

# 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 4th April 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 S Mitchell  
Cllr D Parkin  
Cllr G Paxton  
Cllr S Phillips  
Cllr R Shurville  
Cllr C Tilbury  
Cllr D Wall  
Cllr R Warren  
Cllr C Yates

Also in Attendance :- Mrs Annemarie Edwards - Clerk to the Council  
Mrs Christina Gibson - Planning Administration Assistant

#### **01 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Yates.

#### **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 Michie declared an interest in item 4.9. Cllr Parking declared an interest in items 4.6 and 4.18.

#### **03 MINUTES OF THE PREVIOUS MEETING**

It was proposed by Cllr Berry, seconded by Cllr Michie and with one abstention RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 7th March were a correct record of that meeting and would as such would be duly signed.

#### **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  
Location :- 37 Date Returned :- 13/04/2017  
Whitelands Drive  
Ascot  
SL5 8LS

Proposal : Ascot

TPO 6 - Application to fell 1 tree

Observations : OBSERVATION

It was proposed by Cllr Parkin, seconded by Cllr Berry and with one abstention

RESOLVED 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.

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04- 2 17/00056/TRTPO Plot Ref :13/2017 Type :- TRTPO  
Applicant Name :- Smyth, Mr P Date Received :- 30/03/2017  
Location :- 6 Date Returned :- 13/04/2017  
Ferrard Close  
Ascot  
SL5 8LN

Proposal : Ascot

TPO 79 - Application to fell 1 tree

Observations : OBSERVATION

It was proposed by Cllr Berry, seconded by Cllr Parkin and with one abstention

RESOLVED 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.

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04- 3 17/00123/FUL Plot Ref :10/2017 Type :- FULL  
Applicant Name :- Berkeley Maintenances Services Date Received :- 09/03/2017  
Location :- 30 Date Returned :- 13/04/2017  
Prince Consort Drive  
Ascot  
SL5 8AW

Proposal : 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 : OBSERVATION

It was proposed by Cllr Parkin, seconded by Cllr Berry and with two abstentions

RESOLVED 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.

Cllr Atkinson joined the meeting at 7.36pm.

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04- 4 17/00131/FUL Plot Ref :13/2017 Type :- FULL  
Applicant Name :- Cleghorn, Mr Robert Date Received :- 30/03/2017  
Location :- Longhill House Date Returned :- 13/04/2017  
Long Hill Road  
Bracknell  
RG12 9UE

Proposal : Ascot

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

Observations : NO OBJECTION

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04- 5 17/00140/FUL Plot Ref :10/2017 Type :- FULL  
Applicant Name :- Smith, Mrs Date Received :- 09/03/2017  
Location :- 46A,B And C Date Returned :- 13/04/2017  
Fernbank Road

Ascot  
SL5 8HE

Proposal : Ascot

Proposed front dormer windows (3No).

Observations : OBSERVATION

It was proposed by Cllr Parkin, seconded by Cllr Berry and with two abstentions

RESOLVED that WPC would ask that an appropriate workable parking plan is drawn up to ensure that there is sufficient parking available for each individual property. WPC would further ask the Officer to ensure the conditions imposed in the original planning permission (05/100188/FUL) are adhered to.

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04- 6	17/00148/FUL	Plot Ref :12/2017	Type :- FULL
	Applicant Name :- Bertrand, Mr & Mrs Roy and Bet		Date Received :- 23/03/2017
	Location :- 16 Picket Post Close		Date Returned :- 13/04/2017
	Bracknell		
	Berkshire		
	RG12 9FG		

Proposal : Martins Heron & The Warren

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

Observations : RECOMMENDED REFUSAL

It was proposed by Cllr Berry, seconded by Cllr Mrs Michie and with four abstentions

RESOLVED 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.

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04- 7	17/00149/FUL	Plot Ref :10/2017	Type :- FULL
	Applicant Name :- Weyman & Deas		Date Received :- 09/03/2017
	Location :- Pheasant Cottage, 146		Date Returned :- 13/04/2017
	Locks Ride		
	Ascot		
	SL5 8QX		

Proposal : Winkfield & Cranbourne

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

Observations : RECOMMEND APPROVAL

It was proposed by Cllr Mrs Michie, seconded by Cllr Shurville and with ten votes for and four abstentions

RESOLVED that WPC notes the reasons for the 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 result in a loss of green belt relative to the buildings currently in situ.

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04- 8	17/00154/FUL	Plot Ref :11/2017	Type :-	FULL
	Applicant Name :-	Waucquez, Mr & Mrs	Date Received :-	16/03/2017
	Location :-	4 Prince Consort Drive Ascot SL5 8AW	Date Returned :-	

Proposal : Ascot

Erection of single storey rear and side extension.

Observations : NO OBJECTION

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04- 9	17/00160/OUT	Plot Ref :10/2017	Type :-	OUTLINE
	Applicant Name :-	Lee-Uff	Date Received :-	09/03/2017
	Location :-	Furze Bank, 89 Locks Ride Ascot SL5 8NP	Date Returned :-	

Proposal : Winkfield & Cranbourne

Erection of 7 no. dwellings with associated access, parking and landscaping following demolition of existing dwelling and outbuilding.

Observations : RECOMMEND REFUSAL

It was proposed by Cllr Shurville, seconded by Cllr Ms Blyth and with three abstentions

RESOLVED that WPC is concerned that this backland infill is an overdevelopment which will have a detrimental effect on the character of the area, overburden the infrastructure, has insufficient parking, is unsustainable with regard to drainage and sewage and would 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  
Location :- 31 Audley Way Date Returned :-  
Ascot  
Berkshire  
SL5 8EE

Proposal : Ascot  
Erection of part two storey side extension including balcony and part single storey extension following demolition of existing garage.

Observations : RECOMMEND REFUSAL:

It was proposed by Cllr Shurville, seconded by Cllr Mrs Michie and with three abstentions

RESOLVED that 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. WPC does not support the loss of garage space and the proposal is not in keeping with the street scene.

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04- 11 17/00192/FUL Plot Ref :13/2017 Type :- FULL  
Applicant Name :- Hopper, Mr James Date Received :- 30/03/2017  
Location :- Grey Cedar 44 Date Returned :-  
Locks Ride  
Ascot  
SL5 8QX

Proposal : 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 : NO OBJECTION

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04- 12 17/00193/FUL Plot Ref :11/2017 Type :- FULL  
Applicant Name :- Argi, Mr & Mrs P Date Received :- 16/03/2017  
Location :- Maple House, 22 Date Returned :- 13/04/2017  
Prince Consort Drive  
Ascot  
SL5 8AW

Proposal : 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 : NO OBJECTION

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04- 13 17/00194/FUL Plot Ref :11/2017 Type :- FULL  
Applicant Name :- Snow Hill Trustees Ltd. Date Received :- 16/03/2017  
Location :- Ribblesdale Park Date Returned :- 13/04/2017  
Sunninghill Road  
Ascot  
SL5 7RL

Proposal : 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 : OBSERVATION

It was proposed by Cllr Shurville, seconded by llrMrs Phillips and with two abstentions

RESOLVED that WPC would ask the Officer to ensure that Green Belt policies are complied with and a condition is applied to prevent any increase in development against agricultural building.

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04- 14 17/00202/FUL Plot Ref :12/2017 Type :- FULL  
Applicant Name :- Chesson, Mr Darren Date Received :- 23/03/2017  
Location :- Kingsacre Date Returned :- 13/04/2017  
North Street  
Winkfield  
SL4 4TE

Proposal : Winkfield And Cranbourne

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

Observations : NO OBJECTION

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04- 15 17/00205/FUL Plot Ref :12/2017 Type :- FULL  
Applicant Name :- Smith, Mrs A Date Received :- 23/03/2017  
Location :- Westwood, 58 Date Returned :- 13/04/2017  
Locks Ride  
Ascot  
SL5 8QX

Proposal : Winkfield And Cranbourne

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

Observations : NO OBJECTION

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04- 16 17/00210/FUL Plot Ref :12/2017 Type :- FULL  
Applicant Name :- Glass, Mr & Mrs T Date Received :- 23/03/2017  
Location :- 1 Date Returned :- 13/04/2017  
Picket Post Close  
Bracknell  
RG12 9FG

Proposal : Harmans Water

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

Observations : NO OBJECTION

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04- 17 17/00213/FUL Plot Ref :13/2017 Type :- FULL  
Applicant Name :- Smyth, Mr Michael Date Received :- 30/03/2017  
Location :- Ranelagh Farm Date Returned :- 13/04/2017  
Crouch Lane  
Winkfield  
SL4 4TN

Proposal : 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 : RECOMMEND REFUSAL

It was proposed by Cllr Parkin, seconded by Cllr Berry and with three abstentions

RESOLVED that this proposal is overdevelopment in the Green Belt.

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04- 18 17/00234/FUL Plot Ref :11/2017 Type :- FULL  
Applicant Name :- Pearson, Mrs C Date Received :- 16/03/2017  
Location :- 19 Date Returned :- 13/04/2017  
Beaulieu Close  
Bracknell  
RG12 9QL

Proposal : Martins Heron & The Warren

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

Observations : OBSERVATION

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It was proposed by Cllr Berry, seconded by Cllr Mrs Michie and with three abstentions

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

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04- 19 17/00236/FUL Plot Ref :13/2017 Type :- FULL  
Applicant Name :- Nichol, Ms Claire Date Received :- 30/03/2017  
Location :- 55 Date Returned :- 13/04/2017  
New Road  
Ascot  
SL5 8PZ

Proposal : Ascot

Formation of vehicular access and dropped kerb.

Observations : OBSERVATIONS

It was proposed by Cllr Parkin, seconded by Cllr Berry and with three abstentions

RESOLVED 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.

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04- 20 17/00241/FUL Plot Ref :13/2017 Type :- FULL  
Applicant Name :- Seagrove, Mr Mark Date Received :- 30/03/2017  
Location :- 64 Date Returned :- 13/04/2017  
New Road  
Ascot  
SL5 8QQ

Proposal : Ascot

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

Observations : OBSERVATION.

It was proposed by Cllr Shurville, seconded by Cllr Berry and unanimously

RESOLVED that no plans have been made available and WPC would therefore request that this application be deferred to enable the submission of a considered comment.

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04- 21 17/00251/FUL Plot Ref :13/2017 Type :- FULL  
Applicant Name :- Gardiner, Miss Holly Date Received :- 30/03/2017  
Location :- Orchard Lea Date Returned :- 13/04/2017  
Drift Road  
Winkfield  
SL4 4RU

Proposal : 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 : NO OBJECTION

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04- 22 17/00268/FUL Plot Ref :13/2017 Type :- FULL  
Applicant Name :- Unity Assets Corporation Date Received :- 30/03/2017  
Location :- Sunninghill Park Date Returned :- 13/04/2017  
Sunninghill Road  
Ascot  
SL5 7RQ

Proposal : 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 : NO OBJECTION

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04- 23 17/00277/OBS Plot Ref :12/2017 Type :- OBS  
Applicant Name :- RB Windsor & Maidenhead Date Received :- 23/03/2017  
Location :- Legoland Windsor Resort Date Returned :- 13/04/2017  
Winkfield Road  
Windsor  
SL4 4AY

Proposal : Windsor & Maidenhead

Construction of a holiday village and alterations to parking.

Observations : No plans have been made available, and WPC is therefore unable to submit a full and considered response.

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04- 24 17/00642/RBMWF Plot Ref :10/2017 Type :- FULL  
Applicant Name :- RB Windsor & Maidenhead Date Received :- 09/03/2017  
Location :- Milcote & The Nook at Milcote Date Returned :- 13/04/2017  
Kings Ride  
Ascot

Proposal : Sunninghill & Ascot

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

Observations : NO COMMENT

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## 05 AMENDED APPLICATIONS

05- 1 16/00846/AAA Plot Ref : Type :- Amended  
Applicant Name :- Conn, Mrs Yvette Date Received :- 29/03/2017  
Location :- Land at C012Z Date Returned :- 20/04/2017  
Drift Road

Proposal : 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 : OBSERVATIONS:

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

WPC has considered the additional reports provided and wishes to reiterate its original comment regarding impact to neighbouring properties and traffic movement - "WPC has concerns in relation to the impact of the proposed works to 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 safety risks and disruption to local residents."

However, if BFC are happy with the drainage provision then WPC will accept their recommendation. WPC has concerns that the changing level and the run-off that this will cause is likely to create surface water drainage problems on adjacent land and would ask the officer to ensure that a substantial drainage plan is submitted with this application.

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## 06 PLANNING APPEALS

All new, outstanding and decided appeals were noted. The date of the Warfield Homes appeal ((15/00383/FUL) has been set for 16th May although a venue has not yet been advised.

### 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).

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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

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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

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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.

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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

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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.

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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).

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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

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#### C. Decided Appeals:

Appellant: JPP Land Ltd  
Site Address: White Gates, Long Hill Road, Ascot, SL5 8RD  
Proposal: Erection of 11 no 4 bed and 4 no 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 - noted.

#### **08 BRACKNELL FOREST COUNCIL**

It was noted that the next meeting of the BFC Planning and Highways Committee will be held on 20th April 2017.

In respect of the Gypsies, Traveller and Travelling Showpeople Accommodation Assessment consultation, it was noted that WPC was asked to determine whether a WPC response is desirable and to delegate authority accordingly. It was proposed by Cllr Berry, seconded by Cllr Michie and unanimously RESOLVED that Cllrs Parkin, Tilbury and Shurville should meet, agree and forward a response on behalf of WPC with authority delegated as such.

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

#### **09 CURRENT ISSUES**

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

a. BFC Local Plan

There were no updates.

b. Drainage and Sewerage

There were no updates.

c. Community Infrastructure Levy

There were no updates.

**10 HIGHWAYS MATTERS**

The A329 London Road Corridor - Highway Improvement Scheme was noted.

Councillors were asked to send any queries to the Clerk who would collate them and send to BFC.

**11 HIGHWAYS MATTERS**

The petition signed at Martins Heron Station against 900 new homes in Swinley Forest was noted.

The Meeting closed at : 20.43

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Winkfield Parish Council