

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 4th July 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 Ms S Luker
Cllr Mrs A Michie
Cllr D Parkin
Cllr G Paxton
Cllr N Polydorou
Cllr R Shurville
Cllr S Tarrant
Cllr D Wall
Cllr R Warren
Cllr C Yates

Also in Attendance :- Mrs Chrissy Gibson - Planning Admin Assistant
David Pugh - Legoland
Ingrid Fernandez - Legoland

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Hayes, Cllr Mrs Tilbury and Cllr Mrs Phillips.

02 DECLARATIONS OF INTEREST

Cllr Mrs Gaw noted that as Borough Councillors 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 Atkinson declared an interest as a neighbour of the property at item 04.8.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Mrs Michie, seconded by Cllr Shurville and with unanimously RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters held on the 6th June 2017 were a correct record of that meeting and would as such would be duly signed.

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 30th June 2017 to make the recommendations to the Council which are listed below.

In attendance were:
Cllr Mrs Angela Michie
Cllr Bob Shurville (4.14 onwards)

04- 1 17/00125/TRTPO Plot Ref : Type :- TRTPO
Applicant Name :- Smith, Mr Date Received :-
Location :- 23 Date Returned :-
Foxglove Close
Winkfield Row
RG42 7NW

Proposal : Winkfield And Cranbourne

TPO 349A - Application to prune 1 tree.

Observations : Observation.

It was proposed by Cllr Wall, seconded by Cllr Mrs Michie and unanimously RESOLVED that:-

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

04- 2 17/00463/FUL Plot Ref :23/2017 Type :- FULL
Applicant Name :- Joyce, Mrs Jackie Date Received :- 08/06/2017
Location :- Swinley Court Date Returned :- 05/07/2017
Prince Albert Drive
Ascot
SL5 8AQ

Proposal : Ascot

Installation of 2 no. dormer windows to garage roof to create 1 no. bedroom flat in roof space to be used as ancillary guest accommodation to the main house.

Observations : Observation.

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

WPC has no objection, provided there is no future alienation of the garage from the main dwelling.

04- 3 17/00478/FUL Plot Ref : Type :- FULL
Applicant Name :- Matthews, Mrs P Date Received :-
Location :- 18 Date Returned :-
Astra Mead
Winkfield Row
RG42 7TA

Proposal : Winkfield And Cranbourne

Erection of single storey rear extension and infilling of porch.

Observations : Considered no objection.

04- 4 17/00485/FUL Plot Ref : Type :- FULL
Applicant Name :- Bodley-Scott, Mr Richard Date Received :-
Location :- Woodcote Date Returned :-
Chavey Down Road
Winkfield Row
RG42 7NY

Proposal : 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 : Considered no objection.

04- 5 17/00486/FUL Plot Ref : Type :- FULL
Applicant Name :- Viacos, Mrs L Date Received :-
Location :- The Beeches, 22 Date Returned :-
Locks Ride
Ascot
SL5 8QY

Proposal : Winkfield And Cranbourne

Erection of a single storey rear extension

Observations : Considered no objection.

04- 6 17/00496/FUL Plot Ref : Type :- FULL
Applicant Name :- Norlin, Mr & Mrs Date Received :-
Location :- 15 Date Returned :-
Montague Park
Winkfield
SL4 4BD

Proposal : 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 : Considered no objection.

04- 7 17/00502/FUL Plot Ref : Type :- FULL
Applicant Name :- Sechi, Mr John Date Received :-
Location :- 3 Date Returned :-
Elliott Court
Lovel Road
SL4 2EZ

Proposal : Winkfield And Cranbourne

Installation of a first floor balcony.

Observations : Considered no objection.

04- 8 17/00523/FUL Plot Ref : Type :- FULL
Applicant Name :- Martin Mr&Mrs Lesley&Kusum Date Received :-
Location :- 7 Date Returned :-
Dianthus Place
Winkfield Row
RG42 7PQ

Proposal : Winkfield And Cranbourne

Erection of single storey front, two storey side and first floor side extensions.

Observations : Recommended refusal.

It was proposed by Cllr Shurville, seconded by Cllr Paxton and with four abstentions RESOLVED that:-

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 : Type :- FULL
Applicant Name :- Karamolegkos, Mrs Sian Date Received :-
Location :- 76 Date Returned :-
Chisbury Close
Bracknell
RG12 0TX

Proposal : Forest Park

Erection of a 1.95m fence and change of use of amenity land to private garden (part retrospective).

Observations : Recommended Refusal.

It was proposed by Cllr Parkin, seconded by Cllr Shurville and

unanimously RESOLVED that:-

WPC do not support the loss of local amenity land and feel that this development detrimentally alters the character of the area.

04- 10 17/00533/FUL Plot Ref :23/2017 Type :- FULL
Applicant Name :- Khan, Mr Date Received :- 08/06/2017
Location :- Westwood House Date Returned :- 05/07/2017
Swinley Road
Ascot
SL5 8BA

Proposal : Ascot

Erection of two storey side extensions following demolition of existing side extension

Observations : Considered no objection.

04- 11 17/00555/FUL Plot Ref : Type :- FULL
Applicant Name :- Oakman Inns and Restaurant Ltd Date Received :-
Location :- The Royal Foresters Hotel Date Returned :-
London Road
Ascot
SL5 8DR

Proposal : Ascot

ProposalErection of new hotel wings, front side and rear extensions; alterations to car park layout and access; external terrace seating areas; installation of roof top plant and PV cells following demolition of outbuilding ranges and rear extensions.

Observations : Recommended approval.

It was proposed by Cllr Yates, seconded by Cllr Shurville and unanimously RESOLVED that:-

This is a long-awaited community amenity which will become an important local landmark and WPC supports this proposal.

04- 12 17/00561/FUL Plot Ref : Type :- FULL
Applicant Name :- Cranswick, Mr & Mrs Date Received :-
Location :- 1 Date Returned :-
High Beech
Bracknell
RG12 9YY

Proposal : Martins Heron & The Warren

Erection of a two storey side and single storey rear extensions following demolition of existing conservatory.

Observations : Considered no objection.

04- 13 17/00570/FUL Plot Ref : Type :- FULL

Applicant Name :- McGuire, Mr

Date Received :-

Location :- 74
New Road
Ascot
SL5 8QQ

Date Returned :-

Proposal : 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 : Recommended refusal.

It was proposed by Cllr Parkin, seconded by Cllr Shurville and with thirteen for and one against RESOLVED that:-

WPC feels that this development is out of character with the local area.

04- 14 17/00571/FUL Plot Ref : Type :- FULL

Applicant Name :- Mendoza, Mr & Mrs K & M

Date Received :-

Location :- 38
Pewsey Vale
Bracknell
RG12 9YA

Date Returned :-

Proposal : Forest Park

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

Observations : Recommended refusal.

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

WPC does not support the loss of garage space and would ask the officer to ensure that the parking provision is in the ownership of the applicant.

04- 15 17/00576/FUL Plot Ref : Type :- FULL

Applicant Name :- Sedgwick, Mr

Date Received :-

Location :- Old Dairy
Sunninghill Park
Sunninghill Road
SL5 7RR

Date Returned :-

Proposal : Winkfield And Cranbourne

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

Observations : Recommended approval.

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

WPC supports the development of local business but would ask the officer to ensure that there is no adverse impact on traffic on Sunninghill Road.

04- 16	17/00580/T	Plot Ref :24/2017	Type :-	Temp
	Applicant Name :-	Jones, Mr Gareth	Date Received :-	06/07/2017
	Location :-	Lambrook Winkfield Row Bracknell RG42 6LU	Date Returned :-	02/08/2017

Proposal : Winkfield And Cranbourne

*relisted due to insufficient information

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

Observations : No comment

It was proposed by Cllr Tarrant, seconded by Cllr Shurville and unanimously RESOLVED that:-

Insufficient information has been provided for WPC to determine any potential impacts on the community and wishes further information to be supplied to enable informed consideration of the proposal.

04- 17	17/00588/LB	Plot Ref :	Type :-	LISTED
	Applicant Name :-	Fuller Smith & Turner PLC	Date Received :-	
	Location :-	The Old Hatchet Hatchet Lane Winkfield SL4 2EE	Date Returned :-	

Proposal : Winkfield And Cranbourne

Replacement of existing roof to existing public house.

Observations : Recommended approval.

It was proposed by Cllr Wall, seconded by Cllr Shurville and unanimously RESOLVED that:-

WPC supports the development of local business.

04- 18	17/00593/FUL	Plot Ref :	Type :-	FULL
	Applicant Name :-	Cortez, Orlando & Catherine	Date Received :-	
	Location :-	The Firs London Road Bracknell RG12 9FR	Date Returned :-	

Proposal : 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 : Recommended refusal.

It was proposed by Cllr Parkin, seconded by Cllr Luker and unanimously RESOLVED that:-

WPC feel that this development is unsympathetic to the local area and are concerned that the green corridor which forms an important part of the character of London Road may be lost. WPC therefore ask that the tree officer is consulted appropriately.

04- 19	17/00600/FUL	Plot Ref :	Type :-	FULL
	Applicant Name :-	Lovell, Mr Philip	Date Received :-	
	Location :-	Foxwood Long Hill Road Ascot SL5 8RD	Date Returned :-	

Proposal : Ascot

Formation of gated entrance and boundary fencing.

Observations : Observation.

It was proposed by Cllr Parkin seconded by Cllr Shurville and with 10 for, one against and three abstentions RESOLVED that:-

WPC do not support the loss of green screening and would ask that the officer ensures that the character of the area is preserved and the tree officer consulted appropriately.

04- 20	17/00601/FUL	Plot Ref :	Type :-	FULL
	Applicant Name :-	Campbell, Mr Colin	Date Received :-	
	Location :-	Cherry Tree Cottage, 43 Locks Ride Ascot SL5 8QZ	Date Returned :-	

Proposal : Winkfield And Cranbourne

Erection of single storey front porch extension, conversion of crown roof to pitched roof and formation of dropped kerb.

Observations : Considered no objection.

04- 21 17/00607/FUL Plot Ref :26/2017 Type :- FULL
Applicant Name :- Cox, Mr Gavin Date Received :- 29/06/2017
Location :- 20 Date Returned :- 05/07/2017
Prince Consort Drive
Ascot
SL5 8AW

Proposal : Ascot

Erection of two storey rear extension with rear facing balcony, front facing dormer window and two front facing velux windows.
Observations : Considered no objection.

04- 22 17/00612/FUL Plot Ref : Type :- FULL
Applicant Name :- Barrow, Mr Paul Date Received :-
Location :- 15 Date Returned :-
King Edwards Road
Ascot
SL5 8PD

Proposal : Ascot

Erection of a part single, part two storey rear extension
Observations : Considered no objection.

04- 23 17/00624/FUL Plot Ref : Type :- FULL
Applicant Name :- Fuller, Mr & Mrs Date Received :-
Location :- 32 Date Returned :-
Merlin Clove
Winkfield Row
RG42 7TD

Proposal : Winkfield And Cranbourne

Erection of single storey rear extension
Observations : Considered no objection.

04- 24 17/00626/FUL Plot Ref :25/2017 Type :- FULL
Applicant Name :- Licensed Victuallers' School Date Received :- 22/06/2017
Location :- The Licensed Victuallers' Scho Date Returned :- 05/07/2017
London Road
Ascot
SL5 8DR

Proposal : Ascot

Relocation of staff parking bays and provision of coach/bus parking.

Observations : Considered no objection.

04- 25 17/00630/FUL Plot Ref :26/2017 Type :- FULL
Applicant Name :- Lucas, Mr & Mrs Date Received :- 29/06/2017
Location :- 34 Date Returned :- 05/07/2017
Church Road
Ascot
SL5 8RR

Proposal : Ascot

Erection of single storey side and rear and two storey side extensions.

Observations : Recommended refusal.

It was proposed by Cllr Shurville, seconded by Cllr Yates and unanimously RESOLVED that:-

WPC feel that this is an overdevelopment of the site which does not meet BFC's parking standards and will exacerbate existing parking and traffic problems on Church Road.

04- 26 17/00644/FUL Plot Ref :26/2017 Type :- FULL
Applicant Name :- Spain, Mr Richard Date Received :- 29/06/2017
Location :- 8 Date Returned :- 05/07/2017
Beechwood Close
Ascot
SL5 8QJ

Proposal : Erection of single storey rear extension.

Observations : Considered no objection.

04- 27 17/00663/OBS Plot Ref :26/2017 Type :- OBS
Applicant Name :- RBWindsor&Maidenhead Date Received :- 29/06/2017
Location :- Legoland Windsor Resort Date Returned :- 05/07/2017
Winkfield Road
Windsor
SL4 4AY

Proposal : 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 : Recommended approval.

It was proposed by Cllr Tarrant, seconded by Cllr Warren and unanimously RESOLVED that:-

WPC are broadly supportive of the proposals but would ask that due consideration is given to:

- provision of safe cycle paths
- effective traffic management and improvements to access arrangements to avoid exacerbation of congestion on Winkfield Road.

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06 PLANNING APPEALS

A. New Appeals:

The following new appeals were noted:

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).

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B. Outstanding Appeals:

The following outstanding appeals were noted, with attention drawn to the linked appeals of nos 2 and 3 Alderson Court:

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)

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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.

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:

The following decided appeal was 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

* Appeal dismissed

07 TREE PRESERVATION ORDERS

The following TPO was noted:

Application: 17/00137/TR5

Ward: Winkfield And Cranbourne Parish: Winkfield

Applicant: C/o Agent

Proposal: TPO 345 - 5 day notification to fell 1 tree

Site Address: 24 William Sim Wood Winkfield Row Bracknell Berkshire RG42 6PW

Case Officer: Phil Gritten 01344 351984

Date Registered: 27th June 2017

Expected Determination Date: 2nd July 2017

08 BRACKNELL FOREST COUNCIL

It was noted that the next meeting of the BFC Planning and Highways Committee will be held on 20th July 2017.

09 CURRENT ISSUES

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

a. BFC Local Plan

Cllr Mr Parkin reported that BFC have advised that the next iteration is due in October but slippage is likely.

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. Any questions from Councillors may be forwarded to the Clerk.

Cllr Tarrant noted that there has been no redraft as yet of the Flood Risk paper, and that the findings from the Hayley Green Freedom of Information request indicated that the flood risk increases year on year.

c. Community Infrastructure Levy

Cllr Parkin reported that WPC holds £93k in CIL monies.

10 TREE PRESERVATION ORDERS

Longhill Road Speed Restriction.

WPC considered the proposal presented to reduce the speed limit of Longhill Road from 40mph to 30mph. It was proposed by Cllr Wall, seconded by Cllr Yates and unanimously RESOLVED that WPC supports this proposal.

11 CORRESPONDENCE

Joint Waste and Minerals Consultation response was noted.

WPC considered whether to invite Pegasus to present their proposals for the land at WINK 14. It was proposed by Cllr Parkin, seconded by Cllr Wall and with two abstentions RESOLVED that Pegasus would be invited to a meeting of Councillors at a date to be confirmed.

The Meeting closed at : 21.13

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council