

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 6th June 2017 at 7.30pm.

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

Also in Attendance :- Mrs C Gibson - Planning Admin Asst
Mstr J Masters - Resident

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Hayes.

02 DECLARATIONS OF INTEREST

Cllr Mrs Phillips noted that as Borough Councillors and members 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 4.20 (applicant) and accordingly would absent himself from discussions.

Cllr Atkinson noted an interest at items 4.2 and 4.22 (neighbour) and accordingly would not vote in these matters.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Shurville, seconded by Cllr Mrs Michie and unanimously RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 16th May were a correct record of that meeting and would as such would be duly signed.

04 PLANNING APPLICATIONS

It was noted that a working party of the Council was held on 2nd June 2017 to make recommendations to the Council to aid discussion. In attendance were:

Cllr Mrs Angela Michie
Cllr Bob Shurville
Cllr David Parkin
Cllr Geoff Paxton

04- 1 16/01056/FUL Plot Ref :19A/2017 Type :- FULL
Applicant Name :- Alstrom, Alford Date Received :- 11/05/2017
Location :- 23 Date Returned :- 07/06/2017
Hope Avenue
Bracknell
RG12 0WD

Proposal : Forest Park

Conversion of ground floor to a studio apartment.

Observations : Recommended refusal.

It was proposed by Cllr Paxton, seconded by Cllr Parkin and with two abstentions RESOLVED 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
Location :- Hope Cottages Date Returned :- 07/06/2017
Bracknell Road
Warfield
RG42 6LR

Proposal : Winkfield And Cranbourne

Erection of single storey rear extension following the demolition of the existing conservatory and erection of front porch.

Observations : Considered no objection

04- 3 17/00383/FUL Plot Ref :19/2017 Type :- FULL
Applicant Name :- Baker, Miss Amelia Date Received :- 11/05/2017
Location :- 23 Date Returned :- 07/06/2017
Saturn Croft
Winkfield Row
RG42 6PA
23
Saturn Croft
Winkfield Row
RG42 6PA

Proposal : 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 : Observation

It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and with two abstentions RESOLVED that:-

WPC does not support the loss of garage space but note the provision of sufficient parking.

04- 4 17/00388/FUL Plot Ref :20/2017 Type :- FULL
Applicant Name :- Trimount Properties Date Received :- 18/05/2017
Location :- Land At The Yard Date Returned :- 07/06/2017
Chavey Down Road
Winkfield Row

Proposal : Winkfield And Cranbourne

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

Observations : Considered no objection

It was proposed by Cllr Atkinson, seconded by Cllr Paxton and with six for, five against and one abstention RESOLVED that:-

WPC have no objection to this application.

04- 5 17/00389/FUL Plot Ref :19/2017 Type :- FULL
Applicant Name :- Farrell, Mr D Date Received :- 11/05/2017
Location :- Orchard House Date Returned :- 07/06/2017
Chavey Down Road
Winkfield Row
RG42 7NY

Proposal : Winkfield And Cranbourne

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

Observations : Considered no objection

It was proposed by Cllr Atkinson, seconded by Cllr Paxton and with seven for, four against and two abstentions RESOLVED that: -

WPC have no objection to this application.

04- 6 17/00403/FUL Plot Ref :20/2017 Type :- FULL
Applicant Name :- Zafar Date Received :- 18/05/2017
Location :- Field House Close Date Returned :- 07/06/2017
Ascot
Berkshire
SL5 9LT

Proposal : Ascot

Erection of gated entrance onto Coronation Road.

Observations : *Cllr Barreto joined the meeting

Observation

It was proposed by Cllr Parkin, seconded by Cllr Mrs Michie and with 11 for, one against and two abstentions RESOLVED 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
	Location :-	Ruskins 33 Goaters Road Ascot SL5 8HZ	Date Returned :-	07/06/2017

Proposal : Ascot

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

Observations : 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
	Location :-	Somerton House Forest Road Winkfield Row RG42 7NJ	Date Returned :-	07/06/2017

Proposal : 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 : *Cllr Yates joined the meeting

Observation

It was proposed by Cllr Shurville, seconded by Cllr Paxton and with one abstention RESOLVED that:-

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

04- 9	17/00416/LB	Plot Ref :19/2017	Type :-	LISTED
	Applicant Name :-	Rumsey, Mr & Mrs Nic	Date Received :-	11/05/2017
	Location :-	Somerton House Forest Road	Date Returned :-	07/06/2017

Winkfield Row
RG42 7NJ

Proposal : 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 : Observation

It was proposed by Cllr Shurville, seconded by Cllr Paxton and with one abstention RESOLVED 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
	Location :- New Lodge Drift Road Winkfield SL4 4RR		Date Returned :- 07/06/2017

Proposal : Winkfield And Cranbourne

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

Observations : Observation

It was proposed by Cllr Parkin, seconded by Cllr Mrs Michie and with one abstention RESOLVED 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
	Location :- Chester Lodge Crouch Lane Winkfield SL4 4RZ		Date Returned :- 07/06/2017

Proposal : 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 : 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
Location :- 18 Date Returned :- 07/06/2017
Beaulieu Close
Bracknell
RG12 9QL

Proposal : Martins Heron & The Warren

Erection of first floor side extension.

Observations : Considered no objection

04- 13 17/00436/FUL Plot Ref :21/2017 Type :- FULL
Applicant Name :- Worth, Mrs Kate Date Received :- 25/05/2017
Location :- Winkfield House Date Returned :- 07/06/2017
Maidens Green
Winkfield
SL4 4SJ

Proposal : 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 : Observation

It was proposed by Cllr Paxton, seconded by Cllr Parkin and with two abstentions RESOLVED 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
Location :- Stirrups Country House Hotel Date Returned :- 07/06/2017
Bracknell Road
Warfield
RG42 6LD
Stirrups Country House Hotel
Bracknell Road
Warfield
RG42 6LD

Proposal : 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 : Considered no objection

04- 15 17/00452/FUL Plot Ref :21/2017 Type :- FULL
Applicant Name :- Dymond, Mr Richard Date Received :- 25/05/2017
Location :- 5 Date Returned :- 07/06/2017
Sandford Down
Bracknell
RG12 9YS

Proposal : Martins Heron & The Warren

Erection of a part first floor and part two storey extension.

Observations : Considered no objection

04- 16 17/00454/FUL Plot Ref :20/2017 Type :- FULL
Applicant Name :- McClelland, Mr Stuart Date Received :- 18/05/2017
Location :- 33 Date Returned :- 07/06/2017
Emery Down Close
Bracknell
RG12 9FH

Proposal : Martins Heron & The Warren

Erection of first floor side extension.

Observations : Recommended refusal

It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and with three abstentions RESOLVED 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
Location :- 25 Date Returned :- 07/06/2017
King Edwards Road
Ascot
SL5 8NY

Proposal : 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 : 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
Location :- Hill Side House Date Returned :- 07/06/2017
Long Hill Road
Bracknell

RG12 9UE

Proposal : Ascot

Erection of two storey rear extension and associated internal works.

Observations : Working party recommendation:

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

WPC has no objection to this application and is happy to note the tree protection plan, given that 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
	Location :- 79		Date Returned :- 07/06/2017
	Prince Andrew Way		
	Ascot		
	SL5 8NH		
	79		
	Prince Andrew Way		
	Ascot		
	SL5 8NH		

Proposal : Ascot

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

Observations : Observation

It was proposed by Cllr Shurville, seconded by Cllr Paxton and with one abstention RESOLVED 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 neighbours at nos. 77 and 81.

04- 20	17/00476/FUL	Plot Ref :21/2017	Type :- FULL
	Applicant Name :- Parkin, Mr David		Date Received :- 25/05/2017
	Location :- Comberton 7		Date Returned :- 07/06/2017
	Brockenhurst Road		
	Bracknell		
	RG12 9FJ		

Proposal : Martins Heron & The Warren

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

Observations : Considered no objection.

04- 21 17/00477/FUL Plot Ref :21/2017 Type :- FULL
Applicant Name :- Kaur, Mrs A Date Received :- 25/05/2017
Location :- Tumi Date Returned :- 07/06/2017
Gold Cup Lane
Ascot
SL5 8NP

Proposal : 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 : Considered no objection.

04- 22 17/00499/LDC Plot Ref :20/2017 Type :- LDC
Applicant Name :- Shrewsbury, Mr Jonathan Date Received :- 18/05/2017
Location :- 7 Date Returned :- 07/06/2017
Foxglove Close
Winkfield Row
RG42 7NW
7
Foxglove Close
Winkfield Row
RG42 7NW

Proposal : Winkfield And Cranbourne

Application for a Lawful Development Certificate for the conversion of a garage into a habitable room.

Observations : Observation

It was proposed by Cllr Wall, seconded by Cllr Mrs Tilbury and with twelve for, two against, and one abstention RESOLVED that:-

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

04- 23 17/00504/FUL Plot Ref :21/2017 Type :- FULL
Applicant Name :- Turner, Mr Guy Date Received :- 25/05/2017
Location :- 9 Date Returned :- 07/06/2017
East Stratton Close
Bracknell
RG12 0XY
9
East Stratton Close
Bracknell
RG12 0XY

Proposal : Forest Park

Erection of a single storey rear extension - retrospective

Observations : Considered no objection.

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06 PLANNING APPEALS

a. New Appeals

It was noted that no new appeals have been received

B. Outstanding Appeals:

The following outstanding appeals were noted:

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

**

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:

The following decided appeals were noted:

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

07 TREE PRESERVATION ORDERS

The following Tree Preservation Order (TPO 1241) was noted.
Land at Conyngwood, Mushroom Castle, Winkfield Row, Berkshire - 2017
To maintain the visual amenity the tree/s afford to the area.

The new procedure for for communication of 5 Day Notices was noted:
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 meant 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.

The new procedure for communication of tree works in Conservation Areas was noted:
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

It was noted that 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: Cllr Tarrant requested a preamble to the meeting with Thames Water scheduled for the following week. Cllr Parkin to discuss with Cllr Tarrant.

c. Community Infrastructure Levy

10 HIGHWAYS MATTERS

It was noted that no highways matters have arisen this month.

11 CORRESPONDENCE

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

The Meeting closed at : 20.30

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council