

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 7th February 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

01 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.

02 DECLARATIONS OF INTEREST

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

04 . 3 **16/01263/FUL** Plot Ref :- 03/2017 Type :- FULL
Applicant Name :- Went, Mr & Mrs Date Received :- 23/01/2017
Parish :- W&C Date Returned :-
Location :- Handpost Farm Agent
 Bracknell Road
 Warfield
Proposals :- Winkfield & Cranbourne
 Erection of 4 no. 4 bedroomed detached dwellings following the
 demolition of existing buildings.
Observations :- Working party recommendation: Observation: It was proposed by
 Cllr Berry, seconded by Cllr Michie that WPC have no objection to
 this application provided:_
 "That this application is acceptable within applicable green belt
 legislation and local regulation,
 "That sufficient off-road parking is provided, including for visitors,
 to avoid creating a problematic situation on the narrow Bracknell
 Road, and
 "That proper drainage and sewerage is provided to avoid
 exacerbation of historical issues.
 **CG Obtain advice from officer re: what qualifies in terms of
 unused agricultural green belt buildings and can be turned into
 accommodation and what is not allowable.**

04 . 4 **16/01264/FUL** Plot Ref :- 03/2017 Type :- FULL
Applicant Name :- Went, Mr & Mrs Date Received :- 23/01/2017
Parish :- W&C Date Returned :-
Location :- Handpost Farm Agent
 Bracknell Road
 Warfield
Proposals :- Winkfield & Cranbourne
 Section 73 application for the removal of condition 5 (occupation
 limit) of planning permission 621783 for the permanent change of
 use from farm shop to dwelling.
Observations :- Working party recommendation: Observation: It was proposed by
 Cllr Berry, seconded by Cllr Michie that the change of use should
 be granted subject to determination of the future use of the land
 (16/01243/FUL)

04 . 5 **16/01265/LDC** Plot Ref :- 05/2017 Type :- LDC
Applicant Name :- Dickson, Mrs Karen Date Received :- 02/02/2017
Parish :- Ascot Date Returned :-
Location :- Ithro 4-10 Agent
 Beechwood Close
 Ascot
Proposals :- Ascot
 Lawful development certificate for the continued use of woodland
 as private garden.
Observations :- Working party recommendation: Observation: It was proposed by
 Cllr Parkin, seconded Cllr Michie that WPC would leave
 determination of this matter to the expertise of the officer.

04 . 6 **16/01277/FUL** Plot Ref :- 02/2017 Type :- FULL
Applicant Name :- Hart, Mr Sinclair Date Received :- 12/01/2017
Parish :- W&C Date Returned :- 25/01/2017
Location :- Meadow View & Eden Agent
Vale
Chavey Down Road
Winkfield Row
Proposals :- Ward: Winkfield & Cranbourne
Linked application to Meadow View and Eden Vale for the
erection of single storey side and two storey side and rear
extension with pitched roof following the demolition of teh existing
rear projection.
Observations :- *Cllr Tilbury reentered the meeting
*Cllr Gaw left the meeting

RECOMMENDED REFUSAL, FOR THE REASONS SET OUT
BELOW:

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

WPC considers this an overdevelopment of the site, taking
account of the current application for three houses awaiting
decision.

04 . 7 **16/01284/FUL** Plot Ref :- 04/2017 Type :- FULL
Applicant Name :- Royal County of Berks Polo Clu Date Received :- 25/01/2017
Parish :- W&C Date Returned :-
Location :- Royal Berkshire Polo Club Agent
North Street
Winkfield
Proposals :- Winkfield And Cranbourne
Levelling and extension to No. 6 Ground and creation of irrigation
pond.
Observations :- "there is a deficit of background information supplied to inform
the working party's view on this application
"Hours of operation should be restricted to 9-4 to avoid causing
delays during rush hour
"The works should be completed within a defined timeframe
"Wish to ensure that there is a robust drainage plan.

04 . 8 **16/01288/FUL** Plot Ref :- 03/2017 Type :- FULL
Applicant Name :- Baldwin, Mr Roger Date Received :- 23/01/2017
Parish :- W&C Date Returned :-
Location :- Meadows Croft Agent
North Street
Winkfield

Proposals :- Winkfield & Cranbourne
Demolition of the existing two dwellinghouses and replacement with two 4 bedroomed dwellinghouses with associated access, parking and landscaping.

Observations :- Working party recommendation: It was proposed by Cllr Berry, seconded by Cllr Michie that WPC have considered this application and have no objection thereto, provided that the development complies with all relevant legislation.

04 . 9 **16/01295/FUL** Plot Ref :- 04/2017 Type :- FULL
Applicant Name :- Winkfield Parish Council Date Received :- 25/01/2017
Parish :- W&C Date Returned :-
Location :- Locks Ride Playing Fields Agent
Forest Road
Winkfield Row
Proposals :- Winkfield And Cranbourne
Siting of timber log cabin for use as cafe/snack bar ancillary to the main site use as a recreation ground.
Observations :- For Information Only.

04 . 10 **16/01300/FUL** Plot Ref :- 03/2017 Type :- FULL
Applicant Name :- Price, Mr Keir Date Received :- 23/01/2017
Parish :- W&C Date Returned :-
Location :- Ltr/o 89 Agent
Locks Ride
Locks Ride
Proposals :- Winkfield & Cranbourne
Erection of 5 no. detached dwellings with associated garages, parking, landscaping and upgrade to existing access.
Observations :- Working party recommendation: It was proposed by Cllr Parkin, seconded by Cllr Berry that WPC is concerned that the access to the proposed development is less than sufficient. WPC is concerned as to the implications for adjacent sites and the creation of a dangerous precedent. We do not feel that there is any detriment to the character of the local area caused by this application but would not wish to see the site or adjacent sites developed further in the same manner. WPC have concerns as to drainage, given that there are pre-existing issues in the area and the proposal would only burden a system that WPC has evidence over a long period that is inadequate.

04 . 11 **17/00013/FUL** Plot Ref :- 04/2017 Type :- FULL
Applicant Name :- Sondhi, Mr Kam Date Received :- 25/01/2017
Parish :- Ascot Date Returned :-
Location :- 5 Agent
The Grove
Ascot

Proposals :- Ascot
Erection of first floor side and rear extension, new bay window and porch roof.

Observations :- Working party recommendation: It was proposed by Cllr Berry, seconded by Cllr Parkin that WPC have concerns as to the adequacy of off road parking and note that no parking plan has been provided
**Site visit: Cllr Berry

04 . 12 **17/00015/FUL** Plot Ref :- 04/2017 Type :- FULL
Applicant Name :- Jovy, Mrs Amy Date Received :- 25/01/2017
Parish :- Ascot Date Returned :-
Location :- 2 Agent
Meadow View
Hatchet Lane
Proposals :- Ascot
Erection of ground floor and part first floor extension to the rear with rooflights.
Observations :- Working party recommendation: Considered no objection

04 . 13 **17/00033/FUL** Plot Ref :- 05/2017 Type :- FULL
Applicant Name :- Wallace, Daniel and Benjamin Date Received :- 02/02/2017
Parish :- W&C Date Returned :-
Location :- New Lodge Agent
Drift Road
Winkfield
Proposals :- Winkfield & Cranbourne
Alterations to secondary stair including extension, installation of 2 new rooflights and a single new replacement window facing into the courtyard at first floor level.
Observations :- Working party recommendation: It was proposed by Cllr Parkin, seconded by Cllr Michie that WPC would leave determination of this matter to the expertise of the officer.

04 . 14 **17/00034/LB** Plot Ref :- 05/2017 Type :- LISTED
Applicant Name :- Wallace, Benjamin and Daniel Date Received :- 02/02/2017
Parish :- W&C Date Returned :-
Location :- New Lodge Agent
Drift Road
Winkfield
Proposals :- Winkfield & Cranbourne
Alterations to secondary stair including extension, install of 2 new rooflights and a single new replacement window facing into the courtyard at first floor level.
Observations :- Working party recommendation: It was proposed by Cllr Parkin, seconded by Cllr Berry that WPC would leave determination of this matter to the expertise of the officer.

04 . 15 **17/00040/FUL** Plot Ref :- 05/2017 Type :- FULL
Applicant Name :- Chapman, Simon & Danielle Date Received :- 02/02/2017
Parish :- Ascot Date Returned :-
Location :- 3 Agent
Saddlers Mews
Ascot
Proposals :- Ascot
Section 73 application for the variation of condition 18 (parking) to planning permission 13/00408/FUL as amended by 14/01057/FUL for the erection of 10 no. dwellings (comprising 1 no. 2 bed, 3 no. 3 bed, 4 no. x 4 bed and 2 no. 5 bed) following demolition of existing commercial buildings so that the garage on plot 3 can be used as a utility room and storage without compliance with condition 18 of planning permission 13/00408/FUL.
Observations :- Working party recommendation: Recommended refusal, for the following reasons: It was proposed by Cllr Parkin, seconded Cllr Michie that WPC does not support the loss of garage space and feel that the conditions applied to this development should be adhered to (i.e. the retention of garages for vehicular use).

04 . 16 **17/00043/LDC** Plot Ref :- 05/2017 Type :- Lawfulness
Applicant Name :- Barney, Mr & Mrs Mark Date Received :- 02/02/2017
Parish :- W&C Date Returned :-
Location :- The Elms Agent
Winkfield Lane
Winkfield
Proposals :- Winkfield & Cranbourne
The extensions to the existing dwellinghouse comprising ground works and foundations were commenced in March 2015 in accordance with the provisions of the Town and Country Planning (General Permitted Development) Order 1995. The continuation of these works in accordance with the submitted plans would be lawful.
Observations :- Working party recommendation: Considered no objection. Please note that WPC has considered the objection received online and note that the paperwork was stamped received on 19/01/2017, and therefore has no concerns.

04 . 17 **17/00080/PAA** Plot Ref :- 05/2017 Type :- PAA
Applicant Name :- Stanley, Mr Richard Date Received :- 02/02/2017
Parish :- Ascot Date Returned :-
Location :- 7 Agent
Kings Yard, Prince Albert
Driv
Ascot
Proposals :- Ascot
Application for prior approval change of use of Agricultural Building to a dwelling house (C3).
Observations :- Working party recommendation: Recommended refusal, for the following reasons: It was proposed by Cllr Parkin, seconded by Cllr

Michie that WPC do not believe that this proposal is acceptable within the Green Belt and would be detrimental to the character of the area, resulting in a loss of openness.

05 AMENDED APPLICATIONS

None received.

For information: 16/01039/FUL - Installation of 7 lighting columns at Lambrook School. Application to be withdrawn:

Cllr Tarrant: "A short line to advise that Tony Virgo and myself had a very constructive meeting with the Headmaster and the bottom line is that the planning application will be withdrawn and will be replaced with a compromise proposal which will be discussed with us prior to submission.

The reason for needing to improve the lighting, primarily around the car park area, is that a local school (Sunningdale) had a very serious parent accident in their car park with all sorts of insurance and litigation implications. Also, the school is continuing to host local activities (ie CADS, other schools etc) using their excellent facilities."

06 PLANNING APPEALS

A. New Appeals:

Site address: Cinnamon Tree Maidens Green Winkfield SL4 4SJ
16/00156/FUL (APP/R0335/W/16/3162851)

Proposal: erection of two detached dwellings with detached garage and detached car port following demolition of the existing building.

Reason: Refusal of application

B. Outstanding Appeals:

Appellant: Warfield Homes

Site Address: Land Adjoining Warfield Park Warfield Bracknell

Application number: 15/00383/FUL (APP/R0335/W/16/3163349)

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.

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: 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 demotion of existing dwelling and outbuildings.

P.I. Reference: APP/R0355/W/16/3160998

Appellant: Mr & Mrs James & Sarah Clark
Site Address: 2 Alderson Court, Ascot, Winkfield, SL5 8FT
Application number: 16/00814/LDC
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
Application number: 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
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

C. Decided Appeals:

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.
20/12/2016 APPEAL DIMISSED

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.
31/01/2017 APPEAL DISMISSED

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.

30/01/2017 APPEAL ALLOWED: planning permission is granted for a temporary period of two years for the erection of a garage at Queenswood House, Drift Road, Winkfield, Windsor, SL4 4RL, in accordance with the terms of the application, Ref. 16/00543/T/RTZ, dated 1 June 2016, and the plans submitted with it, subject to the following condition:

1) The garage hereby permitted shall be retained for a limited period of up to two years from the date of this decision. At the expiry of that period the garage shall be removed from the land and the land restored to its former condition.

Appellant: Vodafone Limited

Site Address: Land Adjacent To Forest Farm Mounts Hill Winkfield Windsor Berkshire

Applicatgion number: 15/01155/FUL (APP/R0335/W/16/3154194)

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.

Reason For Appeal: Refusal of the application.

07/12/2016 APPEAL ALLOWED

07 TREE PRESERVATION ORDERS

No TPOs have been received this month.

08 BRACKNELL FOREST COUNCIL

The next meeting of the BFC Planning and Highways Committee will be held on 23rd February 2017 7.30pm.

09 CURRENT ISSUES

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

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

10 HIGHWAYS MATTERS

FOR DECISION: Fern Lodge, London Road - Relocation of Bus Stop, bench and foliage. WPC is asked to approve the relocation of the bus stop, bench and foliage.

FOR NOTING: Braziers Lane Closure - 4th and 5th February 2017: Section 14 of the Road Traffic Regulation Act 1984 closure of Braziers Lane between its junctions with A330 Church Road and B3034 Forest Road to ensure public & workforce safety whilst works on telecommunications equipment are carried out. Maximum duration of 6 months.

FOR NOTING: Winkfield Lane Closure - 13th and 14th February 2017: Section 14 of the Road Traffic Regulation Act 1984 closure of Winkfield Lane between its junction with Winkfield Street and its junction with Crouch Lane to enable works to be safely executed on the carriageway, namely the maintenance of statutory

undertakers equipment. Maximum duration 12 months.

The alternative route for vehicles affected by the closure will be via Winkfield Street, A330 Church Road, A330 Pigeonhouse Lane, B3022 North Street and Crouch Lane, or by this route in reverse.

11

CORRESPONDENCE

Correspondence received which requires the attention of the full Council: None.