

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 March 2017 at 7.41pm.

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 R Warren

Also in Attendance :- Mrs A Edwards - Clerk
Mrs C Gibson - Planning Admin Assistant

01 APOLOGIES FOR ABSENCE

Apologies were received from: Cllr Yates, Cllr Wall, Cllr Tilbury and Cllr Hayes (who would be arriving late).

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.

Cllr Parkin declared an interest in item 4.2 as a neighbour.

03 MINUTES OF THE PREVIOUS MEETING

a. The Minutes of the Special Meeting to discuss Planning and Highway Matters on 24th January 2017 were approved.

b. The Minutes of the Minutes of the Special Meeting to discuss Planning and Highway Matters on 7th February 2017 were approved.

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 March 2017 to make the recommendations to the Council which are listed below.

In attendance were:
Cllr David Parkin
Cllr Ray Berry
Cllr Mrs Angela Michie
Cllr Geoff Paxton

04- 1 16/01179/FUL Plot Ref :08/2017 Type :- FULL
Applicant Name :- Freeman, Mr Kevin Date Received :- 23/02/2017
Location :- Milcote, Nook Cottage Date Returned :- 08/03/2017
Kings Ride
Ascot
SL5 8AB

Proposal : Ascot

Erection of 6 no bedroom detached dwelling, garage and pool house following demolition of existing dwelling and outbuildings.

Observations : CONSIDERED NO OBJECTION.

04- 2 16/01291/FUL Plot Ref :09/2017 Type :- FULL
Applicant Name :- Redington, Mr and Mrs Date Received :- 01/03/2017
Location :- 23 Brockenhurst Road Date Returned :- 08/03/2017
Bracknell
RG12 9FJ

Proposal : Erection of first floor side extension.

Observations : RECOMMENDED REFUSAL, for the reasons set out below:

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

WPC does not support the loss of usable garage space and queries whether the development meets the BFC parking standards. No parking plan has been provided and off road 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
Location :- Tesco Stores Ltd Date Returned :- 08/03/2017
Whitton Road
Bracknell
RG12 9TZ

Proposal : 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 : OBSERVATIONS:

It was proposed by Cllr Baretto, seconded by Cllr Paxton and with two abstentions RESOLVED that:

WPC has concerns as to the practicality of the proposals and would ask that any permission granted be on the basis of a limited time trial period demonstrating that no loss of public amenity arises.

04- 4	17/00004/A	Plot Ref :06/2017	Type :-	ADVERT
	Applicant Name :-	Mr Bonnett, Jon-Pall	Date Received :-	09/02/2017
	Location :-	Tesco Stores Ltd Whitton Road Bracknell RG12 9TZ	Date Returned :-	08/03/2017

Proposal : Martins Heron & The Warren
Display of 4 no. non illuminated fascia sign and 6 no. free standing signs.

Observations : CONSIDERED NO OBJECTION.

04- 5	17/00021/TRTPO	Plot Ref :07/2017	Type :-	TRTPO
	Applicant Name :-	Vickers, Mr Phill	Date Received :-	16/02/2017
	Location :-	29 Axbridge Bracknell RG12 0XB	Date Returned :-	08/03/2017

Proposal : Forest Park
TPO 107 - Application to fell 4 trees

Observations : OBSERVATION:

It was proposed by Cllr Berry, seconded by Cllr Paxton and with one abstention RESOLVED 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.

04- 6	17/00032/TRTPO	Plot Ref :09/2017	Type :-	TRTPO
	Applicant Name :-	Ellingham, Mrs Susan	Date Received :-	01/03/2017
	Location :-	12 William Sim Wood Winkfield Row Bracknell RG42 6PW	Date Returned :-	08/03/2017

Proposal : TPO 345 - Application to prune one tree.

Observations : OBSERVATION:

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

WPC would leave determination of this matter to the expertise of the officer and would ask that care is exercised when pruning to maintain the aesthetic of the tree.

04- 7	17/00070/FUL	Plot Ref :07/2017	Type :-	FULL
	Applicant Name :-	Burke, Wayne & Nicola	Date Received :-	16/02/2017
	Location :-	1 Charlbury Close Bracknell RG12 9YJ	Date Returned :-	08/03/2017

Proposal : Martins Heron & The Warren
Erection of first floor side extension with associated alterations.

Observations : RECOMMENDED REFUSAL for the reasons set out below:

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

WPC notes that the remaining garage is not usable for its intended purpose and that the fourth room labelled "play room/dressing room" is potentially a fourth bedroom. The development therefore requires three parking spaces which are not provided.

04- 8	17/00071/FUL	Plot Ref :06/2017	Type :-	FULL
	Applicant Name :-	Ross, Mr & Mrs	Date Received :-	09/02/2017
	Location :-	108 New Road Ascot SL5 8QH	Date Returned :-	08/03/2017

Proposal : Ascot
Erection of single storey side and rear extension following demolition of existing conservatory.

Observations : * Cllr Phillips arrived

OBSERVATIONS:

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

WPC has no objection to this development, provided there is no 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
Location :- 10 Batcombe Mead Date Returned :- 08/03/2017
Forest Park
Bracknell
RG12 0GN

Proposal : Forest Park
Erection of first floor front extension.

Observations : CONSIDERED NO OBJECTION.

04- 10 17/00118/FUL Plot Ref :09/2017 Type :- FULL
Applicant Name :- Agarwal, Mr S Date Received :- 01/03/2017
Location :- 47 Date Returned :- 08/03/2017
St Christophers Gardens
Ascot
SL5 8LZ

Proposal : Conversion of garage into a habitable space.

Observations : RECOMMENDED REFUSAL, for the reasons set out below:

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

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

04- 11 17/00121/LDC Plot Ref :02/2017 Type :- LDC
Applicant Name :- Cash, Mr F Date Received :- 16/02/2017
Location :- Bewes Stud Date Returned :- 08/03/2017
Prince Albert Drive
Ascot
SL5 8AQ

Proposal : 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 and with one abstention RESOLVED that:

WPC does not support applications for retrospective permissions which breach planning regulations and would leave determination of this matter to the expertise of the officer.

04- 12 17/00122/FUL Plot Ref :08/2017 Type :- FULL
Applicant Name :- Matthews, Mrs P Date Received :- 23/02/2017
Location :- 18 Astra Mead Date Returned :- 08/03/2017
Winkfield Row
Bracknell
RG42 7TA

Proposal : Winkfield & Cranbourne

Conversion of garage into habitable space.

Observations : RECOMMENDED REFUSAL, for the reasons set out below:

It was proposed by Cllr Paxton, seconded by Cllr Berry and with one abstentions RESOLVED that:

WPC does not support the loss of garage space, particularly in an area which already has insufficient on-road parking.

04- 13 17/00125/FUL Plot Ref :09/2017 Type :- FULL
Applicant Name :- Dolphin, Mr C Date Received :- 01/03/2017
Location :- The Oaks Date Returned :- 08/03/2017
108 Locks Ride
Ascot
SL5 8QX

Proposal : Erection of 5 no. bed detached dwelling and garage and provision of side access to serve rear of site following demolition of existing dwelling and outbuilding.

Observations : *Cllr Gaw left the meeting

CONSIDERED NO OBJECTION.

04- 14 17/00166/FUL Plot Ref :08/2017 Type :- FULL
Applicant Name :- Bennett, Mrs Jacqui Date Received :- 23/02/2017
Location :- 1 Date Returned :- 08/03/2017
Saddlers Mews
Ascot
SL5 8FW

Proposal : Ascot

Conversion of garage into habitable space.

Observations : RECOMMENDED REFUSAL, for the reasons set out below:

It was proposed by Cllr Michie, seconded by Cllr Paxton and unanimously RESOLVED that:

WPC does not support the loss of garage space and note that:

1. the development is contrary to the original design and conditions applied;
2. that the practicality of the parking plan suggested is questionable and WPC would ask that the officer checks compliance with the parking standards;
3. WPC believes that neighbour consultation may not have been carried out properly and would ask that the officer ascertains that the letters sent were received before this application progresses any further.

04- 15 17/00188/RBWM Plot Ref :06/2017 Type :- FULL
Applicant Name :- RBWM Date Received :- 15/02/2017
Location :- London Road / High Street Date Returned :- 08/03/2017
Ascot
Roundabout adj to
Heatherwood

Proposal : Sunninghill & Ascot

Installation of Bronze War Horse stature and stone plinth with associated landscape surrounds (Application under Regulation 3-Borough Own)

Observations : *Cllr Hayes entered the meeting.

RECOMMENDED APPROVAL for the reasons set out below:

It was proposed by Cllr Parkin, seconded by Cllr Paxton and with two abstentions RESOLVED 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
Location :- Orchard Lea Cottage Date Returned :- 08/03/2017
Winkfield Lane
Winkfield
SL4 4RU

Proposal : 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 : OBSERVATIONS:

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

WPC has no objection provided that the development is acceptable within all applicable Green Belt legislation.

It was noted that the address ought to refer to "Orchard Lea", not "Orchard Lea Cottage" and further felt that this application ought to sit in Winkfield and Mrs Gibson was asked to check and clarify these points

05 AMENDED APPLICATIONS

*Cllr Blyth left the meeting

It was noted that no amended applications had been 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

This appeal was discussed and it was noted that WPC's comment on the application had been to recommend refusal on the basis that the access and egress would have a detrimental effect on the highways. The application was refused by BFC for the same reason and it was proposed by Cllr Shurville, seconded by Cllr Berry and with one abstention RESOLVED that the same comment would be submitted in response to the appeal. Mrs Gibson to resubmit comment.

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 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

All outstanding appeals were noted.

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.

Decided appeals were noted.

07 TREE PRESERVATION ORDERS

*Cllr Gaw rejoined the meeting

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

08 BRACKNELL FOREST COUNCIL

a. It was noted that 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). Mrs Gibson provided correspondence from Enforcement stating that there was no requirement for

Enforcement Notices to be communicated to the Parish Council. WPC discussed this and it was proposed by Cllr Tarrant, seconded by Cllr Paxton and with one abstention RESOLVED that this position would be challenged in writing.

c. Increase in threshold for objection comments to trigger consideration by BFC Planning Committee. It was noted that the increase in the number of objections required for an application to be considered by the Borough's planning committee had risen from 4 to 6 late last year. This was discussed and it was proposed by Cllr Tarrant, seconded by Cllr Paxton and with one abstention RESOLVED that this position would be challenged in writing.

09 CURRENT ISSUES

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

a. BFC Local Plan

There were no issues to note.

b. Drainage and Sewerage

i - Correspondence received from Environment, Culture & Communities, BFC was noted.

It was noted that the Meeting with Thames Water has been rescheduled to 24th March 2017

c. Community Infrastructure Levy

There was no update.

10 HIGHWAYS MATTERS

It was noted that no highways matters have arisen this month.

11 CORRESPONDENCE

It was noted that no correspondence has been received requiring the attention of the Council.

The Meeting closed at : 20.41

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council