

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 3rd October 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 July 2017. 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.

Proposals :- Winkfield And Cranbourne

TPO 231 - Application to fell 2 trees

Observations :- Observation:

WPC is unable to formulate a comment on this application as there is insufficient data.

04 . 7 **17/00950/FUL** Plot Ref :- 36/2017 Type :- FULL
Applicant Name :- Simpson, Mr Date Received :- 07/09/2017
Parish :- Crown Wood Date Returned :-
Location :- 47 Agent Shannon Kimber
 Draycott
 Bracknell
Proposals :- Forest Park

Erection of two storey side and single storey rear extension.
Observations :- Observation:

WPC has no objection provided the proposal causes no loss of amenity to any neighbouring property.

04 . 8 **17/00979/PAD** Plot Ref :- 38/2017 Type :- PAB
Applicant Name :- Pidgley, Mr Anthony Date Received :- 21/09/2017
Parish :- W&C Date Returned :-
Location :- Kilbees Farm Agent Sarah Horwood
 Hatchet Lane
 Winkfield
Proposals :- Winkfield And Cranbourne

Application for prior approval for the erection of an agricultural outbuilding.
Observations :- Observation:

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

04 . 9 **17/00980/LDC** Plot Ref :- 37/2017 Type :- LDC
Applicant Name :- Went, Mr & Mrs J Date Received :- 14/09/2017
Parish :- W&C Date Returned :-
Location :- Oak Tree Nursery Agent Paul Corbett
 Bracknell Road
 Warfield
Proposals :- Winkfield & Cranbourne

Certificate of lawfulness for the site as mixed use for the purposes of a garden centre (Retail A1 and horticulture).
Observations :- Recommended Approval:

WPC has carefully considered the documents provided and is of the view that the evidence confirms that land in question has been used for the stated purposes for at least 10 years. In addition to the

evidence presented, individual members of WPC are personally aware that the stated purposes have been in place for at least 10 years.

As a successful business, Oaktree provides employment and is considered an important community asset and WPC would therefore recommend approval of this application.

04 . 10	17/00990/FUL	Plot Ref :- 39/2017	Type :- FULL
	Applicant Name :- Kohli, Mr & Mrs S		Date Received :- 28/09/2017
	Parish :- Ascot		Date Returned :-
	Location :- 39 Prince Consort Drive Ascot	Agent Michael Ruddock	
	Proposals :- Ascot		
	Observations :- Observation:		
		Section 73 application for the variation to condition 2 (approved plans) to planning permission 17/00304/FUL for the erection of a 5 no. bed detached dwelling following the demolition of the existing property (minor alterations and the addition of an enclosed basement)	
		WPC is unable to formulate a comment on this application due to insufficient data being provided.	

04 . 11	17/01012/FUL	Plot Ref :- 39/2017	Type :- FULL
	Applicant Name :- Withers, Mr		Date Received :- 28/09/2017
	Parish :- W&C		Date Returned :-
	Location :- Clare Cottage Winkfield Street Winkfield	Agent Shannon Kimber	
	Proposals :- Winkfield And Cranbourne		
	Observations :- Considered No Objection.		

04 . 12	17/02833/	Plot Ref :- 28/2017/RBWM	Type :- FULL
	Applicant Name :- Williams, Mr & Mrs		Date Received :- 25/09/2017
	Parish :- S&A		Date Returned :-
	Location :- 97 New Road Ascot	Agent	
	Proposals :- Sunninghill & Ascot		
	Observations :- Considered No Objection		

05 AMENDED APPLICATIONS

None received.

PLANNING APPEALS

a. New Appeals

No new appeals have been received.

B. Outstanding Appeals:

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.

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.

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 biodiversitymeasures.

Reason: Refusal of application.

* Appeal to be heard at an informal hearing 16/05/2017 10am Council Chamber - 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

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

C. Decided Appeals:

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.
APPEAL ALLOWED

Appellant: Mr James Clarke
Site Address: Land At 88 To 94 Locks Ride Ascot Berkshire
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).
APPEAL ALLOWED

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*
APPEAL ALLOWED

07 TREE PRESERVATION ORDERS

- a. The Tree Officer at BFC has agreed to attend the meeting on 7th November 2017.
- b. TPO 1254 - Land at and adjacent to 89 Locks Ride, Ascot, Berkshire - 2017, for noting.
- c. TPO 1248 - Cherry Tree Cottage 43 Locks Ride Ascot - 2017 confirmation, for noting.
- d. TPO 1252 - Land at 76 Chisbury Close, Bracknell - 2017, for noting.

08 BRACKNELL FOREST COUNCIL

- a. The next meeting of the BFC Planning and Highways Committee will be held on 12th October 2017.

The following applications are listed as possible subjects of consideration:

Application	16/01284/FUL
Ward	Winkfield And Cranbourne

Applicant Royal County of Berkshire Polo Club
Proposal Levelling and extension to No. 6 Ground and creation of irrigation pond.
Site Address Royal Berkshire Polo Club North Street Winkfield Windsor Berkshire SL4 4TH
Case Officer Paul Corbett, 01344 351199
Date Registered: 18th January 2017 Expected Determination Date: 15th March 2017

Application 17/00388/FUL
Ward Winkfield And Cranbourne
Applicant Trimount Properties
Proposal Erection of 7no five bedroom dwellings with associated access and parking arrangements following demolition of existing structures.
Site Address Land At The Yard Chavey Down Road Winkfield Row Bracknell Berkshire
Case Officer Paul Corbett, 01344 351199
Date Registered: 11th May 2017 Expected Determination Date: 6th July 2017

b. Application for deed of release - Whitegates, Mushroom Castle
WPC is asked to consider the release of the Undertaking which links Whitegates to the adjoining land by restricting their separation.

09 CURRENT ISSUES

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

- a. BFC Local Plan
- b. Drainage and Sewerage
Chairman to report
- c. Community Infrastructure Levy

10 HIGHWAYS MATTERS

No highways matters have arisen this month.

11 CORRESPONDENCE

No correspondence has been received which requires the attention of the full Council.