

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 3rd October 2017 at 7.30pm.

Committee Members Present :- Cllr N Atkinson
Cllr O Barreto
Cllr Ms E Blyth
Cllr Ms M Gaw
Cllr Mrs D Hayes
Cllr Ms S Luker
Cllr J Masters
Cllr G Paxton
Cllr Mrs S Phillips
Cllr R Shurville
Cllr S Tarrant
Cllr R Warren

Also in Attendance :- Christina Gibson - Planning Assistant

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Polydorou, Cllr Yates, Cllr Parkin, Cllr Mrs Michie, Cllr Mrs Tilbury and Cllr Wall.

02 DECLARATIONS OF INTEREST

Cllrs Mrs Phillips and Mrs Hayes noted that as Borough Councillors and members of the Planning Committee, they could be present when any of the applications presented to Winkfield Parish Council are considered by BFC.

It was therefore noted that they 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 Atkinson declared an interest at item 04.5 as a neighbour.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Warren seconded by Cllr Shurville and with one abstention RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 3rd October 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 xx ***** to make the recommendations to the Council which are listed below. In attendance were:

Cllr Bob Shurville
Cllr Angela Michie

Councillors were reminded that the working party meeting is open to all Councillors.

04- 1 17/00200/TRCA Plot Ref :36/2017 Type :- CONSERV
Applicant Name :- Green, Mr Andrew Date Received :- 07/09/2017
Location :- Rowan Cottage, 8 Date Returned :- 04/10/2017
Winkfield Row
Bracknell
RG42 6NE
Rowan Cottage, 8
Winkfield Row
Bracknell
RG42 6NE

Proposal : Winkfield And Cranbourne

CONS Area - Application to prune 1 tree.

Observations : Observation.

It was proposed by Cllr Tarrant, seconded by Cllr Shurville and with two abstentions RESOLVED that:-

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

04- 2 17/00203/TRTPO Plot Ref :36/2017 Type :- TRTPO
Applicant Name :- Ascot Priory Chairman Date Received :- 07/09/2017
Location :- Ascot Priory Date Returned :- 04/10/2017
Priory Road
Ascot
SL5 8RT

Proposal : Ascot

TPO 1219 - Application to prune 49 and fell 10 trees.

Observations : Observation.

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

WPC would leave determination of this application to the expertise of the officer but would ask that due consideration be given to the replacement of trees to be felled.

04- 3 17/00208/TRTPO Plot Ref :37/2017 Type :- TRTPO
Applicant Name :- Smith, Mr Michael Date Received :- 14/09/2017
Location :- Catherine Lodge Date Returned :- 04/10/2017
Long Hill Road
Ascot
SL5 8RD

Proposal : Ascot

TPO 1025 - Application to fell 2 trees and prune 4 trees

Observations : Observation:

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

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

04- 4 17/00214/TRTPO Plot Ref :39/2017 Type :- TRTPO
Applicant Name :- Singleton, Mr Bruce Date Received :- 28/09/2017
Location :- 6 Date Returned :- 04/10/2017
Rhododendron Walk
Ascot

Proposal : Ascot

TPO 735 - Application to fell 2 trees and prune 4 trees.

Observations : Observation:

It was proposed by Cllr Paxton, seconded by Cllr Shurville and with two abstentions RESOLVED that:-

WPC is happy to leave determination of this matter to the expertise of the officer, but would ask that the officer ensures that the location of tree T7 to be felled (currently not included in the plans published) is ascertained and considered fully.

04- 5 17/00215/TRTPO Plot Ref :38/2017 Type :- TRTPO
Applicant Name :- Martin, Mr Leslie Date Received :- 21/09/2017
Location :- 7 Date Returned :- 04/10/2017
Dianthus Place
Winkfield Row
RG42 7PQ

Proposal : Winkfield And Cranbourne

TPO 225A - Application to prune 3 trees

Observations : Recommended Approval:

It was proposed by Cllr Mrs Luker, seconded by Cllr Warren and with nine votes for, three abstentions and one against RESOLVED that:-

WPC believes that this work is a sensible request to maintain vehicle sight lines in Dianthus Place in relation to the white beams and to maintain clear access for the driveway to numbers 3, 4, 5 and 6 Dianthus Place.

04- 6 17/00221/TRTPO Plot Ref :39/2017 Type :- FULL
Applicant Name :- Roberts, Caroline Date Received :- 28/09/2017
Location :- Cedar Ridge 21 Date Returned :- 04/10/2017
Locks Ride
Ascot
SL5 8RA

Proposal : Winkfield And Cranbourne

TPO 231 - Application to fell 2 trees

Observations : No comment - no data is available.

04- 7 17/00950/FUL Plot Ref :36/2017 Type :- FULL
Applicant Name :- Simpson, Mr Date Received :- 07/09/2017
Location :- 47 Date Returned :- 04/10/2017
Draycott
Bracknell
RG12 0UX

Proposal : Forest Park

Erection of two storey side and single storey rear extension.

Observations : Observation:

It was proposed by Cllr Shurville, seconded by Cllr Paxton and with two abstentions RESOLVED that:-

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
Location :- Kilbees Farm Date Returned :- 04/10/2017
Hatchet Lane
Winkfield
SL4 2EG

Proposal : Winkfield And Cranbourne

Application for prior approval for the erection of an agricultural outbuilding.

Observations : Considered no objection.

04- 9 17/00980/LDC Plot Ref :37/2017 Type :- LDC
Applicant Name :- Went, Mr & Mrs J Date Received :- 14/09/2017
Location :- Oak Tree Nursery Date Returned :- 04/10/2017
Bracknell Road
Warfield
RG42 6LH

Proposal : Winkfield & Cranbourne

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

Observations : Observation.

It was proposed by Cllr Shurville, seconded by Cllr Mrs Luker and with one vote against, three abstentions and eight votes for RESOLVED

that:-

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

04- 10 17/00990/FUL Plot Ref :39/2017 Type :- FULL
Applicant Name :- Kohli, Mr & Mrs S Date Received :- 28/09/2017
Location :- 39 Date Returned :- 04/10/2017
Prince Consort Drive
Ascot
SL5 8AW

Proposal : Ascot

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)

Observations : Observation:

It was proposed by Cllr Shurville, seconded by Cllr Paxton and with two abstentions RESOLVED that:-

WPC is unable to formulate a comment on this application due to insufficient data being provided and accordingly would ask that this application be resubmitted for Parish comment with an appropriate level of detail provided.

04- 11 17/01012/FUL Plot Ref :39/2017 Type :- FULL
Applicant Name :- Withers, Mr Date Received :- 28/09/2017
Location :- Clare Cottage Date Returned :- 04/10/2017
Winkfield Street
Winkfield
SL4 4SW

Proposal : Winkfield And Cranbourne

Erection of a car port.

Observations : Observation.

It was proposed by Cllr Atkinson, seconded by Cllr Shurville and with two abstentions RESOLVED that:

WPC has no objection to this proposal but would ask that conditions be applied to prevent future alienation of the car port from the main dwelling.

04- 12 17/02833/ Plot Ref :28/2017/RBWM Type :- FULL
Applicant Name :- Williams, Mr & Mrs Date Received :- 25/09/2017
Location :- 97 Date Returned :- 04/10/2017
New Road
Ascot
SL5 8PZ

Proposal : Sunninghill & Ascot

Single storey rear conservatory

Observations : Considered No Objection

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06 PLANNING APPEALS

a. New Appeals

It was noted that the appeal decision for 22 Prince Consort Drive had been received on the same day and would be reported at the next meeting.

B. Outstanding Appeals:

The outstanding appeals were noted as follows:

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

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:
Appeal decisions were noted as follows:

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. It was noted that 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: noted.
- c. TPO 1248 - Cherry Tree Cottage 43 Locks Ride Ascot - 2017 confirmation: noted.
- d. TPO 1252 - Land at 76 Chisbury Close, Bracknell - 2017: noted.

08 BRACKNELL FOREST COUNCIL

- a. It was noted that 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 considered the release of the Undertaking which links Whitegates to the adjoining land by restricting their separation. It was proposed by Cllr Warren, seconded by Cllr Mrs Luker and with three abstentions RESOLVED that:- WPC is of the view that the non-alienation clause remains relevant and fit for its intended purpose despite the removal of the agricultural occupation obligation and as such would ask that it remains in place to prevent overdevelopment of the area. WPC therefore recommends refusal of the application for the release of the planning obligation on the land to the rear of Whitegates.

09 CURRENT ISSUES

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

a. BFC Local Plan

It was noted that no firm decisions have been made.

b. Drainage and Sewerage

The Thames Water report on Foul Water Drainage Options was discussed. It was noted that this is a very preliminary report and that there are some outstanding queries to be addressed.

It was noted that Cllrs Gaw and Atkinson would be notified of the details of the next meeting with Thames Water once they are available.

c. Community Infrastructure Levy

There remains no update on CIL or the future of CIL.

10 HIGHWAYS MATTERS

It was noted that no highways matters have arisen this month, although the new egress from LVS onto London Road towards Bracknell is causing some issues.

11 CORRESPONDENCE

It was noted that no correspondence has been received which requires the attention of the full Council.

The Meeting closed at : 20.24

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council