

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 4th April 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.

03 MINUTES OF THE PREVIOUS MEETING

To sign as a correct record the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 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 31st March 2017 to make the recommendations to the Council which are listed below.

In attendance were:
Cllr David Parkin
Cllr Ray Berry
Cllr Moira Gaw

04 . 1 **17/00049/TRTPO** Plot Ref :- 13/2017 Type :- TRTPO
Applicant Name :- Weston, Mr Andrew Date Received :- 30/03/2017
 Parish :- Ascot Date Returned :-
 Location :- 37 Agent Shinobu Cooper
 Whitelands Drive
 Ascot
Proposals :- Ascot

TPO 6 - Application to fell 1 tree

Observations :- WORKING PARTY COMMENT: OBSERVATIONS

It was proposed by Cllr Parkin, seconded by Cllr Berry that

WPC is happy to leave determination of this matter to the expertise of the officer. However WPC would appreciate the officer taking due consideration of other engineering methods available (as referred to in the arboricultural report) to mitigate the damage to the wall and manage its upkeep without causing any damage to the tree.

04 . 2 **17/00056/TRTPO** Plot Ref :- 13/2017 Type :- TRTPO
Applicant Name :- Smyth, Mr P Date Received :- 30/03/2017
 Parish :- Ascot Date Returned :-
 Location :- 6 Agent Shinobu Cooper
 Ferrard Close
 Ascot

Proposals :- Ascot

TPO 79 - Application to fell 1 tree

Observations :- WORKING PARTY COMMENT: OBSERVATION

It was proposed by Cllr Berry, seconded by Cllr Parkin that

WPC would be saddened at the loss of another mature tree and would ask that the officer explores any options which could protect the tree.

04 . 3 **17/00123/FUL** Plot Ref :- 10/2017 Type :- FULL
Applicant Name :- Berkeley Maintenances Services Date Received :- 09/03/2017
Parish :- Ascot Date Returned :-
Location :- 30 Agent Michael Ruddock
Prince Consort Drive
Ascot
Proposals :- Ascot

Section 73 application to vary Condition 2 (approved plans) of planning permission 14/00166/FUL for the erection of six bedroom detached house and detached triple garage with accommodation above following demolition of existing dwelling and garage. [For clarification: The changes to the approved plans include alterations to the fenestration of the dwelling (window sizes), hardstanding and a swimming pool and associated buildings to the rear of the property and a existing driveway (loose gravel) extended to the front of new dwelling.].

Observations :- WORKING PARTY COMMENT: OBSERVATION

It was proposed by Cllr Parkin, seconded by Cllr Berry that

WPC would ask the officer to ensure that there is no damage likely to occur to the trees from the construction of the swimming pool.

04 . 4 **17/00131/FUL** Plot Ref :- 13/2017 Type :- FULL
Applicant Name :- Cleghorn, Mr Robert Date Received :- 30/03/2017
Parish :- Ascot Date Returned :-
Location :- Longhill House Agent Patricia Terciero
Long Hill Road
Bracknell
Proposals :- Ascot

Removal of existing roof, installation of new roof to create chalet bungalow. Alterations to doors and windows, decked area and steps.

Observations :- WORKING PARTY COMMENT: NO OBJECTION

04 . 5 **17/00140/FUL** Plot Ref :- 10/2017 Type :- FULL
Applicant Name :- Smith, Mrs Date Received :- 09/03/2017
Parish :- Ascot Date Returned :-
Location :- 46A,B And C Agent
Fernbank Road
Ascot
Proposals :- Ascot

Proposed front dormer windows (3No).

Observations :- WORKING PARTY COMMENT: OBSERVATION

It was proposed by Cllr Parkin, seconded by Cllr Berry that

WPC would ask that a proper parking plan is drawn up to ensure that there is sufficient parking available for each individual property.

04 . 6 **17/00148/FUL** Plot Ref :- 12/2017 Type :- FULL
Applicant Name :- Bertrand, Mr & Mrs Roy and Bet Date Received :- 23/03/2017
Parish :- Harmans Water Date Returned :-
Location :- 16 Picket Post Close Agent Olivia Jones
Bracknell
Berkshire
Proposals :- Martins Heron & The Warren

Erection of two storey side extension and single storey rear extension following the demolition of existing conservatory and garage.

Observations :- WORKING PARTY COMMENT: RECOMMENDED REFUSAL

It was proposed by Cllr Berry, seconded by X that:

This is a four bedroom property requiring three-off road parking spaces. The additional two visitor spaces shown on the plans are communal parking and should not be allowed to form part of this application. Therefore this proposal does not provide sufficient parking and WPC would recommend refusal.

04 . 7 **17/00149/FUL** Plot Ref :- 10/2017 Type :- FULL
Applicant Name :- Weyman & Deas Date Received :- 09/03/2017
Parish :- Ascot Date Returned :-
Location :- Pheasant Cottage, 146 Agent Michael Ruddock
Locks Ride
Ascot
Proposals :- Winkfield & Cranbourne

Erection of 1 no. three bedroomed dwelling and 1 no. four bedroomed dwelling following the demolition of existing dwellings.

Observations :- WORKING PARTY COMMENT: RECOMMENDED APPROVAL?

A general discussion by the working party suggested the following comment:

WPC note the reasons for previous refusal of this application but does not consider that the proposed development has any detrimental effect on the present character of the area, nor does it does result in a loss of green belt relative to the buildings currently in situ.

*Cllr Gaw to update.

04 . 8	17/00154/FUL	Plot Ref :- 11/2017	Type :- FULL
	Applicant Name :- Waucquez, Mlr & Mrs		Date Received :- 16/03/2017
	Parish :- Ascot		Date Returned :-
	Location :- 4	Agent Shannon Kimber	
	Prince Consort Drive		
	Ascot		
	Proposals :- Ascot		
	Erection of single storey rear and side extension.		
	Observations :- WORKING PARTY COMMENT: NO OBJECTION		

04 . 9	17/00160/OUT	Plot Ref :- 10/2017	Type :- OUTLINE
	Applicant Name :- Lee-Uff		Date Received :- 09/03/2017
	Parish :- Winkfield & Cranbour		Date Returned :-
	Location :- Furze Bank, 89	Agent Paul Corbett	
	Locks Ride		
	Ascot		
	Proposals :- Winkfield & Cranbourne		
	Erection of 7 no. dwellings with associated access, parking and landscaping following demolition of existing dwelling and outbuilding.		
	Observations :- WORKING PARTY COMMENT: RECOMMENDED REFUSAL		

A general discussion of the working party suggested the following comment:

WPC is concerned that this is an overdevelopment which will have a detrimental effect on the character of the area, overburden the infrastructure and set a precedent in this sensitive area.

04 . 10 **17/00186/FUL** Plot Ref :- 12/2017 Type :- FULL
Applicant Name :- Macphee, Mrs Amelia Date Received :- 23/03/2017
Parish :- Ascot Date Returned :-
Location :- 31 Audley Way Agent Patricia Terceiro
Ascot
Berkshire
Proposals :- Ascot
Erection of part two storey side extension including balcony and part single storey extension following demolition of existing garage.
Observations :- WORKING PARTY COMMENT: RECOMMENDED REFUSAL:

A general discussion of the working party suggested the following comment:

Insufficient usable off road parking has been provided for this development. WPC is concerned that there may be a loss of privacy to the neighbouring property caused by overlooking from the windows.

04 . 11 **17/00192/FUL** Plot Ref :- 13/2017 Type :- FULL
Applicant Name :- Hopper, Mr James Date Received :- 30/03/2017
Parish :- W&C Date Returned :-
Location :- Grey Cedar 44 Agent Michael Ruddock
Locks Ride
Ascot
Proposals :- Winkfield And Cranbourne

Erection of 5 bedroom dwelling with garage and parking with wall, railings and gate to front following demolition of existing house and outbuildings.
Observations :- WORKING PARTY COMMENT: NO OBJECTION

04 . 12 **17/00193/FUL** Plot Ref :- 11/2017 Type :- FULL
Applicant Name :- Argi, Mr & Mrs P Date Received :- 16/03/2017
Parish :- Ascot Date Returned :-
Location :- Maple House, 22 Agent Michael Ruddock
Prince Consort Drive
Ascot
Proposals :- Ascot

Section 73 application for the removal of condition 7 (gates) of planning permission 12/00690/FUL for the alterations to the previously approved for the erection of a four bedroom detached house with allocated garages following demolition of existing dwelling and garage planning application reference 12/00323/FUL, consisting of revisions to the ground floor layout.
Observations :- WORKING PARTY COMMENT: NO OBJECTION

04 . 13 **17/00194/FUL** Plot Ref :- 11/2017 Type :- FULL
Applicant Name :- Snow Hill Trustees Ltd. Date Received :- 16/03/2017
Parish :- W&C Date Returned :-
Location :- Ribblesdale Park Agent Sarah Horwood
Sunninghill Road
Ascot
Proposals :- Winkfield & Cranbourne

Section 73 application for the variation to condition 5 (building use) of planning permission 09/00417/FUL for the erection of a general purpose Estate Building following demolition of three existing buildings.

Observations :- WORKING PARTY COMMENT: The working party deferred discussion of this application to the full Council. (Property is in the Green Belt).

04 . 14 **17/00202/FUL** Plot Ref :- 12/2017 Type :- FULL
Applicant Name :- Chesson, Mr Darren Date Received :- 23/03/2017
Parish :- W&C Date Returned :-
Location :- Kingsacre Agent Shannon Kimber
North Street
Winkfield
Proposals :- Winkfield And Cranbourne

Erection of a first floor side extension, with accommodation in the roof.

Observations :- WORKING PARTY COMMENT: NO OBJECTION

04 . 15 **17/00205/FUL** Plot Ref :- 12/2017 Type :- FULL
Applicant Name :- Smith, Mrs A Date Received :- 23/03/2017
Parish :- W&C Date Returned :-
Location :- Westwood, 58 Agent Olivia Jones
Locks Ride
Ascot
Proposals :- Winkfield And Cranbourne

Erection of part first floor part two storey rear extension and single storey front extension forming porch.

Observations :- WORKING PARTY COMMENT: NO OBJECTION

04 . 16 **17/00210/FUL** Plot Ref :- 12/2017 Type :- FULL
Applicant Name :- Glass, Mr & Mrs T Date Received :- 23/03/2017
 Parish :- Harmans Water Date Returned :-
 Location :- 1 Agent
 Picket Post Close
 Bracknell
Proposals :- Harmans Water

 Erection of single storey front and rear extensions following
 demolition of existing conservatory.

Observations :- WORKING PARTY COMMENT: NO OBJECTION

04 . 17 **17/00213/FUL** Plot Ref :- 13/2017 Type :- FULL
Applicant Name :- Smyth, Mr Michael Date Received :- 30/03/2017
 Parish :- W&C Date Returned :-
 Location :- Ranelagh Farm Agent Matthew Miller
 Crouch Lane
 Winkfield
Proposals :- Winkfield And Cranbourne

 Erection of a detached dwelling and change of use for the land
 from equestrian to residential (C3), following demolition of existing
 building.

Observations :- WORKING PARTY COMMENT: RECOMMENDED REFUSAL

 It was proposed by Cllr Parkin, seconded by Cllr Berry that

 This proposal is overdevelopment in the Green Belt.

04 . 18 **17/00234/FUL** Plot Ref :- 11/2017 Type :- FULL
Applicant Name :- Pearson, Mrs C Date Received :- 16/03/2017
 Parish :- Harmans Water Date Returned :-
 Location :- 19 Agent Shannon Kimber
 Beaulieu Close
 Bracknell
Proposals :- Martins Heron & The Warren

 Erection of part single storey, part two storey rear extensions and
 replacement of front porch.

Observations :- WORKING PARTY COMMENT: OBSERVATION

 It was proposed by Cllr Berry, seconded by X that

 WPC would ask the officer to ensure that there is no loss of
 amenity or privacy to the neighbour at number 20.

04 . 19 **17/00236/FUL** Plot Ref :- 13/2017 Type :- FULL
Applicant Name :- Nichol, Ms Claire Date Received :- 30/03/2017
Parish :- Ascot Date Returned :-
Location :- 55 Agent Shannon Kimber
New Road
Ascot
Proposals :- Ascot

Formation of vehicular access and dropped kerb.

Observations :- WORKING PARTY COMMENT: OBSERVATIONS

It was proposed by Cllr Parkin, seconded by Cllr Berry that

WPC would ask the officer to ensure that appropriate engineering plans are set out for bridging the stream, a correctly sized pipe is laid and that building regulations are followed.

04 . 20 **17/00241/FUL** Plot Ref :- 13/2017 Type :- FULL
Applicant Name :- Seagrove, Mr Mark Date Received :- 30/03/2017
Parish :- Ascot Date Returned :-
Location :- 64 Agent Shannon Kimber
New Road
Ascot
Proposals :- Ascot

Erection of part two storey, part single storey side and rear extensions with proposed loft conversion, internal alterations and Front Porch.

Observations :- WORKING PARTY COMMENT: No plans have been made available and WPC would therefore request that this application be deferred to enable the submission of a considered comment.

04 . 21 **17/00251/FUL** Plot Ref :- 13/2017 Type :- FULL
Applicant Name :- Gardiner, Miss Holly Date Received :- 30/03/2017
Parish :- W&C Date Returned :-
Location :- Orchard Lea Agent Trevor Yerworth
Drift Road
Winkfield
Proposals :- Winkfield And Cranbourne

Part redevelopment of existing office buildings to provide 14 residential units (Class 3) together with garages, balconies, hard and soft landscaping, entrance gates, open space and reconfiguration of car park and closure of entrance off Winkfield Lane

Observations :- WORKING PARTY COMMENT: NO OBJECTION

04 . 22 **17/00268/FUL** Plot Ref :- 13/2017 Type :- FULL
 Applicant Name :- Unity Assets Corporation Date Received :- 30/03/2017
 Parish :- Ascot Date Returned :-
 Location :- Sunninghill Park Agent Trevor Yerworth
 Sunninghill Road
 Ascot
 Proposals :- Ascot

Section 73 application for the removal of condition 06 (Code for Sustainable Homes) of planning permission 13/00925/FUL for the erection of 1 no. 6 bed dwelling house with staff accommodation, ancillary car parking and landscaping following demolition of existing.

Observations :- WORKING PARTY COMMENT: NO OBJECTION

04 . 23 **17/00277/OBS** Plot Ref :- 12/2017 Type :- OBS
 Applicant Name :- RB Windsor & Maidenhead Date Received :- 23/03/2017
 Parish :- Windsor & Maidenhead Date Returned :-
 Location :- Legoland Windsor Resort Agent Margaret McEvit
 Winkfield Road
 Windsor
 Proposals :- Windsor & Maidenhead

Construction of a holiday village and alterations to parking.

Observations :- WORKING PARTY COMMENT: No plans have been made available, and WPC is therefore unable to submit a full and considered response. However, based on the information which it has gleaned, WPC would suggest that we have no objection to this application subject to the implementation of a timed arrivals process to ensure that traffic flows are managed effectively.

04 . 24 **17/00642/RBMWF** Plot Ref :- 10/2017 Type :- FULL
 Applicant Name :- RB Windsor & Maidenhead Date Received :- 09/03/2017
 Parish :- Sunninghill & Ascot Date Returned :-
 Location :- Milcote & The Nook at Agent Claire Pugh
 Milcote
 Kings Ride
 Ascot
 Proposals :- Sunninghill & Ascot

New detached dwelling, detached pool house and detached garage following demolition of the Milcote and Nook Cottage.

Observations :- WORKING PARTY COMMENT: NO COMMENT

05 AMENDED APPLICATIONS

Applicant Name :- Conn, Mrs Yvette

Date Received :- 29/03/2017

Parish :-

Date Returned :-

Location :- Land at C012Z

Agent

Drift Road

Proposals :- This application has once again been amended, with the addition of consultation documents from the Highways Agency and Sustainable Drainage. The application is therefore presented to WPC once more for comment. For the Council's ease of reference, our comment on the plan as previously amended (to change the access from Drift Road to Crouch Lane) was as follows:

"WPC has concerns in relation to the impact of the proposed works on neighbouring properties and remain sympathetic to the new and maintained objections of neighbouring residents to the amended plans. Whilst WPC acknowledges that the revised access is more logical, there are potential issues of safety risks and disruption to local residents.

WPC would like to be clear that its request for the conditions specified in its original comment still apply, namely that if any work is carried out it must have a clear timetable and that the hours of work must be restricted appropriately. Additionally, WPC ask that the officer applies a condition to ensure that adequate drainage is provided."

Observations :- WORKING PARTY COMMENT:

It was proposed by X, seconded by X that

WPC has considered the additional reports provided and wishes to reiterate its original comment regarding impact to neighbouring properties and traffic movement. However, if BFC are happy with the drainage provision then WPC will accept their recommendation.

06

PLANNING APPEALS

a. New Appeals

Appellant: Mr Declan Malone

Site Address: The Birches Kings Ride Ascot

Proposal: Erection of a two storey side and rear extension in addition to conversion of garage.

Our Reference: 16/01171/FUL

Start Date: 03.03.2017

Reason For Appeal: Refusal of the application.

To Be Dealt With By: Written Representations (Householder Appeal).

**

Appellant: Mrs Simmonds

Site Address: Land adj Silver Trees, Birch Lane, Ascot

Proposal: erection of agricultural building and 4no. greenhouses for market garden use (not open to public).

Our Reference: 16/00780/FUL

B. Outstanding 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

**

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: 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/COUNANDCLR2

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.

C. Decided Appeals:

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

07 TREE PRESERVATION ORDERS

TPO 1230 Confirmed - Land Adjacent to 89 Locks Ride

08 BRACKNELL FOREST COUNCIL

The next meeting of the BFC Planning and Highways Committee will be held on 20th April 2017.

Gypsies, Traveller and Travelling Showpeople Accommodation Assessment - consultation. WPC is asked to determine whether a WPC response is desirable and to delegate authority accordingly.

Minerals and Waste Local Plan - Bracknell Forest and Windsor & Maidenhead call for sites.

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

A329 London Road Corridor - Highway Improvement Scheme.

11 CORRESPONDENCE

Petition signed at Martins Heron Station