

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 4th July 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.

04 . 3 **17/00478/FUL** Plot Ref :- 23/2017 Type :- FULL
Applicant Name :- Matthews, Mrs P Date Received :- 08/06/2017
 Parish :- W&C Date Returned :-
 Location :- 18 Agent Shannon Kimber
 Astra Mead
 Winkfield Row
 Proposals :- Winkfield And Cranbourne

 Erection of single storey rear extension and infilling of porch.
Observations :- Working Party Recommendation: Considered no objection.

04 . 4 **17/00485/FUL** Plot Ref :- 23/2017 Type :- FULL
Applicant Name :- Bodley-Scott, Mr Richard Date Received :- 08/06/2017
 Parish :- W&C Date Returned :-
 Location :- Woodcote Agent
 Chavey Down Road
 Winkfield Row
 Proposals :- Winkfield And Cranbourne

 Erection of part ground floor part first floor extension to the front
 and rear forming a one and half storey extension with alterations to
 existing dwelling and canopy to front (amendment to
 16/00656/FUL)
Observations :- Working Party Recommendation: Considered no objection.

04 . 5 **17/00486/FUL** Plot Ref :- 23/2017 Type :- FULL
Applicant Name :- Viacos, Mrs L Date Received :- 08/06/2017
 Parish :- W&C Date Returned :-
 Location :- The Beeches, 22 Agent Matthew Miller
 Locks Ride
 Ascot
 Proposals :- Winkfield And Cranbourne

 Erection of a single storey rear extension
Observations :- Working Party Recommendation: Considered no objection.

04 . 6 **17/00496/FUL** Plot Ref :- 23/2017 Type :- FULL
Applicant Name :- Norlin, Mr & Mrs Date Received :- 08/06/2017
 Parish :- W&C Date Returned :-
 Location :- 15 Agent Michael Ruddock
 Montague Park
 Winkfield
 Proposals :- Winkfield And Cranbourne

 Conversion of loft into habitable space, including the installation of
 2 no. dormer windows to the rear and 2 no. roof lights to the front
Observations :- Working Party Recommendation: Observation.

 WPC has no objection provided the proposal meets with Bracknell

Forest's Parking Standards.

04 . 7	17/00502/FUL	Plot Ref :- 24/2017	Type :- FULL
	Applicant Name :- Sechi, Mr John		Date Received :- 15/06/2017
	Parish :- W&C		Date Returned :-
	Location :- 3 Elliott Court Lovel Road	Agent Shannon Kimber	
	Proposals :- Winkfield And Cranbourne		
	Installation of a first floor balcony.		
	Observations :- Working Party Recommendation: Considered no objection.		

04 . 8	17/00523/FUL	Plot Ref :- 23/2017	Type :- FULL
	Applicant Name :- Martin Mr&Mrs Lesley&Kusum		Date Received :- 08/06/2017
	Parish :- W&C		Date Returned :-
	Location :- 7 Dianthus Place Winkfield Row	Agent Matthew Miller	
	Proposals :- Winkfield And Cranbourne		
	Erection of single storey front, two storey side and first floor side extensions.		
	Observations :- Working Party Recommendation: Recommended refusal.		
	WPC feels that this is an overdevelopment which is out of keeping with the character of the local area. Furthermore, WPC notes that insufficient parking is provided.		

04 . 9	17/00525/FUL	Plot Ref :- 24/2017	Type :- FULL
	Applicant Name :- Karamolegkos, Mrs Sian		Date Received :- 15/06/2017
	Parish :- Crown Wood		Date Returned :-
	Location :- 76 Chisbury Close Bracknell	Agent Olivia Jones	
	Proposals :- Forest Park		
	Erection of a 1.95m fence and change of use of amenity land to private garden (part retrospective).		
	Observations :- No Working Party Recommendation.		

04 . 10	17/00533/FUL	Plot Ref :- 23/2017	Type :- FULL
	Applicant Name :- Khan, Mr		Date Received :- 08/06/2017
	Parish :- Ascot		Date Returned :-
	Location :- Westwood House Swinley Road Ascot	Agent Matthew Miller	

Proposals :- Ascot

Single storey front extension, part single and part two storey side extensions, part single and part two storey rear extensions and loft extension

Observations :- Working Party Recommendation: Considered no objection (no change in number of bedrooms, access or character).

04 . 14 **17/00571/FUL** Plot Ref :- 24/2017 Type :- FULL
Applicant Name :- Mendoza, Mr & Mrs K & M Date Received :- 15/06/2017
Parish :- Crown Wood Date Returned :-
Location :- 38 Agent Patricia Terceiro
Pewsey Vale
Bracknell
Proposals :- Forest Park

Erection of part double, part single storey rear extension and conversion of garage to habitable space.

Observations :- Working Party Recommendation: Recommended refusal.

WPC does not support the loss of garage space and has doubts about the accessibility and ownership of the proposed alternative parking arrangements.

Cllr Mrs Michie to conduct site visit.

04 . 15 **17/00576/FUL** Plot Ref :- 24/2017 Type :- FULL
Applicant Name :- Sedgwick, Mr Date Received :- 15/06/2017
Parish :- W&C Date Returned :-
Location :- Old Dairy Agent Michael Ruddock
Sunninghill Park
Sunninghill Road
Proposals :- Winkfield And Cranbourne

Change of use of agricultural buildings to B1, B2 and B8 use.

Observations :- Working Party Recommendation: Observation.

WPC has concerns about the potential increase in traffic on Sunninghill Road, and would ask that the officer to ensure that the impacts have been properly investigated.

04 . 16 **17/00580/T** Plot Ref :- 24/2017 Type :- Temp
Applicant Name :- Jones, Mr Gareth Date Received :- 15/06/2017
Parish :- W&C Date Returned :-
Location :- Lambrook Agent Paul Corbett
Winkfield Row
Bracknell

Proposals :- Winkfield And Cranbourne

Temporary application for the siting of 3 no. buildings for 48 weeks.

Observations :- No Working Party Recommendation made (further information sought).

04 . 17 **17/00588/LB** Plot Ref :- 25/2017 Type :- LISTED
Applicant Name :- Fuller Smith & Turner PLC Date Received :- 22/06/2017
Parish :- W&C Date Returned :-
Location :- The Old Hatchet Agent
 Hatchet Lane
 Winkfield
Proposals :- Winkfield And Cranbourne

Replacement of existing roof to existing public house.
Observations :- Working Party Recommendation: Recommended approval.

04 . 18 **17/00593/FUL** Plot Ref :- 26/2017 Type :- FULL
Applicant Name :- Cortez, Orlando & Catherine Date Received :- 29/06/2017
Parish :- Ascot Date Returned :-
Location :- The Firs Agent Michael Ruddock
 London Road
 Bracknell
Proposals :- Ascot

Erection of three storey dwelling forming 3 no. apartments with associated landscaping and parking, erection of porch, single storey side and single storey rear extensions to existing dwelling following demolition of existing structure.
Observations :- Working Party Recommendation: Considered no objection.

04 . 19 **17/00600/FUL** Plot Ref :- 24/2017 Type :- FULL
Applicant Name :- Lovell, Mr Philip Date Received :- 15/06/2017
Parish :- Ascot Date Returned :-
Location :- Foxwood Agent Olivia Jones
 Long Hill Road
 Ascot
Proposals :- Ascot

Formation of gated entrance and boundary fencing.
Observations :- Working Party Recommendation: Considered no objection.

04 . 24	17/00626/FUL	Plot Ref :- 25/2017	Type :- FULL
	Applicant Name :- Licensed Victuallers' School		Date Received :- 22/06/2017
	Parish :- Ascot		Date Returned :-
	Location :- The Licensed Victuallers' Scho London Road Ascot	Agent Michael Ruddock	
	Proposals :- Ascot		
	Relocation of staff parking bays and provision of coach/bus parking.		
	Observations :- Working Party Recommendation: Considered no objection.		
<hr/>			
04 . 25	17/00630/FUL	Plot Ref :- 26/2017	Type :- FULL
	Applicant Name :- Lucas, Mr & Mrs		Date Received :- 29/06/2017
	Parish :- Ascot		Date Returned :-
	Location :- 34 Church Road Ascot	Agent Olivia Jones	
	Proposals :- Ascot		
	Erection of single storey side and rear and two storey side extensions.		
	Observations :- Working Party Recommendation: Recommended refusal.		
	WPC feel that this is an overdevelopment of the site, for which insufficient parking is provided which will exacerbate existing parking and traffic problems on Church Road.		
<hr/>			
04 . 26	17/00644/FUL	Plot Ref :- 26/2017	Type :- FULL
	Applicant Name :- Spain, Mr Richard		Date Received :- 29/06/2017
	Parish :- Ascot		Date Returned :-
	Location :- 8 Beechwood Close Ascot	Agent Olivia Jones	
	Proposals :- Erection of single storey rear extension.		
	Observations :- No Working Party Recommendation (no documents provided).		
<hr/>			
04 . 27	17/00663/OBS	Plot Ref :- 26/2017	Type :- OBS
	Applicant Name :- RBWindsor&Maidenhead		Date Received :- 29/06/2017
	Parish :- RBWM		Date Returned :-
	Location :- Legoland Windsor Resort Winkfield Road Windsor	Agent	
	Proposals :- Hybrid planning application seeking permission for the following Full (detailed) projects: Project 1 - the erection of 65 permanent semi-detached lodges (130 units) and 20 'barrels' with associated amenity facilities block to provide visitor accommodation, a central facilities 'hub' building, SUDS ponds, landscaping works (including		

equipped play areas) and associated infrastructure works ('Phase 1' of the holiday village); Project 2 - Reconfiguration of car parking and internal accesses and associated engineering/infrastructure works; Project 3 - Change of use of existing farm buildings from agricultural/'sui generis' use to Use Class D2, ancillary 'back of house'; accommodation and land for re-use by the theme park and the creation of one new access point from the existing car park and Project 4 - Extension and alterations to 'The Beginning' comprising new admissions building, extension to existing toilet facilities and new entrance portal. Permission for the following Outline projects: Project 5 - Construction of the '2019 attraction' comprising three 'attraction zones' for up to three new rides (one to be an indoor attraction and the other two to be uncovered or covered) with associated queue line areas, landscaping works and associated infrastructure; Project 6 - Construction of a new indoor ride on the 'Haunted House' site with associated queue line area, landscaping works and associated infrastructure; Project 7 - Extension to the existing 'Big Shop' LEGO store in 'The Beginning' area; Project 8 - Erection of up to 300 units of visitor accommodation ('Phases 2 and 3' of the holiday village) with two associated central facilities 'hub' buildings, SUDS ponds, landscaping, infrastructure works and car parking area.

Observations :- No Working Party recommendation.

05 AMENDED APPLICATIONS

None received.

06 PLANNING APPEALS

A. New Appeals:

Appellant: John Went

Site Address: Oak Tree Nursery Bracknell Road Warfield Bracknell Berkshire RG426LH

Our Reference(s): EN/15/00345/UOPD/APNL3; APP/R0335/C/17/3171799

Appeal against enforcement notice dated 10th February 2017

Alleged Breach of Planning Control: Without planning permission the change of use of part of the land to retail (Class A1).

**

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)

**

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.

and

Appellant: Mr James Clarke

Site Address: Land At 88 To 94 Locks Ride Ascot Berkshire (2 and 3 Alderson Court)

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).

To be dealt with by Local Inquiry

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: 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

* Appeal dismissed

07 TREE PRESERVATION ORDERS

Application:17/00137/TR5WardWinkfield And CranbourneParish
Winkfield
ApplicantC/o Agent
ProposalTPO 345 - 5 day notification to fell 1 tree
Site Address24 William Sim Wood Winkfield Row Bracknell Berkshire RG42
6PW
Case OfficerPhil Gritten01344 351984
Date Registered:27th June 2017Expected Determination Date2nd July 2017

08 BRACKNELL FOREST COUNCIL

The next meeting of the BFC Planning and Highways Committee will be held on 20th July 2017.

09 CURRENT ISSUES

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

- a. BFC Local Plan
- b. Drainage and Sewerage
Meetings between WPC and Thames Water are established and lines of communication are open. Further issues are therefore most appropriately addressed through this forum and updates will be given to Council as appropriate.
- c. Community Infrastructure Levy

10 HIGHWAYS MATTERS

Longhill Road Speed Restriction - for decision.

11 CORRESPONDENCE

Joint Waste and Minerals Consultation submitted - for noting.

WINK 14 consultation request from Pegasus - for decision.