

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 6th June 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 16th May 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 2nd June 2017 to make the recommendations to the Council which are listed below.

In attendance were:
Cllr Bob Shurville
Cllr Mrs Angela Michie
Cllr Geoff Paxton
Cllr David Parkin

04 . 1 **16/01056/FUL** Plot Ref :- 19A/2017 Type :- FULL
Applicant Name :- Alstrom, Alford Date Received :- 11/05/2017
Parish :- Crown Wood Date Returned :-
Location :- 23 Agent Patricia Terceiro
Hope Avenue
Bracknell
Proposals :- Forest Park
Conversion of ground floor to a studio apartment.
Observations :- Working party recommendation: Recommended refusal
It was proposed by Cllr Paxton, seconded by Cllr Parkin that:-
WPC strongly objects to this application as it causes loss of amenity to the neighbours, loss of parking and is a clear overdevelopment of the area. WPC therefore asks that this application be refused and the matter referred to enforcement.

04 . 2 **17/00353/FUL** Plot Ref :- 20/2017 Type :- FULL
Applicant Name :- Clarke, Mrs I Date Received :- 18/05/2017
Parish :- W&C Date Returned :-
Location :- Hope Cottages Agent Shannon Kimber
Bracknell Road
Warfield
Proposals :- Winkfield And Cranbourne
Erection of single storey rear extension following the demolition of the existing conservatory and erection of front porch.
Observations :- Working party recommendation: Observation
It was proposed by Cllr Paxton, seconded by Cllr Parkin that:-

WPC has no objection to this application provided that the proposals are acceptable within applicable Green Belt policy.

04 . 3 17/00383/FUL Plot Ref :- 19/2017 Type :- FULL
Applicant Name :- Baker, Miss Amelia Date Received :- 11/05/2017
Parish :- W&C Date Returned :-
Location :- 23 Agent Shannon Kimber
Saturn Croft
Winkfield Row
Proposals :- Winkfield And Cranbourne

Erection of single storey rear extension following the demolition of existing conservatory and conversion of rear part of garage to utility room.

Observations :- Working party recommendation: Recommended refusal

It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton that:-

WPC does not support the loss of garage space and would ask the officer to ensure that the parking arrangements are practicable.

04 . 4 17/00388/FUL Plot Ref :- 20/2017 Type :- FULL
Applicant Name :- Trimount Properties Date Received :- 18/05/2017
Parish :- W&C Date Returned :-
Location :- Land At The Yard Agent
Chavey Down Road
Winkfield Row
Proposals :- Winkfield And Cranbourne

Erection of 7no five bedroom dwellings with associated access and parking arrangements following demolition of existing structures.

Observations :- Working party recommendation: Recommended refusal

It was proposed by Cllr Shurville, seconded by Cllr Parkin that:-

This proposal is an overdevelopment of the area, and access to the site is not sufficient.

04 . 5 17/00389/FUL Plot Ref :- 19/2017 Type :- FULL
Applicant Name :- Farrell, Mr D Date Received :- 11/05/2017
Parish :- W&C Date Returned :-
Location :- Orchard House Agent Paul Corbett
Chavey Down Road
Winkfield Row
Proposals :- Winkfield And Cranbourne

Erection of 2no five bedroom dwellings with associated access and parking arrangements.

Observations :- Working party recommendation: Recommended refusal

It was proposed by Cllr Shurville, seconded by Cllr Parkin that:-

This proposal is an overdevelopment of the area, and access to the site is not sufficient.

04 . 6 **17/00403/FUL** Plot Ref :- 20/2017 Type :- FULL
Applicant Name :- Zafar Date Received :- 18/05/2017
Parish :- Ascot Date Returned :-
Location :- Field House Close Agent Patricia Terceiro
Ascot
Berkshire
Proposals :- Ascot

Erection of gated entrance onto Coronation Road.

Observations :- Working party recommendation: Observation

It was proposed by Cllr Parkin, seconded by Cllr Mrs Michie that:-

WPC is unclear as to the rationale behind this application given that the structure will cause complications for public services and there is no immediately discernable benefit.

04 . 7 **17/00413/FUL** Plot Ref :- 20/2017 Type :- FULL
Applicant Name :- Fraser, Mr & Mrs Date Received :- 18/05/2017
Parish :- Ascot Date Returned :-
Location :- Ruskins 33 Agent Olivia Jones
Goaters Road
Ascot
Proposals :- Ascot

Erection of single storey rear extension following demolition of existing conservatory.

Observations :- Working party recommendation: Considered no objection

04 . 8 **17/00415/FUL** Plot Ref :- 19/2017 Type :- FULL
Applicant Name :- Rumsey, Mr & Mrs Nic Date Received :- 11/05/2017
Parish :- W&C Date Returned :-
Location :- Somerton House Agent Matthew Miller
Forest Road
Winkfield Row
Proposals :- Winkfield And Cranbourne

Refurbishment and extension to the existing house and erection of a new detached garage block with two 2 bedroomed self contained units following demolition of the existing garages and two residential flats.

Observations :- Working party recommendation: Observation

It was proposed by Cllr Shurville, seconded by Cllr Paxton that:-

WPC has no objection, provided that the application is acceptable within applicable Green Belt policies.

04 . 9 **17/00416/LB** Plot Ref :- 19/2017 Type :- LISTED
Applicant Name :- Rumsey, Mr & Mrs Nic Date Received :- 11/05/2017
Parish :- W&C Date Returned :-
Location :- Somerton House Agent
Forest Road
Winkfield Row
Proposals :- Winkfield And Cranbourne

Application for Listed Building Consent for refurbishment and extension to the existing house and erection of a new detached garage block with two 2 bedroomed self contained units following demolition of the existing garages and two residential flats.

Observations :- Working party recommendation: Observation

It was proposed by Cllr Mrs Michie, seconded by Cllr Shurville that:-

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

04 . 10 **17/00423/FUL** Plot Ref :- 20/2017 Type :- FULL
Applicant Name :- Wallace, Mr Benjamin & Daniel Date Received :- 18/05/2017
Parish :- W&C Date Returned :-
Location :- New Lodge Agent Michael Ruddock
Drift Road
Winkfield
Proposals :- Winkfield And Cranbourne

Erection of equipment store and stable building with horse exercising area.

Observations :- Working party recommendation: Observation

It was proposed by Cllr Parkin, seconded by Cllr Mrs Michie that:-

WPC has no objection, provided that the application is acceptable within applicable Green Belt policies.

04 . 11 **17/00432/FUL** Plot Ref :- 20/2017 Type :- FULL
Applicant Name :- Heighes, Mr Date Received :- 18/05/2017
Parish :- W&C Date Returned :-
Location :- Chester Lodge Agent Matthew Miller
Crouch Lane
Winkfield
Proposals :- Winkfield And Cranbourne

Section 73 application to vary condition 2 (Approved Plans) of planning permission 16/00610/FUL for the erection of two storey side and front extensions, two storey rear extension, roof enlargement and alterations to external materials.

Observations :- Working party recommendation: Considered no objection

04 . 12 **17/00433/FUL** Plot Ref :- 20/2017 Type :- FULL
Applicant Name :- Coggins,Mr & Mrs Pat & Sharon Date Received :- 18/05/2017
 Parish :- Harmans Water Date Returned :-
 Location :- 18 Agent Matthew Miller
 Beaulieu Close
 Bracknell
 Proposals :- Martins Heron & The Warren
 Erection of first floor side extension.
 Observations :- Working party recommendation: Considered no objection

04 . 13 **17/00436/FUL** Plot Ref :- 21/2017 Type :- FULL
Applicant Name :- Worth, Mrs Kate Date Received :- 25/05/2017
 Parish :- W&C Date Returned :-
 Location :- Winkfield House Agent Sarah Horwood
 Maidens Green
 Winkfield
 Proposals :- Winkfield And Cranbourne
 Change of use of shop (A1 use) at ground floor to create 2no.
 bedroom residential unit (C3), retention of residential
 accommodation at first floor to provide two separate dwelling units
 and erection of first floor rear extension with terrace
 Observations :- Working party recommendation: Observation:
 It was proposed by Cllr Paxton, seconded by Cllr Parkin that:-
 WPC has no objection to this application but would wish for
 clarification on the parking plan to ensure that there is sufficient
 parking for all residents.

04 . 14 **17/00447/FUL** Plot Ref :- 21/2017 Type :- FULL
Applicant Name :- McKelvie, Mr J Date Received :- 25/05/2017
 Parish :- W&C Date Returned :-
 Location :- Stirrups Country House Agent
 Hotel
 Bracknell Road
 Warfield
 Proposals :- Winkfield And Cranbourne
 Section 73 application to vary condition 2 (approved plans) of
 planning permission 16/01169/FUL for the erection of two storey
 extension to existing hotel to change the position of a stairwell and
 simplify the roof design.
 Observations :- Working party recommendation: Considered no objection

04 . 15	17/00452/FUL	Plot Ref :- 21/2017	Type :- FULL
	Applicant Name :- Dymond, Mr Richard	Date Received :- 25/05/2017	
	Parish :- Harmans Water	Date Returned :-	
	Location :- 5 Sandford Down Bracknell	Agent Case Officer	Patricia Terceiro
	Proposals :- Martins Heron & The Warren		
	Erection of a part first floor and part two storey extension.		
	Observations :- Working party recommendation: Considered no objection		
04 . 16	17/00454/FUL	Plot Ref :- 20/2017	Type :- FULL
	Applicant Name :- McClelland, Mr Stuart	Date Received :- 18/05/2017	
	Parish :- Harmans Water	Date Returned :-	
	Location :- 33 Emery Down Close Bracknell	Agent	Olivia Jones
	Proposals :- Martins Heron & The Warren		
	Erection of first floor side extension.		
	Observations :- Working party recommendation: Recommended refusal		
	It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton that:-		
	WPC does not support the loss of parking space.		
04 . 17	17/00464/FUL	Plot Ref :- 21/2017	Type :- FULL
	Applicant Name :- Sewell, Mr Mark	Date Received :- 25/05/2017	
	Parish :- Ascot	Date Returned :-	
	Location :- 25 King Edwards Road Ascot	Agent	Michael Ruddock
	Proposals :- Ascot		
	Extension at first floor level to create an additional bedroom and enlarge existing bedrooms following removal of existing roof. New pitched roof with gables, replacement of all windows, addition of flue, creation of new entrance porch and alterations to external materials.		
	Observations :- Working party recommendation: Considered no objection.		
04 . 18	17/00469/FUL	Plot Ref :- 22/2017	Type :- FULL
	Applicant Name :- Taylor, Mr & Mrs T	Date Received :- 25/05/2017	
	Parish :- Bullbrook	Date Returned :-	
	Location :- Hill Side House Long Hill Road Bracknell	Agent	Shannon Kimber

Proposals :- Ascot

Erection of two storey rear extension and associated internal works.

Observations :- Working party recommendation: Observation

It was proposed by Cllr Parkin, seconded by Cllr Shurville that:-

WPC has no objection to this application and is happy to note the tree protection plan as the trees form an important part of the character of the area.

04 . 19	17/00470/FUL	Plot Ref :- 20/2017	Type :- FULL
	Applicant Name :- Powell, Luke		Date Received :- 18/05/2017
	Parish :- Ascot		Date Returned :-
	Location :- 79 Prince Andrew Way Ascot	Agent Shannon Kimber	
	Proposals :- Ascot		

Erection of part two storey part single storey side/rear extension following demolition of existing garage and removal of chimney internally.

Observations :- Working party recommendation: Observation

It was proposed by Cllr Shurville, seconded by Cllr Paxton that:-

WPC does not support the loss of garage space, although it notes that the garage has in fact already been demolished. WPC would ask that the officer ensures that there is no loss of amenity to the neighbour at no. 77.

04 . 20	17/00476/FUL	Plot Ref :- 21/2017	Type :- FULL
	Applicant Name :- Parkin, Mr David		Date Received :- 25/05/2017
	Parish :- Harmans Water		Date Returned :-
	Location :- Comberton 7 Brockenhurst Road Bracknell	Agent Shannon Kimber	
	Proposals :- Martins Heron & The Warren		

Erection of a single storey rear extension following the demolition of existing conservatory

Observations :- No working party recommendation.

04 . 21	17/00477/FUL	Plot Ref :- 21/2017	Type :- FULL
	Applicant Name :- Kaur, Mrs A		Date Received :- 25/05/2017
	Parish :- Ascot		Date Returned :-
	Location :- Tumi Gold Cup Lane Ascot	Agent	

Proposals :- Ascot

Erection of a single storey rear extension, first floor front roof extension and conversion of loft into habitable space including installation of 2 no. dormers and a lantern, following removal of bay window to front.

Observations :- Working party recommendation: Considered no objection. *Site visit to be carried out.

04 . 22 **17/00499/LDC** Plot Ref :- 20/2017 Type :- LDC
Applicant Name :- Shrewsbury, Mr Jonathan Date Received :- 18/05/2017
Parish :- W&C Date Returned :-
Location :- 7 Agent
 Foxglove Close
 Winkfield Row
Proposals :- Winkfield And Cranbourne

Application for a Lawful Development Certificate for the conversion of a garage into a habitable room.
Observations :- No working party recommendation: Leave to determination of officer? Site visit required.

04 . 23 **17/00504/FUL** Plot Ref :- 21/2017 Type :- FULL
Applicant Name :- Turner, Mr Guy Date Received :- 25/05/2017
Parish :- Crown Wood Date Returned :-
Location :- 9 Agent Shannon Kimber
 East Stratton Close
 Bracknell
Proposals :- Forest Park

Erection of a single storey rear extension - retrospective (Resubmission of 16/00428/FUL)
Observations :- No working party recommendation: detail required as to reasons for resubmission.

05 AMENDED APPLICATIONS

None received.

06 PLANNING APPEALS

a. New Appeals

No new appeals have been received

B. Outstanding 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)

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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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/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: 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

Decision: DISMISSED

07 TREE PRESERVATION ORDERS

Tree Preservation Order: TPO 1241: FOR NOTING

Land at Conyngwood, Mushroom Castle, Winkfield Row, Berkshire - 2017

To maintain the visual amenity the tree/s afford to the area.

5 Day Notices: FOR NOTING

In the interests of transparency '5 Day Notices' will now be appearing on the weekly lists and the BFC website for public viewing. Although the short timescales will mean that comments won't be accepted and will be disabled on the BFC website. For clarity these cases will be provided for information only, in order to make partner organisations aware of urgent works to TPO trees that will be considered outside of the normal publicised and consulted TPO application process.

Conservation Areas (TRCA): FOR NOTING

Notifications for tree works in Conservation Areas will also be made available for comment, to both the public and partner organisations. Conservation Area Notifications give Bracknell Forest Council 6 weeks in which to decide whether to place a TPO on the tree(s); or grant permission. As it is a notification not an application Bracknell Forest Council cannot refuse consent or grant consent subject to condition.

08 BRACKNELL FOREST COUNCIL

The next meeting of the BFC Planning and Highways Committee will be held on 22nd June 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

10 HIGHWAYS MATTERS

No highways matters have arisen this month.

11 CORRESPONDENCE

No correspondence has been received which requires the attention of the full Council.