

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 2nd May 2017 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

04 . 3 **17/00152/FUL** Plot Ref :- 14/2017 Type :- FULL
Applicant Name :- Lloyd, Ms Alison Date Received :- 06/04/2017
Parish :- Ascot Date Returned :-
Location :- 4 Agent Patricia Terceiro
Field House Close
Ascot

Proposals :- Erection of extension to existing study to form annexe.

Observations :- WORKING PARTY RECOMMENDATION: Recommended Refusal

It was proposed by Cllr Parkin, seconded by Cllr Berry that WPC feels that this is overdevelopment of the green belt and should therefore be refused. However if the officer is minded to approve, WPC would ask that conditions be applied:

1. that there should be no future alienation from the main property and
2. preventing subletting or use independent from the main property.

04 . 4 **17/00242/FUL** Plot Ref :- 14/2017 Type :- FULL
Applicant Name :- Wing, Roger Date Received :- 06/04/2017
Parish :- W&C Date Returned :-
Location :- Hunters Moon Agent Olivia Jones
Chavey Down Road
Winkfield Row

Proposals :- Winkfield And Cranbourne

Erection of first floor front extension and single storey rear extension.

Observations :- WORKING PARTY RECOMMENDATION: Observation

It was proposed by Cllr Berry, seconded by Cllr Paxton that WPC has no objection to this proposal provided that there is no adverse impact to neighbouring properties.

04 . 5 **17/00248/3** Plot Ref :- 16/2017 Type :- FULL
Applicant Name :- Mr Kenneth Wherrell Date Received :- 19/04/2017
Parish :- W&C Date Returned :-
Location :- Rural Rides Agent Shannon Kimber
Pump Lane
Ascot

Proposals :- Winkfield And Cranbourne

Replacement of existing 1.8m high timber fence with 2.4m high acoustic timber fence. The new fence will be situated approximately 1m farther back into the property and is to allow BFC to construct a new public footway along Sunninghill Road.

Observations :- WORKING PARTY RECOMMENDATION: Recommended Refusal

It was proposed by Cllr Parkin, seconded by Cllr Michie that WPC feel that this proposal detrimentally changes the character of the area and street scene. If minded to approve WPC would ask that the officer applies a condition to ensure that new fencing is graduated to a lower level along the front of the property on Pump Lane.

04 . 6 **17/00266/FUL** Plot Ref :- 14/2017 Type :- FULL
Applicant Name :- Priestley, Mr Martin Date Received :- 06/04/2017
Parish :- Harmans Water Date Returned :-
Location :- 3 Agent Patricia Terceiro
Minstead Close
Bracknell
Proposals :- Martins Heron & The Warren

Erection of first floor side and single storey rear extensions with new front porch following demolition of existing conservatory.

Observations :- WORKING PARTY RECOMMENDATION: Observation

It was proposed by Cllr Michie, seconded by Cllr Paxton that WPC have no objection to the proposal provided there is no adverse impact to the neighbour at no. 4 Minstead Close.

04 . 7 **17/00273/FUL** Plot Ref :- 15/2017 Type :- FULL
Applicant Name :- Reid, Mr Clive Date Received :- 13/04/2017
Parish :- W & C Date Returned :-
Location :- Great Oaks Farm Agent Matthew Miller
Crouch Lane
Winkfield
Proposals :- Winkfield And Cranbourne

Erection of a 4 bed detached dwelling and garage following the demolition of the existing dwelling and garage (renewal of permission 14/00782/FUL)

Observations :- WORKING PARTY RECOMMENDATION: Undetermined by working party.

CG called officer to query inclusion of basement in percentage floor space and adherence to Green Belt Policy. Advised that this is an ambiguous area but the general approach taken nationally is NOT to include basements in floor space calculations as they are not visible.

Further queried the description "renewal of planning permission 14/00782/FUL" as entire basement plan is additional. The description is as stipulated by the applicant, the officer is aware of this discrepancy and will be taking the additional plans into account in determining.

04 . 8 **17/00302/FUL** Plot Ref :- 15/2017 Type :- FULL
Applicant Name :- Band, Mr John Date Received :- 13/04/2017
Parish :- Ascot Date Returned :-
Location :- Swinley Forest Golf Club Agent Michael Ruddock
Bodens Ride
Ascot
Proposals :- Ascot

Proposed Greenkeepers machinery shed.

Observations :- WORKING PARTY RECOMMENDATION: Recommended
Approval

It was proposed by Cllr Parkin, seconded by Cllr Berry that WPC
supports this proposal.

04 . 9 **17/00304/FUL** Plot Ref :- 15/2017 Type :- FULL
Applicant Name :- Kohli, Mr & Mrs S Date Received :- 13/04/2017
Parish :- Ascot Date Returned :-
Location :- 39 Agent Michael Ruddock
Prince Consort Drive
Ascot
Proposals :- Ascot

Erection of a 4no. bed detached dwelling and garage following the
demolition of the existing property.

Observations :- WORKING PARTY RECOMMENDATION: Observation

It was proposed by Cllr Paxton, seconded by Cllr Parkin that WPC
has no objection to this proposal provided that any existing trees
are protected during building.

04 . 10 **17/00316/FUL** Plot Ref :- 17/2017 Type :- FULL
Applicant Name :- Orford, Mr Terence Date Received :- 27/04/2017
Parish :- W&C Date Returned :-
Location :- 3 Magnolia Close Agent Matthew Miller
Warfield Park
Bracknell
Proposals :- Winkfield with Cranbourne

Erection of new summer house following demolition of existing
summer house and erection of car port on existing hard standing.
Observations :- WORKING PARTY RECOMMENDATION: No objection

04 . 17 **17/00367/OBS** Plot Ref :- 15/2017 Type :- OBS
Applicant Name :- RB Windsor & Maidenhead Date Received :- 13/04/2017
Parish :- Oldfield Date Returned :-
Location :- Land West Of Crown Lane Agent
 Including Part Hines
 Meadow Ca
 and La Roche and The
 Colonnade
Proposals :- Reserved matters (Landscaping) for redevelopment following
demolition of part of Hines Meadow car park, La Roche and The
Colonnade to include 162 apartments, 363m2 of Class B1 office
space, 1045sqm of retail space (Class A1) and 987sqm of
restaurant/cafe space (Class A3), creation of basement car
parking, a new footbridge over York Stream and the replacement
of the existing vehicle bridge to the existing car park, new
pedestrian links, landscaping and alterations to the waterway to
create a new public realm as approved under planning permission
12/02762 without complying with condition 1 (approved plans) to
replace two plans and 65 (completion of waterways) to vary to the
following, No dwelling within Block A (as identified on plan 747-
2000E) shall be occupied until the works to the York Stream shown
on plans 747-2000E and 747-000B have been completed. RBMW
Ref: 17/00680

Observations :- WORKING PARTY RECOMMENDATION: No comment

05 AMENDED APPLICATIONS

None received.

06 PLANNING APPEALS

a. New Appeals

Appellant: Howard Park Homes

Site Address: Land At The Yard Chavey Down Road Winkfield Row

Proposal: Change of the use of the land for the siting of six two bed residential
mobile park homes.

Our reference: 16/00707/FUL (201704)

Appellant: JPP Land Ltd

Site Address: Cinnamon Tree, Maidens Green, Winkfield

Proposal: Erection of two detached dwellings with detached garage and detached
car port following demolition of the existing building.

Our reference: 16/00156/FUL (201704)

B. Outstanding Appeals:

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

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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

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.

* Appeal to be heard at an informal hearing 16/05/2017 10am Council Chamber - Easthampstead House*

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/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: 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).
Outcome: APPEAL DISMISSED

Appellant: Mr Patrick Argi
Site Address: Land at 22 Prince Consort Drive
Proposal: 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.
Our Reference: 17/00193/FUL (APP/R0335/C/16/3158017)
Start Date: 03.03.2017
Reason For Appeal:Enforcement Notice issued
Outcome: APPEAL DISMISSED, ENFORCEMENT NOTICE UPHELD

07 TREE PRESERVATION ORDERS

TPO 1219 - Land at Ascot Priory - modified order identifying specific trees to be retained and protected. n.b. Modified order to be confirmed on 12/10/2017.

08 BRACKNELL FOREST COUNCIL

The next meeting of the BFC Planning and Highways Committee will be held on Thursday 18th May 2017.

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
- d. Planning Decisions
Chairman to report.

10 HIGHWAYS MATTERS

Street Numbering and Naming - Cedar Barn, Winkfield Lane, Winkfield

Prohibition of Driving Order - B383 Sunninghill Road and Lovel Road - 12th May 2017

11 CORRESPONDENCE

RBWM: Planning permission for installation of Bronze War Horse Statue was granted and RBWM thank WPC for its comments.