

Winkfield Parish Council

Planning and Highways

DRAFT MINUTES

of the

Special Meeting of Council to Consider Plans and Highways matters held in the Lounge at Carnation Hall on Tuesday 2nd May 2017 at 7.30pm.

Committee Members Present :- Cllr N Atkinson
Cllr O Barreto
Cllr R Berry
Cllr E Blyth
Cllr M Gaw
Cllr A Michie
Cllr D Parkin
Cllr G Paxton
Cllr S Phillips
Cllr R Shurville
Cllr S Tarrant
Cllr D Wall

Also in Attendance :- Mrs Edwards - Clerk
Mrs Gibson - Planning Admin Asst

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Hayes.

02 DECLARATIONS OF INTEREST

Cllr Gaw noted that as a Borough Councillor and member of the Planning Committee, she could be present when any of the applications presented to Winkfield Parish Council are considered by BFC.

It was therefore noted that she 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 at item 4.6.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Berry, seconded by Cllr Michie and unanimously RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 4th April 2017 were a correct record of that meeting and would as such be duly signed.

04 PLANNING APPLICATIONS

04- 1	17/00076/TRTPO	Plot Ref :17/2017	Type :-	TRTPO
	Applicant Name :-	El-Amir, Mr	Date Received :-	27/04/2017
	Location :-	Badias Glade Coronation Road Berkshire	Date Returned :-	03/05/2017

SL5 9LQ

Proposal : Ascot

TPO 457A - Application to fell 1 and prune 1 tree

Observations : Observation:

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

WPC would leave determination of this matter to the expertise of the tree officer.

04- 2	17/00094/FUL	Plot Ref :17/2017	Type :- FULL
	Applicant Name :- MacPherson, Mr Robert		Date Received :- 27/04/2017
	Location :- 10		Date Returned :- 03/05/2017
	Windsor Forest Court		
	Mill Ride		
	SL5 8LT		

Proposal : Ascot

Conversion of roof space into habitable accommodation including installation of dormer and roof light.

Observations : Considered no objection.

04- 3	17/00152/FUL	Plot Ref :14/2017	Type :- FULL
	Applicant Name :- Lloyd, Ms Alison		Date Received :- 06/04/2017
	Location :- 4		Date Returned :- 03/05/2017
	Field House Close		
	Ascot		
	SL5 9LT		

Proposal : Erection of extension to existing study to form annexe.

Observations : Recommended Refusal

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

WPC feels that this is overdevelopment within 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
Location :- Hunters Moon Date Returned :- 03/05/2017
Chavey Down Road
Winkfield Row
RG42 7PH

Proposal : Winkfield And Cranbourne

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

Observations : Observations

It was proposed by Cllr Berry, seconded by Cllr Paxton and with two abstentions RESOLVED 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
Location :- Rural Rides Date Returned :- 03/05/2017
Pump Lane
Ascot
SL5 7RW

Proposal : 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 : Observation

It was proposed by Cllr Parkin, seconded by Cllr Michie and with two abstentions RESOLVED 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
Location :- 3 Date Returned :- 03/05/2017
Minstead Close
Bracknell
RG12 9FE

Proposal : Martins Heron & The Warren

Erection of first floor side and single storey rear extensions with new

front porch following demolition of existing conservatory.

Observations : Observation

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

WPC has 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
	Location :- Great Oaks Farm		Date Returned :- 03/05/2017
	Crouch Lane		
	Winkfield		
	SL4 4RZ		

Proposal : 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 : Recommended refusal

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

WPC note the addition of a full width basement to the originally approved plans and feel that these plans should be included in the percentage floor space increase. This proposal is therefore not in accordance with Green Belt policy.

04- 8	17/00302/FUL	Plot Ref :15/2017	Type :- FULL
	Applicant Name :- Band, Mr John		Date Received :- 13/04/2017
	Location :- Swinley Forest Golf Club		Date Returned :- 03/05/2017
	Bodens Ride		
	Ascot		
	SL5 9LE		

Proposal : Ascot

Proposed Greenkeepers machinery shed.

Observations : Recommended approval

It was proposed by Cllr Parkin, seconded by Cllr Berry and with two abstentions RESOLVED 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
Location :- 39 Date Returned :- 03/05/2017
Prince Consort Drive
Ascot
SL5 8AW

Proposal : Ascot

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

Observations : Observation

It was proposed by Cllr Paxton, seconded by Cllr Parkin and with two abstentions RESOLVED 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
Location :- 3 Magnolia Close Date Returned :- 03/05/2017
Warfield Park
Bracknell
RG42 3RE

Proposal : Winkfield with Cranbourne

Erection of new summer house following demolition of existing summer house and erection of car port on existing hard standing.

Observations : Considered no objection

04- 11 17/00318/OUT Plot Ref :17/2017 Type :- OUTLINE
Applicant Name :- Forbes, Mrs Pauline Date Received :- 27/04/2017
Location :- Land To Rear Of White Gates Date Returned :- 03/05/2017
Mushroom Castle
Winkfield Row
RG42 7PL

Proposal : Winkfield And Cranbourne

Outline application for the erection of 2 no. detached dwellings and garages following demolition of existing outbuilding.

Observations : Observation

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

As Carnation Hall (adjacent to the site) is a well established public open space, WPC would ask that the design of the properties take into

account the potential impact of public recreational activities and that the design of the buildings include appropriate accoustic and other measures.

04- 12 17/00325/FUL Plot Ref :16/2017 Type :- FULL
Applicant Name :- Sheppard, Mrs Lucy Date Received :- 19/04/2017
Location :- 32 Date Returned :- 03/05/2017
Jubilee Avenue
Ascot
SL5 8NZ

Proposal : Ascot

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

Observations : Considered no objection.

04- 13 17/00334/FUL Plot Ref :15/2017 Type :- FULL
Applicant Name :- Haynes, Mt T Date Received :- 13/04/2017
Location :- Lamarsh, 4 Date Returned :- 03/05/2017
Nursery Lane
Ascot
SL5 8PY

Proposal : Ascot

Conversion of existing detached garage to create games room and store.

Observations : Recommended refusal

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

WPC does not support the loss of garage space. If minded to approve, WPC would ask that the officer applies conditions to ensure that there is no future alienation from the main dwelling and that sufficient practical off road parking is retained.

04- 14 17/00338/FUL Plot Ref :17/2017 Type :- FULL
Applicant Name :- Butcher, Mr David Date Received :- 27/04/2017
Location :- The Winning Post Date Returned :- 03/05/2017
Winkfield Street
Winkfield
SL4 4SW

Proposal : Winkfield And Cranbourne

Change of use from carriage store to 2 no. hotel letting rooms with

associated parking, bin stores and cycle storage.

Observations : Recommended Approval

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

WPC supports local business provided that the proposal is acceptable within green belt policy and that there is no detrimental impact on the neighbour at Little Place.

04- 15 17/00350/FUL Plot Ref :15/2017 Type :- FULL
Applicant Name :- Spain, Mr Richard Date Received :- 13/04/2017
Location :- 8 Date Returned :- 03/05/2017
Beechwood Close
Ascot
SL5 8QJ

Proposal : Ascot

Erection of single storey rear extension.

Observations : Considered no objection

04- 16 17/00351/FUL Plot Ref :17/2017 Type :- FULL
Applicant Name :- Woodbridge, Mrs P Date Received :- 27/04/2017
Location :- Land To Rear Of Merrydown Date Returned :- 03/05/2017
Winkfield Street
Winkfield
SL4 4SW

Proposal : Winkfield And Cranbourne

Section 73 application to vary condition 2 (approved plans) to planning permission 16/00197/FUL for the erection of a new barn. (Increase of barn size)

Observations : Observation

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

WPC has no objection to the proposal but would ask that a condition be applied ensuring the future agricultural use of the building and preventing any change of use to residential purposes, in accordance with Green Belt policy.

04- 17 17/00367/OBS Plot Ref :15/2017 Type :- OBS
Applicant Name :- RB Windsor & Maidenhead Date Received :- 13/04/2017
Location :- Land West Of Crown Lane Date Returned :- 03/05/2017
Including Part Hines Meadow

Ca
and La Roche and The
Colonnade

Proposal : 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 : No comment

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06 PLANNING APPEALS

a. New Appeals

All new appeals were noted. Mrs Gibson was asked to query the duplication of the appeal in respect of the Cinnamon Tree with BFC.

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:

All outstanding appeals were noted.

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/COUNANDCLL2
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:
All decided appeals were noted.

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. This was noted.

Cllr Paxton informed the meeting that one of the trees on Fernbank Road under a TPO has been ringed. Cllr Paxton has reported this to BFC and will provide an update as available.

08 BRACKNELL FOREST COUNCIL

It was noted that the next meeting of the BFC Planning and Highways Committee will be held on Thursday 18th May 2017.

09 CURRENT ISSUES

a. BFC Local Plan

Cllr Tarrant queried whether a revised draft of the new local plan has yet been produced and asked that the Clerk investigate this and establish whether the feedback provided previously regarding the inaccurate serious flooding issues has been incorporated.

b. Drainage and Sewerage

No update.

c. Community Infrastructure Levy

The Clerk noted that we have received a payment of £81,000

d. Planning Decisions

The Chairman and the Clerk informed WPC that a meeting has been set up for 18th May to discuss, amongst other things, the weight given by BFC to WPC's comments on planning applications, given the number of contrary decisions seen in recent weeks. The Chairman and The Clerk to provide update as available.

10 HIGHWAYS MATTERS

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

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

Cllr Paxton noted that the shared cycle/footpath under construction on London Road

(part of the LVS access/egress improvement scheme) is currently 1.3m - far below the standard required width of 3.5m. Cllr Paxton will report the same to BFC and provide update as available.

Cllr Tarrant noted that the speed bumps on Winkfield Row have become problematic, resulting in noise disruption and damage to the conservation area as the number of HGVs using Winkfield Row has increased. Cllr Tarrant to contact BFC to ask that alternative speed restriction measures be investigated. WPC to follow up.

11 CORRESPONDENCE

It was noted that no correspondence has been received which requires the attention of the full Council.

The Meeting closed at : 20:46

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council