

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 5th September 2017 at 7.30pm.

Committee Members Present :- Cllr N Atkinson
Cllr O Barreto
Cllr Ms E Blyth
Cllr Ms M Gaw
Cllr Ms S Luker
Cllr J Masters
Cllr Mrs A Michie
Cllr D Parkin
Cllr G Paxton
Cllr Mrs S Phillips
Cllr N Polydorou
Cllr R Shurville
Cllr C Tilbury
Cllr D Wall
Cllr R Warren
Cllr C Yates

Also in Attendance :- Mrs C Gibson - Planning Admin Assistant
Mrs I Dobson - Resident
Mr R Meaton - Resident

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Hayes and Cllr Tarrant.

02 DECLARATIONS OF INTEREST

Cllr Ms Gaw noted that as Borough Councillor 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 Mrs Michie declared an interest at item 04.6 as a neighbour and would abstain accordingly.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Mrs Michie, seconded by Cllr Ms Tilbury and with one abstention RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 1st August 2017 were a correct record of that meeting and would as such be duly signed.

04 PLANNING APPLICATIONS

It was noted that a working party of the Council was held on 1st September 2017 to make recommendations to the Council which were published with the agenda. In attendance were:

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

The comments listed below are those voted upon by WPC after consideration and discussion of the full Council.

04- 1 17/00175/TRTPO Plot Ref : Type :- TRTPO
Applicant Name :- Meaton, Mr Richard Date Received :-
Location :- Pine Lodge Date Returned :-
Long Hill Road
Ascot
SL5 8RE

Proposal : Ascot
TPO 1051 - Application to fell 1 tree.

Observations : Observation.

It was proposed by Cllr Paxton, seconded by Cllr Parkin and unanimously RESOLVED 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
Location :- Pine Lodge Date Returned :- 06/09/2017
Long Hill Road
Ascot
SL5 8RE
Pine Lodge
Long Hill Road
Ascot
SL5 8RE

Proposal : Ascot
TPO 1051 - Application to fell 1 tree and prune 1 tree

Observations : Observation.

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

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

04- 3 17/00185/TRTPO Plot Ref :33/2017 Type :- TRTPO
Applicant Name :- Magnusson, Miss Jessica Date Received :- 17/08/2017
Location :- High Trees Date Returned :- 06/09/2017
Priory Road
Ascot
SL5 8RJ

Proposal : TPO 634 - Application to prune 2 trees.

Observations : Observation.

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

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

04- 4 17/00187/TRTPO Plot Ref :34/2017 Type :- TRTPO
Applicant Name :- Knight, Mrs Angela Date Received :- 27/08/2017
Location :- Ronans Date Returned :- 06/09/2017
Forest Road
Winkfield Row
RG42 7QB

Proposal : Winkfield & Cranbourne

TPO 1211 - Application to prune 18 trees and fell 4

Observations : Recommended refusal.

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

Due to a lack of clarity in the information provided, WPC has been unable to make an informed comment. Accordingly WPC asks that the proposal be deferred or resubmitted with more comprehensive plans.

04- 5 17/00193/TRTPO Plot Ref :342017 Type :- TRTPO
Applicant Name :- Price, Mr Edmund Date Received :- 18/08/2017
Location :- Kingswood Manor Date Returned :- 06/09/2017
Church Road
Winkfield
SL4 4SF
Kingswood Manor
Church Road
Winkfield
SL4 4SF

Proposal : Winkfield And Cranbourne

CONS AREA - Prune 4 trees

Observations : Observation.

It was proposed by Cllr Paxton, seconded by Cllr Parkin and with one

abstention RESOLVED 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
Location :- Land At Rear Of 108 Date Returned :- 06/09/2017
Locks Ride
Ascot

Proposal : 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 and with one abstention RESOLVED 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
Location :- 19 Date Returned :- 06/09/2017
Asher Drive
Ascot
SL5 8LJ

Proposal : 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 and with one abstention RESOLVED 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 : Type :- FULL
Applicant Name :- Brant, Mr S Date Received :-
Location :- Date Returned :-
Proposal : 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
Location :- The Crown Estate Depot Date Returned :- 06/09/2017
Swinley Road
Ascot
SL5 8AZ

Proposal : 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
Location :- Prince Albert Dr/Kings Ride Date Returned :- 06/09/2017
Land at Junction
Ascot

Proposal : 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 and
unanimously RESOLVED 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
Location :- Plots 2, 7 & 8 Date Returned :- 06/09/2017
Saddlers Mews
Ascot

Proposal : 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 : Type :- FULL
Applicant Name :- Hughes, Mr Jon Date Received :-
Location :- Orchard Lea Cottage Date Returned :-
Winkfield Lane
Winkfield
SL4 4RU

Proposal : 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
Location :- Ye Olde Forge Date Returned :- 06/09/2017
Winkfield Lane
Winkfield
SL4 4QS

Proposal : 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 Mrs Michie and with two abstentions RESOLVED 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
Location :- Ye Olde Forge Date Returned :- 06/09/2017
Winkfield Lane
Winkfield
SL4 4QS

Proposal : 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 and with one abstention RESOLVED 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 : Type :- FULL
Applicant Name :- Menzes, Mr Brian Date Received :-
Location :- 30 Date Returned :-
Fernbank Road
Ascot
SL5 8HD

Proposal : 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
Location :- 18 Woodford Green Date Returned :- 06/09/2017
Bracknell
RG12 9YQ
18 Woodford Green
Bracknell
RG12 9YQ

Proposal : 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
Location :- 4 Date Returned :- 06/09/2017
Cannon Mews
North Road
SL5 8QL

Proposal : 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 Mrs Michie, seconded by Cllr Shurville and with two abstentions RESOLVED 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
Location :- 30 Date Returned :- 06/09/2017
King Edwards Road
Ascot
SL5 8PD
30
King Edwards Road
Ascot
SL5 8PD

Proposal : 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 : Type :- PAH
Applicant Name :- Robertson, Mrs Angela Date Received :-
Location :- Date Returned :-
Proposal : 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
Location :- 30 Date Returned :- 06/09/2017
East Stratton Close
Bracknell
RG12 0XY

Proposal : 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 and with two abstentions RESOLVED that:-

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

04- 21 17/00913/PAH Plot Ref :34/2017 Type :- PAH
Applicant Name :- Woodward, J Date Received :- 17/08/2017
Location :- 9 Date Returned :- 06/09/2017
Darwall Drive
Ascot
SL5 8NB
9
Darwall Drive
Ascot
SL5 8NB

Proposal : 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
Location :- 10 Date Returned :- 06/09/2017
Church Road
Ascot
SL5 8RR

Proposal : Ascot

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

Observations : Observation.

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

It was noted that no amended applications had been received.

06 PLANNING APPEALS

A. New Appeals:

The new appeals were noted as follows:

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:

The outstanding appeals were noted as follows:

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:

The decided appeals were noted as follows:

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
It was noted that this TPO has been confirmed.

08 BRACKNELL FOREST COUNCIL

It was noted that the next meeting of the BFC Planning and Highways Committee will be held on 14th September 2017.

The draft Winter Service Plan (circulated with agenda) was - Councillors were asked to provide any comments to Jim.Naylor@bracknell-forest.gov.uk by 15/09/2017 or to Mrs Gibson by email.

09 CURRENT ISSUES

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

- a. BFC Local Plan
It was noted that there is no update at this time.
- b. Community Infrastructure Levy
It was noted that there is no update at this time.

10 HIGHWAYS MATTERS

- a. Proposals for junction improvements at the Braziers Lane/Locks Ride crossroads (circulated with agenda) for comment.
WPC considered the proposal and it was proposed by Cllr Mrs Michie, seconded by Cllr Luker and unanimously RESOLVED that WPC support the proposed action to improve the safety of this junction.
- b. Draft Rights of Way Improvement Plan (RoWIP2) (at <http://consult.bracknell-forest.gov.uk/portal/leisure/rowip2>) for comment.
WPC considered the consultation and Councillors will respond accordingly.
- c. Street Naming and Numbering - Acorns, Bracknell Road, Warfield, Bracknell.
WPC noted the street naming and numbering scheme.
- d. Street Naming and Numbering - 1&2 Winkfield House, Maidens Green for noting.
WPC noted the street naming and numbering scheme.
- e. Street Naming and Numbering - 1 Mansfield Place Ascot for noting.
WPC noted the street naming and numbering scheme.

f. Street Naming and Numbering - Kingswood, Ascot for noting.
WPC noted the street naming and numbering scheme.

g. Planned Highway Drainage Works - Winkfield Lane, Winkfield for noting.
WPC noted the planned works.

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.

The Chairman presented the item, noting that concerns have been raised by local residents. WPC discussed the issue and asked that the requirement for cycleways to be provided also be addressed by the same means.

It was proposed by Cllr Wall, seconded by Cllr Shurville and unanimously RESOLVED that authority is delegated to Cllr Parkin to communicate as appropriate to make representations of the WPCs concern.

11 CORRESPONDENCE

The Royal Borough of Windsor & Maidenhead Borough Local Plan Regulation 19 Representation Period - WPC noted this and agreed that a Parish Council response is not required.

The Meeting closed at : 20.21

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council