

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 7th February 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 R Shurville
Cllr S Tarrant
Cllr C Tilbury
Cllr R Warren

Also in Attendance :- Mrs Edwards - Clerk
Mrs Gibson - Planning Administration Assistant

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Gaw (who would be attending later), Wall and Phillips.

02 DECLARATIONS OF INTEREST

It was noted that as Borough Councillors and members of the Planning Committee, Cllrs Gaw and Hayes 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.

Cllr Michie declared an interest in item 4.10 (16/01300/FUL) as a neighbour.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Berry, seconded by Cllr Parkin and unanimously RESOLVED that:-

The minutes of the meeting held on 24th February did not form an accurate or comprehensive record of the meeting, and was therefore agreed that Cllr Berry and Mrs Gibson will examine and amend these and that approval of the same would be deferred to the meeting on 7th March 2017.

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 was held on 3rd February 2017 to make the recommendations to the Council which are listed below.

In attendance were:

Cllr Ray Berry
Cllr Angela Michie
Cllr David Parkin

04- 1 16/01217/FUL Plot Ref :05/2017 Type :- FULL
Applicant Name :- Thearle, Mr Peter Date Received :- 02/02/2017
Location :- 36 Date Returned :- 07/02/2017
East Stratton Close
Bracknell
SL5 8AH

Proposal : Forest Park
Erection of a boundary fence in-between driveway and garden of 2.33 metres in height.

Observations : OBSERVATIONS

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

WPC would ask that officer ensures that the fence complies with relevant local planning standards.

04- 2 16/01243/FUL Plot Ref :03/2017 Type :- FULL
Applicant Name :- Bodley-Scott, Mr Richard Date Received :- 23/01/2017
Location :- Woodcote, Date Returned :- 07/02/2017
Chavey Down Road,
Winkfield Row
RG42 7NY

Proposal : Winkfield & Cranbourne
Erection of part ground floor part first floor extension to the front and rear forming a one and half storey extension with alterations to existing dwelling and addtion of chimney. (Amendment to approved application 16/00656/FUL including replacement roof tile, erection of a front canopy, relocation of existing side door and canopy and insertion of side facing window at ground floor level).

Observations : OBSERVATIONS

It was proposed by Cllr Berry, seconded by Cllr Michie and with one abstention RESOLVED that:-

WPC would ask that the officer applied a condition to ensure that access to the garage at rear of the property is maintained in order that the garage may continue to observe its original function.

04- 3 16/01263/FUL Plot Ref :03/2017 Type :- FULL
Applicant Name :- Went, Mr & Mrs Date Received :- 23/01/2017
Location :- Handpost Farm Date Returned :- 07/02/2017
Bracknell Road
Warfield
RG42 7NY

Proposal : Winkfield & Cranbourne
Erection of 4 no. 4 bedroomed detached dwellings following the demolition of existing buildings.

Observations : OBSERVATIONS

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

WPC would ask the officer to ensure:

1. That this application is acceptable within applicable green belt legislation and local regulation,
 2. That sufficient off-road parking is provided, including for visitors, to avoid creating a problematic situation on the narrow Bracknell Road, and
 3. That proper drainage and sewerage is provided to avoid exacerbation of historical issues.
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04- 4 16/01264/FUL Plot Ref :03/2017 Type :- FULL
Applicant Name :- Went, Mr & Mrs Date Received :- 23/01/2017
Location :- Handpost Farm Date Returned :- 07/02/2017
Bracknell Road
Warfield
RG42 6LD

Proposal : 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 : OBSERVATIONS

It was proposed by Cllr Berry, seconded by Cllr Michie and with one abstention RESOLVED that:-

The change of use should be granted subject to determination of the future use of the land (16/01263/FUL) and WPC would wish to see detailed plans presented at the appropriate time.

04- 5 16/01265/LDC Plot Ref :05/2017 Type :- LDC
Applicant Name :- Dickson, Mrs Karen Date Received :- 02/02/2017
Location :- Ithro 4-10 Date Returned :- 07/02/2017
Beechwood Close
Ascot

Proposal : Ascot
Lawful development certificate for the continued use of woodland as private garden.

Observations : OBSERVATIONS

It was proposed by Cllr Parkin, seconded Cllr Michie and with one abstention RESOLVED 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
Location :- Meadow View & Eden Vale Date Returned :- 25/01/2017
Chavey Down Road
Winkfield Row

Proposal : 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 : It was noted that WPC's comment on this application had been returned in January and erroneously included on this agenda.

04- 7 16/01284/FUL Plot Ref :04/2017 Type :- FULL
Applicant Name :- Royal County of Berks Polo Clu Date Received :- 25/01/2017
Location :- Royal Berkshire Polo Club Date Returned :- 07/02/2017
North Street
Winkfield
SL4 4TH

Proposal : Winkfield And Cranbourne
Levelling and extension to No. 6 Ground and creation of irrigation pond.

Observations : OBSERVATIONS

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

1. Hours of operation for traffic entering and exiting the site should be restricted to 9-4 to avoid causing delays during rush hour
 2. WPC wish to ensure that a working traffic plan is in place to avoid overwhelming HGV movement in conjunction with the application 16/00846/FUL.
 3. The works should be completed within a defined timeframe.
 4. WPC wish to ensure that there is a robust drainage plan.
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04- 8 16/01288/FUL Plot Ref :03/2017 Type :- FULL
Applicant Name :- Baldwin, Mr Roger Date Received :- 23/01/2017
Location :- Meadows Croft Date Returned :- 07/02/2017
North Street
Winkfield
SL4 4TH

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

Observations : OBSERVATIONS

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

WPC have considered this application and has no objection thereto, provided that the development complies with all relevant planning legislation.

04- 9 16/01295/FUL Plot Ref :04/2017 Type :- FULL
Applicant Name :- Winkfield Parish Council Date Received :- 25/01/2017
Location :- Locks Ride Playing Fields Date Returned :- 07/02/2017
Forest Road
Winkfield Row

Proposal : 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
Location :- Ltr/o 89 Date Returned :- 07/02/2017
Locks Ride
Locks Ride

Proposal : Winkfield & Cranbourne
Erection of 5 no. detached dwellings with associated garages, parking, landscaping and upgrade to existing access.

Observations : RECOMMENDED REFUSAL, FOR THE FOLLOWING REASONS

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

WPC has a number of concerns:

1. The access to the proposed development is not of sufficient width.
2. The implications for adjacent sites and the creation of a dangerous

precedent.

3. The drainage system, given that there are pre-existing issues in the area and the proposal would burden a system that has been evidenced over a long period to be inadequate.

04- 11 17/00013/FUL Plot Ref :04/2017 Type :- FULL
Applicant Name :- Sondhi, Mr Kam Date Received :- 25/01/2017
Location :- 5 Date Returned :- 07/02/2017
The Grove
Ascot
SL5 8LH

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

Observations : OBSERVATIONS

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

WPC has concerns as to the adequacy of off road parking and would ask the officer to ensure that the BFC parking standards are adhered to.

04- 12 17/00015/FUL Plot Ref :04/2017 Type :- FULL
Applicant Name :- Jovy, Mrs Amy Date Received :- 25/01/2017
Location :- 2 Date Returned :- 07/02/2017
Meadow View
Hatchet Lane
SL4 2EW

Proposal : Ascot
Erection of ground floor and part first floor extension to the rear with rooflights.

Observations : 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
Location :- New Lodge Date Returned :- 07/02/2017
Drift Road
Winkfield
SL4 4RR

Proposal : 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 : OBSERVATIONS

It was proposed by Cllr Parkin, seconded by Cllr Michie and with two

abstentions RESOLVED 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
Location :- New Lodge Drift Road Date Returned :- 07/02/2017
Winkfield
SL4 4RR

Proposal : 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 : OBSERVATIONS

It was proposed by Cllr Parkin, seconded by Cllr Berry and with two abstentions RESOLVED 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
Location :- 3 Saddlers Mews Date Returned :- 07/02/2017
Ascot
SL5 8FW

Proposal : 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 : RECOMMENDED REFUSAL, FOR THE FOLLOWING REASONS

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

WPC does not support the loss of garage space. The conditions applied to this development should be adhered to (i.e. the retention of garages for vehicular use) in this congested area.

04- 16 17/00043/LDC Plot Ref :05/2017 Type :- Lawfulness
Applicant Name :- Barney, Mr & Mrs Mark Date Received :- 02/02/2017
Location :- The Elms Date Returned :- 07/02/2017
Winkfield Lane
Winkfield
SL4 4QU

Proposal : 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 : CONSIDERED NO OBJECTION.

n.b: 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
Location :- 7 Date Returned :- 07/02/2017
Kings Yard, Prince Albert Driv
Ascot
SL5 8AH

Proposal : Ascot
Application for prior approval change of use of Agricultural Building to a dwelling house (C3).

Observations : RECOMMENDED REFUSAL, FOR THE FOLLOWING REASONS

It was proposed by Cllr Parkin, seconded by Cllr Michie and two abstentions RESOLVED 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

It was noted that no amended applications had been received.

The withdrawal of 16/01039/FUL (Lambrook School lighting) was noted.

06 PLANNING APPEALS

A. New Appeals:

The following appeals were noted:

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:

The following appeals were noted:

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 demolition 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 delegated 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:

The following appeals were noted:

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 BRACKNELL FOREST COUNCIL

It was noted that no TPOs have been received this month.

08 BRACKNELL FOREST COUNCIL

It was noted that the next meeting of the BFC Planning and Highways Committee will be held on 23rd February 2017.

09 BRACKNELL FOREST COUNCIL

a. BFC Local Plan

There were no matters arising.

b. Drainage and Sewerage

Cllr Tarrant provided a brief update - a letter has been sent regarding flood risk to BFC. The Clerk will chase a response and circulate the correspondence to all councillors.

It was noted that a scheduled meeting had been cancelled by Thames Water who were responding to an emergency situation. The Clerk will pursue the rescheduling of this meeting.

c. Community Infrastructure Levy

There were no matters arising.

10 HIGHWAYS MATTERS

It was proposed by Cllr Berry, seconded by Cllr Paxton and with two abstentions RESOLVED that the relocation of the bus stop, bench and foliage at Fern Lodge, London Road was approved.

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. This was noted.

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. This was noted.

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. This was noted.

11 HIGHWAYS MATTERS

It was noted that no correspondence has been received which requires the attention of the full Council.

The Meeting closed at : 20.45

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council