

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 March 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.

parking must be sufficient for five bedrooms. We believe there to be inadequate parking on the existing driveway, leading to obstruction of the first half metre of pedestrian walkway.

04 . 3 **17/00003/FUL** Plot Ref :- 06/2017 Type :- FULL
Applicant Name :- Bonnett, Mr Jon-Pall Date Received :- 09/02/2017
Parish :- Harmans Water Date Returned :-
Location :- Tesco Stores Ltd Agent
Whitton Road
Bracknell
Proposals :- Martins Heron & The Warren
Change of use of nine parking spaces to hand car wash and
valeting operation including installation of an office and erection of
a canopy.
Observations :- Working Party Comment:

CONSIDERED NO OBJECTION.

04 . 4 **17/00004/A** Plot Ref :- 06/2017 Type :- ADVERT
Applicant Name :- Mr Bonnett, Jon-Pall Date Received :- 09/02/2017
Parish :- Harmans Water Date Returned :-
Location :- Tesco Stores Ltd Agent
Whitton Road
Bracknell
Proposals :- Martins Heron & The Warren
Display of 4 no. non illuminated fascia sign and 6 no. free standing
signs.
Observations :- Working Party Comment:

CONSIDERED NO OBJECTION.

04 . 5 **17/00021/TRTPO** Plot Ref :- 07/2017 Type :- TRTPO
Applicant Name :- Vickers, Mr Phill Date Received :- 16/02/2017
Parish :- Forest Park Date Returned :-
Location :- 29 Agent
Axbridge
Bracknell
Proposals :- Forest Park
TPO 107 - Application to fell 4 trees
Observations :- Working Party Comment: OBSERVATION

It was proposed by Cllr Berry, seconded by Cllr Paxton THAT:

WPC would leave determination in this matter to the expertise of
the officer, although WPC is concerned at the overall loss of trees
and would ask the officer to consider whether they should be
replaced.

n.b. site visit to be carried out.

loss of amenity to neighbouring properties.

04 . 9 **17/00086/FUL** Plot Ref :- 08/2017 Type :- FULL
Applicant Name :- Ruck, Mrs Sandra Date Received :- 23/02/2017
Parish :- Crown Wood Date Returned :-
Location :- 10 Batcombe Mead Agent
Forest Park
Bracknell
Proposals :- Forest Park

Erection of first floor front extension.

Observations :- Working Party Comment: CONSIDERED NO OBJECTION.

n.b. Site visit to be carried out.

04 . 10 **17/00118/FUL** Plot Ref :- 09/2017 Type :- FULL
Applicant Name :- Agarwal, Mr S Date Received :- 01/03/2017
Parish :- Winkfield/Ascot Date Returned :-
Location :- 47 Agent
St Christophers Gardens
Ascot
Proposals :- Conversion of garage into a habitable space.

Observations :- Working Party Comment: To Be Determined by Council

It was proposed THAT:

WPC does not support the loss of garage space and feels that
there is insufficient off road parking.

n.b. Site visit to be carried out.

04 . 11 **17/00121/LDC** Plot Ref :- 02/2017 Type :- LDC
Applicant Name :- Cash, Mr F Date Received :- 16/02/2017
Parish :- Ascot Date Returned :-
Location :- Bewes Stud Agent
Prince Albert Drive
Ascot
Proposals :- Ascot
Application for Lawful Development Certificate for existing use of
barn as a C3 residential flat.

Observations :- Working Party Coment: OBSERVATION:

It was proposed by Cllr Parkin, seconded by Cllr Michie THAT:

WPC would leave determination of this matter to the experrtise of
the officer.

04 . 15 **17/00188/RBWM** Plot Ref :- 06/2017 Type :- FULL
Applicant Name :- RBWM Date Received :- 15/02/2017
Parish :- Sunninghill & Ascot Date Returned :-
Location :- London Road / High Street Agent
Ascot
Roundabout adj to
Heatherwood
Proposals :- Sunninghill & Ascot

Installation of Bronze War Horse stature and stone plinth with associated landscape surrounds (Application under Regulation 3-Borough Own)
Observations :- Working Party Comment: RECOMMENDED APPROVAL:

It was proposed by Cllr Parkin, seconded by Cllr Paxton THAT:-

WPC feels that the proposed statue enhances the character of the local area.

04 . 16 **17/00458/RBWM** Plot Ref :- 08/2017 Type :- Amended
Applicant Name :- RB Windsor & Maidenhead Date Received :- 23/02/2017
Parish :- Windsor & Maidenhead Date Returned :-
Location :- Orchard Lea Cottage Agent
Winkfield Lane
Winkfield
Proposals :- Windsor & Maidenhead / Winkfield & Cranbourne

Redevelopment to provide 14 x residential units, together with garages, balconies, hard and soft landscaping, open space and reconfiguration of car park and closure of entrance off Winkfield Lane, following demolition of existing buildings as approved under planning permission 15/01919 without complying with condition 27 (Approved plans) to substitute plans.

Observations :- Working Party Comment: CONSIDERED NO OBJECTION.

05 AMENDED APPLICATIONS

None received.

06 PLANNING APPEALS

A. New Appeals:

Appellant: Sorbon Estates
Site Address: Palm Hills Guest House, Palm Hills Estate, London Road
Proposal: Temporary change of use 2no existing buildings to B1(a) office space and change of use of 1no outbuilding to D2 childrens indoor recreational use (personal permission).
Ref: 16/00396/FUL (APP/R0335/W/16/3161091)
Reason: Refusal of application

B. Outstanding 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

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 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:

Appellant: Abava Developments Limited

Site address: Land at Allsmoor Lane, London Road, Bracknell, Berkshire

Proposal: Erection of 5no. 4 bedroom and 2no. 5 bedroom dwellings with associated access, landscaping and car parking

Ref: 15/01252/FUL (APP/R0335/W/16/3160920)

Reason: Refusal of Application

Appeal Decision: Dismissed - Unacceptable harm to the character of the area through the loss of the protected woodland and through the design of the proposal.

07 TREE PRESERVATION ORDERS

TPO 1221 - Land at Popel's Cottages, Popel's Hall, Church Road, Winkfield - Confirmed.

08 BRACKNELL FOREST COUNCIL

a. The next meeting of the BFC Planning and Highways Committee will be held on 23rd March 2017.

b. Parish Notification of Enforcement Notices (planning procedures)

c. Increase in threshold for objection comments to trigger consideration by BFC Planning Committee.

09 CURRENT ISSUES

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

a. BFC Local Plan

b. Drainage and Sewerage

i - Correspondence received from Environment, Culture & Communities, BFC -

Clerk to report.

Meeting with Thames Water has been rescheduled to 24th March 2017

ii - SAL106 - Infrastructure Development Plan - Cllr Tarrant to report

c. Community Infrastructure Levy

10 HIGHWAYS MATTERS

No highways matters have arisen this month.

11 CORRESPONDENCE

No correspondence has been received which requires the attention of the full Council.