

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 1st August 2017 at 7.30pm.

Committee Members Present :- Cllr O Barreto
Cllr Ms E Blyth
Cllr Mrs D Hayes
Cllr Ms S Luker
Cllr Mrs A Michie
Cllr D Parkin
Cllr G Paxton
Cllr N Polydorou
Cllr R Shurville
Cllr S Tarrant
Cllr C Tilbury
Cllr D Wall
Cllr R Warren
Cllr C Yates

Also in Attendance :- Mrs A Edwards, Clerk
Mrs C Gibson, Planning Assistant

Mr V Wall - Observer

Mr B Singleton - Resident
14 local residents

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Atkinson, Cllr Mrs Gaw and Cllr Mrs Phillips.

02 DECLARATIONS OF INTEREST

Cllr Mrs Hayes 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.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Paxton seconded by Cllr Mrs Michie and unanimously RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 4th July were a correct record of that meeting and would as such would be duly signed.

04 PLANNING APPLICATIONS

04- 1 17/00522/FUL Plot Ref :27/2017 Type :- FULL
Applicant Name :- Hazleton, Mr Date Received :- 06/07/2017
Location :- Charlton Cottage Date Returned :- 02/08/2017
185 New Road
Ascot
SL5 8PU

Proposal : Erection of a first floor rear extension.

Observations : Considered no objection.

04- 2 17/00580/T Plot Ref :24/2017 Type :- Temp
Applicant Name :- Jones, Mr Gareth Date Received :- 06/07/2017
Location :- Lambrook Date Returned :- 02/08/2017
Winkfield Row
Bracknell
RG42 6LU

Proposal : Winkfield And Cranbourne

*relisted due to insufficient information

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

Observations : Considered no objection.

04- 3 17/00633/A Plot Ref :28/2017 Type :- ADVERT
Applicant Name :- Leggett, Mr Tony Date Received :- 13/07/2017
Location :- 152 Date Returned :- 02/08/2017
New Road
Ascot
SL5 8QH

Proposal : 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
Location :- Farthings Date Returned :- 02/08/2017
Lovel Road
Winkfield
SL4 2EU

Proposal : 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
Location :- 3 Date Returned :- 02/08/2017
Whitelands Drive
Ascot
SL5 8LS

Proposal : Ascot
Erection of single storey side extension.

Observations : Recommended Refusal

It was proposed by Cllr Parkin, seconded by Cllr Michie and with one abstention RESOLVED 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
Location :- 37 Date Returned :- 02/08/2017
Prince Consort Drive
Ascot
SL5 8AW

Proposal : 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 and with one abstention RESOLVED 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
Location :- Brooklands Date Returned :- 02/08/2017
Forest Road
Ascot
SL5 8QF

Proposal : 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
Location :- The Royal Hunt 177 Date Returned :- 02/08/2017
New Road
Ascot
SL5 8PU

Proposal : Ascot

Erection of a three storey building forming 9 no. flats with associated parking following demolition of existing buildings.

Observations : Recommended refusal.

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

WPC recommend refusal of this application for the following reasons:

1. Despite conformity to BFC's parking standards, in practical terms parking on New Road and King Edwards Road will be untenable in reality due to insufficient easily accessible parking and no visitor parking.
2. Due to its location between two closely sited roundabouts, any development of the site which causes an increase in traffic movement will be detrimental to the safety of the highway. WPC notes that no highways report is available: it would value this input and ask that this be sought and given due consideration.
3. WPC notes that no provision is made for the movement or storage of waste.
4. WPC is concerned as to the protection of trees on the site, insufficient mitigation of which is contained within the arboricultural report.
5. The local area cannot sustain the impact of construction required to carry out the proposal, which will cause significant disruption and loss of amenity.
6. WPC is concerned as to the impact upon local infrastructure (sewerage, drainage, schools, doctors, etc.) which will result from the extra residential units.

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.

WPC note the exceptionally high level of local support for the preservation of this local amenity, the loss of which WPC do not wish to see.

WPC would take this opportunity to remind Bracknell Forest of its core strategies (particularly CS21, CS23 and CS24) and the elements of sympathetic development to which they allude. WPC does not feel that this proposal is supported by the Core Strategies.

04- 9 17/00687/FUL Plot Ref :27/2017 Type :- FULL
Applicant Name :- Pidgley, Mr Anthony Date Received :- 06/07/2017
Location :- Kilbees Farm House Date Returned :- 02/08/2017
Hatchet Lane
Winkfield
SL4 2EG

Proposal : Erection of a single storey side extension to pool house

Observations : Observation

It was proposed by Cllr Mrs Michie, seconded by Cllr Parkin and with one abstention RESOLVED 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
Location :- 55 Date Returned :- 02/08/2017
New Road
Ascot
SL5 8PZ

Proposal : Ascot

Formation of vehicular access and dropped kerb.

Observations : Observation:

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

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

04- 11 17/00705/FUL Plot Ref :27/2017 Type :- FULL
Applicant Name :- Wroth, Mr S Date Received :- 06/07/2017
Location :- 18 Date Returned :- 02/08/2017
Jubilee Avenue
Ascot
SL5 8NZ

Proposal : 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
Location :- 3 Date Returned :- 02/08/2017
North Road
Ascot
SL5 8RP

Proposal : Ascot

Erection of a side porch.

Observations : Observation:

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

WPC note that this property is not compliant with BFC's parking standards and would ask that appropriate available measures be put in place to rectify this non-compliance.

04- 13 17/00711/FUL Plot Ref :28/2017 Type :- FULL
Applicant Name :- Dyer, Ms Julie Date Received :- 13/07/2017
Location :- 3 Date Returned :- 02/08/2017
Winkfield Row
Bracknell
RG42 6NE

Proposal : Winkfield And Cranbourne

Replacement of conservatory roof, glass and frames and replacement of 2no. front, 2 no. side and 1 no. rear windows.

Observations : Considered no objection.

04- 14 17/00715/FUL Plot Ref :28/2017 Type :- FULL
Applicant Name :- Rawlings, Mr Jason Date Received :- 13/07/2017
Location :- 2 Date Returned :- 02/08/2017
Holly Cottages
Hatchet Lane
SL4 2EL

Proposal : Winkfield And Cranbourne

Erection of a part single part two storey rear extension

Observations : Observation

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

WPC has no objection to this development, provided there is no loss of amenity to the neighbour at no 1.

04- 15 17/00716/FUL Plot Ref :29/2017 Type :- FULL
Applicant Name :- Hawthorne, Mr Ashton Date Received :- 20/07/2017
Location :- 4 Date Returned :- 02/08/2017
Cannon Mews
North Road
SL5 8QL

Proposal : Ascot

Erection of first floor rear extension

Observations : Observation:

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

WPC has no objection, provided that the proposal is compliant with BFC's parking standards. WPC notes that covenants are in place regarding extensions to the property.

04- 16 17/00721/FUL Plot Ref :29/2017 Type :- FULL
Applicant Name :- Mourad, Mr Antoine Date Received :- 20/07/2017
Location :- Rose Court Date Returned :- 02/08/2017
Coronation Road
Ascot
SL5 9LH

Proposal : 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 and with one abstention RESOLVED 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
Location :- Heatherwood Hospital Date Returned :- 02/08/2017
London Road
Ascot
SL5 8AA

Proposal : 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:

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

This is an important facility and WPC supports the development which brings sustainability, employment and access to services.

WPC does however have some serious concerns regarding infrastructure required to support the development:

1. WPC would ask that connectivity be considered and adequate cyclepaths and walkways be provided to the hospital from Ascot train station.
2. An adequate plan needs to be put in place to support schooling.

| | | | |
|--------|--|-------------------|-----------------------------|
| 04- 18 | 17/00725/FUL | Plot Ref :28/2017 | Type :- FULL |
| | Applicant Name :- Williams, Mr & Mrs | | Date Received :- 13/07/2017 |
| | Location :- The Magpies 108 Fernbank Road Ascot SL5 8JN | | Date Returned :- 02/08/2017 |

Proposal : Ascot

Erection of front porch following demolition of existing front porch, installation of velux windows and bi-fold doors to rear elevation.

Observations : Considered no objection.

| | | | |
|--------|---|-------------------|-----------------------------|
| 04- 19 | 17/00744/FUL | Plot Ref :28/2017 | Type :- FULL |
| | Applicant Name :- Dancer, M | | Date Received :- 13/07/2017 |
| | Location :- Southview Lovel Road Winkfield SL4 2ES | | Date Returned :- 02/08/2017 |

Proposal : Winkfield And Cranbourne

Erection of a single storey side extension.

Observations : Considered no objection.

04- 20 17/00753/FUL Plot Ref :29/2017 Type :- FULL
Applicant Name :- Cash, Mr F Date Received :- 20/07/2017
Location :- Bewes Stud Date Returned :- 02/08/2017
Prince Albert Drive
Ascot
SL5 8AQ

Proposal : Ascot

Erection of replacement dwelling following the demolition of existing dwelling, stables, barn and menage

Observations : Observation.

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

There is a lack of clarity in the plans (particularly in relation to the location of the garage and the development of the stable block) and WPC is concerned that this development is not compliant with Green Belt legislation.

04- 21 17/00794/LDC Plot Ref :30/2017 Type :- LDC
Applicant Name :- Shrewsbury, Mr Jonathan Date Received :- 26/07/2017
Location :- 7 Date Returned :- 02/08/2017
Foxglove Close
Winkfield Row
RG42 7NW

Proposal : Winkfield And Cranbourne

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

Observations : Observation

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

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

04- 22 17/00810/PAH Plot Ref :30/2017 Type :- PAH
Applicant Name :- Ouseph, Mr Viju Date Received :- 26/07/2017
Location :- 50 Date Returned :-
Fernbank Place
Ascot
SL5 8HL

Proposal : Ascot

Prior approval application for the erection of single storey rear extension

04- 23 17/02103/FULL Plot Ref :RBWM28/17 Type :- FULL
Applicant Name :- Jones, Ms Vanessa Date Received :- 14/07/2017
Location :- 87 Date Returned :- 02/08/2017
New Road
Ascot
SL5 8PZ

Proposal : Sunninghill & Ascot

Part single, part two storey rear extension, detached garage, parking, 4
No.rooflights,
alterations to fenestration, widening of existing vehicular access,
following demolition
of existing lean-to.

Observations : Recommended Refusal:

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

WPC support Sunninghill and Ascot's Neighbourhood Plan, to which t
his application is contrary. WPC notes that the angles indicated on the
plans are clearly incorrect and the splay from the house to the garage
should be 45°.

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06 PLANNING APPEALS

All appeals and their statuses were noted.

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).
**

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

**

07 TREE PRESERVATION ORDERS

It was noted that no TPOs have been received this month.

08 BRACKNELL FOREST COUNCIL

It was noted that 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

It was noted that the next draft is due in Late Autumn

b. Drainage and Sewerage

It was noted that a meeting with Thames Water is scheduled and a report made to the next meeting.

c. Community Infrastructure Levy

No further report.

10 HIGHWAYS MATTERS

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

The Meeting closed at : 20.55

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council