846/FUL - Land at C012Z Drift Road - to Consider a response.

5.1

16/00846/AA

Plot Ref :- 03/2017

Type :- Amended

Applicant Name :- Conn, Mrs Yvette

Date Received :- 18/01/2017

Parish :- W&C

Date Returned :-

Location :- Land at C012Z
Drift Road

Agent

Proposals :- AMENDED PLANS: Access from Crouch Lane instead of Drift Road 16/01/2017

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.

Observations :-

6**PLANNING APPEALS**

A. New Appeals:

Appellant: Warfield Homes

Site Address: Land Adjoining Warfield Park Warfield Bracknell

Application number: 15/00383/FUL

Proposal: Change of Use of land adjoining Warfield Park for the siting of up to 82 mobile homes (according with the definition of a caravan), suitable alternative natural green space (SANGS) and informal open space, together with access improvements, landscaping and biodiversity measures.

P.I. Reference: APP/R0335/W/16/3163349

Reason: Refusal of application.

Appellant: Mr and Mrs Singer

Site Address: Homelea Winkfield Lane Winkfield

Proposal: Erection of a single storey garden room extension.

P.I. Reference: APP/R0335/D/16/3161270

Our Reference: 16/00591/FUL /PTCHH1

Start Date: 21.12.2016

Reason: Refusal of a householder application

Appellant: Mr Andrey Morev

Site Address: Queenswood House Drift Road Winkfield

Proposal: Erection of garage for temporary period of 2 years.

P.I. Reference: APP/R0335/D/16/3161645

Our Reference: 16/00543/T /PTCHH1

Start Date: 21.12.2016

Reason: refusal by Bracknell Forest Council in respect of the proposed development described above.

Appellant: JPP Land Ltd
Site Address: White Gates, Long Hill Road, Ascot, SL5 8RD
Proposal: Erection of 11no 4 bed and 4no 5 bed detached dwellings, with access onto Longhill Road via the drive to the Warfield Park Mobile Homes site, following demolition of existing dwelling and outbuildings.
P.I. Reference: APP/R0355/W/16/3160998

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 delegated 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:

None.