

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 1st August 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 **17/00633/A** Plot Ref :- 28/2017 Type :- ADVERT
Applicant Name :- Leggett, Mr Tony Date Received :- 13/07/2017
Parish :- Ascot Date Returned :-
Location :- 152 Agent Shannon Kimber
New Road
Ascot
Proposals :- Ascot

Display of 2no. non illuminated board signs (retrospective)
Observations :- Considered no objection.

04 . 4 **17/00646/FUL** Plot Ref :- 27/2017 Type :- FULL
Applicant Name :- Tarren, Mr & Mrs Date Received :- 06/07/2017
Parish :- W&C Date Returned :-
Location :- Farthings Agent Olivia Jones
Lovel Road
Winkfield
Proposals :- Winkfield And Cranbourne

Erection of single storey rear extension and internal alterations.
Observations :- Considered no objection.

04 . 5 **17/00662/FUL** Plot Ref :- 27/2017 Type :- FULL
Applicant Name :- Draper, Mr Philip Date Received :- 06/07/2017
Parish :- Ascot Date Returned :-
Location :- 3 Agent
Whitelands Drive
Ascot
Proposals :- Ascot
Erection of single storey side extension.
Observations :- Recommended Refusal

It was proposed by Cllr Parkin, seconded by Cllr Michie that

WPC does not support the loss of parking and ask the officer to ensure that the parking standards are met as WPC notes that there is only one space provided.

04 . 6 **17/00664/FUL** Plot Ref :- 28/2017 Type :- FULL
Applicant Name :- Hamill, Mr K Date Received :- 13/07/2017
Parish :- Ascot Date Returned :-
Location :- 37 Agent Michael Ruddock
Prince Consort Drive
Ascot
Proposals :- Ascot

Section 73 application for the variation of condition 2 (approved plans) of planning permission 15/00485/FUL to incorporate changes to hard landscaping and vehicular access.

Observations :- Recommended Refusal

It was proposed by Cllr Parkin, seconded by Cllr Paxton that

Based on the information available it is clear that the development is not compliant with the approved plans and WPC can see no justification for the variations and failure to obtain the necessary permissions for the same.

04 . 7 **17/00666/FUL** Plot Ref :- 27/2017 Type :- FULL
Applicant Name :- Jeffs, Ms Camille Date Received :- 06/07/2017
Parish :- Ascot Date Returned :-
Location :- Brooklands Agent Shannon Kimber
Forest Road
Ascot
Proposals :- Ascot
Conversion of loft into habitable space including installation of rear dormer.
Observations :- Considered no objection.

04 . 8 **17/00672/FUL** Plot Ref :- 28/2017 Type :- FULL
Applicant Name :- Patrick Ruddy Homes Date Received :- 13/07/2017
Parish :- Ascot Date Returned :-
Location :- The Royal Hunt 177 Agent Sarah Horwood
New Road
Ascot
Proposals :- Ascot
Erection of a three storey building forming 9 no. flats with associated parking following demolition of existing buildings.
Observations :- Recommended refusal.

Despite its conformity to BFC's parking standards, in practical terms parking on New Road and King Edwards Road will be problematic; in reality there is insufficient easily accessible parking and no visitor parking.

Due to its location between two roundabouts, any development of the site which causes an increase in traffic movement will be problematic. WPC notes that no highways report is available: it would value this input and ask that this be sought and given due consideration.

WPC feels that the proposal is an overdevelopment of the site (especially given the proximity of the buildings to the road on two sides) which is out of character with the local area.

04 . 9 **17/00687/FUL** Plot Ref :- 27/2017 Type :- FULL
Applicant Name :- Pidgley, Mr Anthony Date Received :- 06/07/2017
Parish :- W&C Date Returned :-
Location :- Kilbees Farm House Agent Sarah Horwood
Hatchet Lane
Winkfield
Proposals :- Erection of a single storey side extension to pool house
Observations :- Observation:

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

WPC feels that this is a sympathetically designed development in
keeping with the character of the property.

04 . 10 **17/00697/FUL** Plot Ref :- 27/2017 Type :- FULL
Applicant Name :- Nichol, Ms Claire Date Received :- 06/07/2017
Parish :- Ascot Date Returned :-
Location :- 55 Agent Shannon Kimber
New Road
Ascot
Proposals :- Ascot

Formation of vehicular access and dropped kerb.
Observations :- Observation:

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

Appropriate engineering plans should be set out for bridging the
stream.

04 . 11 **17/00705/FUL** Plot Ref :- 27/2017 Type :- FULL
Applicant Name :- Wroth, Mr S Date Received :- 06/07/2017
Parish :- Ascot Date Returned :-
Location :- 18 Agent
Jubilee Avenue
Ascot
Proposals :- Ascot
Erection of first floor front extension.
Observations :- Considered no objection.

04 . 12 **17/00710/FUL** Plot Ref :- 28/2017 Type :- FULL
Applicant Name :- Oxley, Mr & Mrs Date Received :- 13/07/2017
Parish :- Ascot Date Returned :-
Location :- 3 Agent Olivia Jones
North Road
Ascot

04 . 16 **17/00721/FUL** Plot Ref :- 29/2017 Type :- FULL
Applicant Name :- Mourad, Mr Antoine Date Received :- 20/07/2017
Parish :- Ascot Date Returned :-
Location :- Rose Court Agent Michael Ruddock
Coronation Road
Ascot
Proposals :- Ascot

External alterations including the installation of new windows and raising of roof
Observations :- Observation:

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

WPC feels that this is a sympathetically designed development in keeping with the character of the property.

04 . 17 **17/00723/OBS** Plot Ref :- 28/2017 Type :- OBS
Applicant Name :- RB Windsor & Maidenhead Date Received :- 13/07/2017
Parish :- Date Returned :-
Location :- Heatherwood Hospital Agent
London Road
Ascot
Proposals :- 16/03115/OUT: Hybrid planning application comprising: 1) Application for full planning permission for the development of a new Elective Care Hospital and associated Admin Hub with associated parking, vehicle access, highway works, plant and landscaping 2) Application for full planning permission for the change of use of existing building to provide GP Practice, Office, Data Centre and Staff Restaurant in association with the Elective Care Hospital 3) Application for outline planning permission (access and layout determined with all other matters reserved for future consideration) for demolition of existing hospital and redevelopment of up to 250 dwellings with associated vehicle access and highway works 4) Application for full planning permission for the change of use of existing woodland to Suitable Alternative Natural Greenspace (SANG) in association with the outline residential planning permission. (Amended).
Observations :- Support:

This is an important facility and WPC supports the development which brings sustainability, employment and access to services. WPC would ask that connectivity be considered and adequate cyclepaths and walkways be provided to the hospital from Ascot train station.

PLANNING APPEALS

A. New Appeals:

Site Address: 2 Rose Cottages Bagshot Road Ascot Berkshire SL5 9LU
 Proposal: Erection of two storey rear extension following demolition of existing balcony, and detachment of garage from dwelling.
 Our Reference(s) APP/R0335/W/17/3176321 16/01082/FUL
 BFBC Appeal Ref: 17/00019/REF
 Reason: Refusal of the application.

B. Outstanding 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).
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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)

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: 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)

APPEAL ALLOWED

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07 TREE PRESERVATION ORDERS

No TPOs have been received this month.

08 BRACKNELL FOREST COUNCIL

The next meeting of the BFC Planning and Highways Committee will be held on 17th August 2017.

09 CURRENT ISSUES

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

- a. BFC Local Plan
A further draft is expected late Autumn 2017
- b. Drainage and Sewerage
- c. Community Infrastructure Levy

10 HIGHWAYS MATTERS

No highways matters have arisen this month.

CORRESPONDENCE

- i. Warfield Parish Council Neighbourhood Plan consultation - to consider a response from WPC.
- ii. RBWM Local Plan consultation - to consider a response from WPC.
- iii. RBWM Call for Sites - for noting.