

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 5th September 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.

03 MINUTES OF THE PREVIOUS MEETING

To sign as a correct record the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 1st August 2017.

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 1st September to make the recommendations to the Council which are listed below.

In attendance were:

- Cllr Moira Gaw
- Cllr Mrs Angela Michie
- Cllr David Parkin
- Cllr Geoff Paxton
- Cllr Bob Shurville

04 . 1	17/00175/TRTPO	Plot Ref :- 32/2017	Type :- TRTPO
	Applicant Name :- Meaton, Mr Richard	Date Received :- 10/08/2017	
	Parish :- Ascot	Date Returned :-	
	Location :- Pine Lodge Long Hill Road Ascot	Agent Phil Gritten	
	Proposals :- Ascot TPO 1051 - Application to fell 1 tree.		

Observations :- Observation.

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

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

04 . 2	17/00176/TRTPO	Plot Ref :- 32/2017	Type :- TRTPO
	Applicant Name :- Wratten, Ms Cathrine	Date Received :- 10/08/2017	
	Parish :- Ascot	Date Returned :-	
	Location :- Pine Lodge Long Hill Road Ascot	Agent Phil Gritten	

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

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

04 . 6 **17/00621/FUL** Plot Ref :- 35/2017 Type :- FULL
Applicant Name :- Dolphin, Mr & Mrs Chris Date Received :- 31/08/2017
Parish :- Crown Wood Date Returned :-
Location :- Land At Rear Of 108 Agent Paul Corbett
Locks Ride
Ascot
Proposals :- Winkfield & Cranbourne

Erection of 3 no. three bedroom dwellings with associated hardstanding and parking following demolition of existing buildings.

Observations :- Recommended approval:

It was proposed by Cllr Shurville, seconded by Cllr Paxton that:-

WPC feels that this is an improvement to the area which is sympathetically designed. WPC are supportive of the proposal, subject to its conformity with any applicable green belt legislation.

04 . 7 **17/00629/LDC** Plot Ref :- 31/2017 Type :- LDC
Applicant Name :- Adams, Mr P Date Received :- 03/08/2017
Parish :- Ascot Date Returned :-
Location :- 19 Agent Matthew Miller
Asher Drive
Ascot
Proposals :- Ascot

Lawful development certificate for the installation of 2 no. side dormers and continued use of second floor accommodation.

Observations :- Recommended refusal.

It was proposed by Cllr Paxton, seconded by Cllr Shurville that:-

WPC would leave determination of this matter to the expertise of the officer, but feel that the conditions in place are appropriate and that the works should not have been carried out without permission.

04 . 8 **17/00631/FUL** Plot Ref :- 31/2017 Type :- FULL
Applicant Name :- Brant, Mr S Date Received :- 03/08/2017
Parish :- Ascot Date Returned :-
Location :- Longcroft Agent Olivia Jones
Long Hill Road
Ascot
Proposals :- Ascot

Formation of extension to existing hardstanding (retrospective).

Observations :- Application withdrawn 31/08/2017

04 . 9 **17/00775/FUL** Plot Ref :- 31/2017 Type :- FULL
Applicant Name :- The Crown Estate Date Received :- 03/08/2017
Parish :- Ascot Date Returned :-
Location :- The Crown Estate Depot Agent Matthew Miller
Swinley Road
Ascot
Proposals :- Ascot
Erection of a barn (B1 and B8 use) following demolition of existing
barn.
Observations :- Considered no objection.

04 . 10 **17/00800/FUL** Plot Ref :- 31/2017 Type :- FULL
Applicant Name :- Teague, Mrs Date Received :- 03/08/2017
Parish :- Ascot Date Returned :-
Location :- Prince Albert Dr/Kings Agent Sarah Horwood
Ride
Land at Junction
Ascot
Proposals :- Ascot
Creation of a vehicular access and turning area to allow
maintenance of woodland
Observations :- Recommended refusal.

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

The proposed access is inappropriate. Access would be more
suitably created from Prince Albert Drive to alleviate disruption to
the highway.

04 . 11 **17/00804/FUL** Plot Ref :- 31/2017 Type :- FULL
Applicant Name :- Craker, Mr Nathan Date Received :- 03/08/2017
Parish :- Ascot Date Returned :-
Location :- Plots 2, 7 & 8 Agent Paul Corbett
Saddlers Mews
Ascot
Proposals :- Ascot
Section 73 application for the variation of condition 2 (approved
drawings) following approval under planning permission
15/00454/FUL for the erection of single storey front garage
extensions for Plots 2, 7 & 8 Sadler Mews.
Observations :- Considered no objection.

04 . 12 **17/00806/FUL** Plot Ref :- 31/2017 Type :- FULL
Applicant Name :- Hughes, Mr Jon Date Received :- 03/08/2017
Parish :- W&C Date Returned :-
Location :- Orchard Lea Cottage Agent Michael Ruddock
Winkfield Lane
Winkfield

Proposals :- Winkfield And Cranbourne
Retention of existing modular container for low key office use.
Removal of second container

Observations :- Considered no objection.

04 . 13 **17/00821/FUL** Plot Ref :- 32/2017 Type :- FULL
Applicant Name :- Ayscough, Mr & Mrs Date Received :- 10/08/2017
Parish :- W&C Date Returned :-
Location :- Ye Olde Forge Agent Michael Ruddock
Winkfield Lane
Winkfield
Proposals :- Winkfield And Cranbourne.

Erection of two storey rear extension, single storey side extension
to the existing detached garage and rebuilding porch.
Observations :- Observation.

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

WPC has no objection, provided the proposal complies with any
applicable Green Belt legislation.

04 . 14 **17/00822/LB** Plot Ref :- 32/2017 Type :- LISTED
Applicant Name :- Ayscough, Mr & Mrs Date Received :- 10/08/2017
Parish :- W&C Date Returned :-
Location :- Ye Olde Forge Agent Michael Ruddock
Winkfield Lane
Winkfield
Proposals :- Winkfield And Cranbourne
Listed building consent for the erection of two storey rear
extension, single storey side extension to the existing detached
garage and rebuilding porch
Observations :- Observation.

It was proposed by Cllr Parkin, seconded by Cllr Shurville that:-

WPC would leave determination of this matter (including the
application of Green Belt policy) to the expertise of officer and note
that the restoration is sympathetic to the character and vintage of
the building.

04 . 15 **17/00830/FUL** Plot Ref :- 31/2017 Type :- FULL
Applicant Name :- Menzes, Mr Brian Date Received :- 03/08/2017
Parish :- Ascot Date Returned :-
Location :- 30 Agent Olivia Jones
Fernbank Road
Ascot
Proposals :- Ascot
Erection of a first floor front extension and a single storey rear
extension following demolition of conservatory.
Observations :- Considered no objection.

04 . 16	17/00840/FUL	Plot Ref :- 33/2017	Type :- FULL
	Applicant Name :- Sands, Mr David		Date Received :- 17/08/2017
	Parish :- Harmans Water		Date Returned :-
	Location :- 18 Woodford Green	Agent	
	Bracknell		
	Proposals :- Erection of first floor front/side extension and first floor side extension.		
	Observations :- Considered no objection.		
04 . 17	17/00844/FUL	Plot Ref :- 32/2017	Type :- FULL
	Applicant Name :- Hawthorne, Mr Ashton		Date Received :- 10/08/2017
	Parish :- Ascot		Date Returned :-
	Location :- 4	Agent Olivia Jones	
	Cannon Mews		
	North Road		
	Proposals :- Ascot		
	Section 73 application for the removal of conditions 16 (PD restriction house extensions), 17 (No windows or dormers) and 18 (PD restriction house roof extensions) of planning permission 00/00560/FUL at 4 Cannon Mews only.		
	Observations :- Recommended refusal.		
	It was proposed by Cllr Michie, seconded by Cllr Shurville that:-		
	Due to a lack of clarity in the information provided, WPC does not agree that the proposal would not have a detrimental impact on the character of the area, the neighbouring properties, or highway safety. Accordingly, WPC asks that the application be resubmitted or refused.		
04 . 18	17/00855/FUL	Plot Ref :- 32/2017	Type :- FULL
	Applicant Name :- Edmonds, Mr Ross		Date Received :- 10/08/2017
	Parish :- Ascot		Date Returned :-
	Location :- 30	Agent Shannon Kimber	
	King Edwards Road		
	Ascot		
	Proposals :- Ascot		
	Erection of a two storey front and side extension following demolition of existing conservatory and addition of canopy on front elevation		
	Observations :- Considered no objection.		
04 . 19	17/00903/PAH	Plot Ref :- 33/2017	Type :- PAH
	Applicant Name :- Robertson, Mrs Angela		Date Received :- 14/08/2017
	Parish :- Ascot		Date Returned :-
	Location :- 10	Agent Olivia Jones	
	Church Road		
	Ascot		

Proposals :- Ascot

Prior approval application for the erection of single storey rear extension following demolition of existing conservatory

Not available for comment

Observations :- (No comment).

04 . 20 **17/00909/FUL** Plot Ref :- 35/2017 Type :- FULL
Applicant Name :- Nowak, Mrs Paula Date Received :- 31/08/2017
Parish :- Crown Wood Date Returned :-
Location :- 30 Agent Patricia Terceiro
East Stratton Close
Bracknell
Proposals :- Forest Park

Change of use of amenity land to private garden and erection of 1.8M high close boarded fence.

Observations :- Recommended refusal.

It was proposed by Cllr Paxton, seconded by Cllr Shurville that:-

WPC has doubts about the ownership of the land and is of the view that amenity land forms part of the street scene and should not be lost.

* Site visit required - Cllrs Polydorou and Barreto.

04 . 21 **17/00913/PAH** Plot Ref :- 34/2017 Type :- PAH
Applicant Name :- Woodward, J Date Received :- 17/08/2017
Parish :- Ascot Date Returned :-
Location :- 9 Agent Shannon Kimber
Darwall Drive
Ascot
Proposals :- Ascot

Prior approval application for the erection of single storey rear extension

Not available for comment

Observations :- (No comment).

04 . 22 **17/00936/FUL** Plot Ref :- 35/2017 Type :- FULL
Applicant Name :- Robertson, Mrs Angela Date Received :- 31/08/2017
Parish :- Ascot Date Returned :-
Location :- 10 Agent
Church Road
Ascot
Proposals :- Ascot

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

Observations :- Observation.

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

WPC has no objection, provided there is no loss of amenity to the neighbouring property at no.12 and that sufficient access is provided to enable ongoing maintenance of both properties.

05 AMENDED APPLICATIONS

None received.

06 PLANNING APPEALS

A. New Appeals:

Appellant: Mr & Mrs P Argi

Site Address: Maple House 22 Prince Consort Drive Ascot

Proposal: Section 73 application for the variation of condition 7 (gates) of planning permission 12/00690/FUL for the alterations to the previously approved for the erection of a four bedroom detached house with allocated garages following demolition of existing dwelling and garage planning application reference 12/00323/FUL, consisting of revisions to the ground floor layout.

P.I. Reference: APP/RO335/W/17/3175246

Our Reference: 17/00193/FUL

Site Address:Crouch Lane Farm Crouch Lane Winkfield Windsor Berkshire SL4 4RZ

Proposal:Appeal against enforcement

Ref(s): APP/RO335/C/17/3174309 17/00017/ENF

To Be Dealt With By: Written Representations.

B. Outstanding Appeals:

Site Address:Heritage House Kings Ride Ascot Berkshire SL5 8AB

Proposal:Change of use of land to residential garden for Heritage House.

Reference(s):APP/R0335/W/17/3177717, 16/01071/FUL, 17/00022/RE

Reason For Appeal:Refusal of the application.

To Be Dealt With By: Written Representations.

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.

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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

Reason: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).)

Status: Inquiry scheduled for January

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 & 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).
Public Inquiry: 12 September 2017, 10am, Easthampstead House.

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: 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)
Appeal decision: ALLOWED

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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

Reason: Refusal of a householder application
Appeal decision: DISMISSED

07 TREE PRESERVATION ORDERS

Tree Preservation Order: TPO 1248
Land at Cherry Tree Cottage, 43 Locks Ride, Ascot, SL5 8QZ - 2017
Confirmed

08 BRACKNELL FOREST COUNCIL

The next meeting of the BFC Planning and Highways Committee will be held on 14th September 2017.

Draft Winter Service Plan (circulated with agenda) - Councillors are asked to provide any comments to Jim.Naylor@bracknell-forest.gov.uk by 15/09/2017.

09 CURRENT ISSUES

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

- a. BFC Local Plan
- b. Community Infrastructure Levy

10 HIGHWAYS MATTERS

- a. Proposals for junction improvements at the Braziers Lane/Locks Ride crossroads (circulated with agenda) for comment.
- b. Draft Rights of Way Improvement Plan (RoWIP2) (at <http://consult.bracknell-forest.gov.uk/portal/leisure/rowip2>) for comment.
- c. Street Naming and Numbering - Acorns, Bracknell Road, Warfield, Bracknell for noting.
- d. Street Naming and Numbering - 1&2 Winkfield House, Maidens Green for noting.
- e. Street Naming and Numbering - 1 Mansfield Place Ascot for noting.
- f. Street Naming and Numbering - Kingswood, Ascot for noting.
- g. Planned Highway Drainage Works - Winkfield Lane, Winkfield for noting.
- h. Residents' concerns: highways issues resulting from increased Legoland traffic, for decision - Councillors are asked to approve communication from WPC to RBWM, BFC and Legoland relating to the widening of highways and improvements to Legoland access. Chairman to report.

11 CORRESPONDENCE

Royal Borough of Windsor & Maidenhead Borough Local Plan Regulation 19 Representation Period - to consider whether a formal response from WPC is to be submitted and to delegate authority accordingly.