

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 7th November 2017 at 7.30pm.

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

Also in Attendance :- Mrs Gibson - Planning Admin Asst
Mr Phil Gritten - BFC Tree Officer

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mrs Luker, Mrs Phillips, Mr Polydorou, Mr Warren and Mr Yates.

02 DECLARATIONS OF INTEREST

Cllr Hayes 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.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Mr Shurville, seconded by Cllr Mr Paxton and unanimously RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 3rd October were a correct record of that meeting and would as such would be duly signed.

04 PLANNING APPLICATIONS

It was noted that a working party of the Council was held on 3rd November to make the recommendations to the Council which were circulated under separate cover. In attendance were:

Cllr Mrs Gaw
Cllr Mr Paxton
Cllr Mr Polydorou
Cllr Mrs Michie

The comments below were submitted to Bracknell Forest Council on 8th November 2017.

04- 1 17/00221/TRTPO Plot Ref :39/2017 Type :- FULL
Applicant Name :- Roberts, Caroline Date Received :- 02/10/2017
Location :- Cedar Ridge 21 Date Returned :- 08/11/2017
Locks Ride
Ascot
SL5 8RA
Cedar Ridge 21
Locks Ride
Ascot
SL5 8RA

Proposal : Winkfield And Cranbourne

TPO 231 - Application to fell 2 trees

Observations : Observation.

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

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

04- 2 17/00238/TRTPO Plot Ref :41/2017 Type :- TRTPO
Applicant Name :- Harrison, Mr Geoffrey Date Received :- 12/10/2017
Location :- 3, The Pines Date Returned :- 08/11/2017
Long Hill Road
Ascot
SL5 8RD

Proposal : Ascot
TPO 1025 - Application to fell 1 tree

Observations : Observation.

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

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

04- 3 17/00239/TRTPO Plot Ref :41/2017 Type :- TRTPO
Applicant Name :- Korkchi, Mr Hamid Date Received :- 12/10/2017
Location :- 1 Date Returned :- 08/11/2017
Field House Close
Ascot
SL5 9LT
1
Field House Close
Ascot
SL5 9LT

Proposal : Ascot
TPO 1066 - Application to fell 3 trees and prune 1 tree

Observations : Observation.

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

WPC would leave determination of this matter to the expertise of the officer but would ask that the circumstances leading to this application be carefully considered.

04- 4 17/00240/TRTPO Plot Ref :41/2017 Type :- TRTPO
Applicant Name :- Korkchi, Mr Hamid Date Received :- 12/10/2017
Location :- The Coach House Date Returned :- 08/11/2017
Coronation Road
Ascot
SL5 9LQ

Proposal : Ascot
TPO 1066 - Application to fell 5 trees

Observations : Observation.

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

WPC would leave determination of this matter to the expertise of the officer but would ask that the circumstances leading to this application be carefully considered.

04- 5 17/00246/TRTPO Plot Ref :42/2017 Type :- TRTPO
Applicant Name :- Leighton, Mr Christopher Date Received :- 19/10/2017
Location :- 2 Date Returned :- 08/11/2017
Prince Albert Drive
Ascot
SL5 8AG

Proposal : Ascot
TPO 395 - Application to fell 1 tree

Observations : Recommended refusal.

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

WPC feels that there is no obvious reason why this tree should be felled and does not support the loss of trees.

04- 6 17/00952/FUL Plot Ref :42/2017 Type :- FULL
Applicant Name :- Howell, Mr Chris Date Received :- 19/10/2017
Location :- Land Adjacent To The Conifers Date Returned :- 08/11/2017
Chavey Down Road
Winkfield Row
RG42 7PS

Proposal : Winkfield And Cranbourne

Section 73 application for the variation of condition 02 (approved drawings) of planning permission 16/01216/FUL for the erection of 1no. detached 4 bed dwelling (amendment for an attached garage to approved dwelling)

Observations : Observation.

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

WPC would ask that a condition be applied requiring that the garage be retained as such and not converted to habitable accommodation in future.

04- 7 17/00995/FUL Plot Ref :43/2017 Type :- FULL
Applicant Name :- McCormack, Mr & Mrs Date Received :- 26/10/2017
Location :- Greenview 13 Date Returned :- 08/11/2017
Wentworth Avenue
Ascot
SL5 8HX

Proposal : Ascot
Erection of single storey rear/side extension including loft conversion to provide habitable accommodation in roof space following demolition of existing garage.

Observations : No Objection

04- 8 17/01004/FUL Plot Ref :40/2017 Type :- FULL
Applicant Name :- Falkener, S; Hooper, J Date Received :- 05/10/2017
Location :- 15 Date Returned :- 08/11/2017
Brockenhurst Road
Bracknell
RG12 9FJ

Proposal : Martins Heron & The Warren
Erection of first floor side extension and front porch roof

Observations : Recommend Refusal.

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

The mass, bulk and proximity of the rear elevation of the proposed side extension would create an intrusive element to the property at no. 13 Brockenhurst Road causing loss of light to that property.

04- 9 17/01007/FUL Plot Ref :42/2017 Type :- FULL
Applicant Name :- Tod, Mr R Date Received :- 23/10/2017
Location :- Berroc End Date Returned :- 08/11/2017
Buttersteep Rise
Ascot
SL5 8AX

Berroc End
Buttersteep Rise
Ascot
SL5 8AX

Proposal : Ascot

Section 73 application for the variation to condition 2 (approved plans) to 15/00161/FUL for the erection of a detached dwelling and detached garage following demolition of the existing dwelling and existing outbuildings (For clarification: alterations to fenestration and internal layout)

Observations : No Objection

04- 10	17/01013/FUL	Plot Ref :40/2017	Type :- FULL
	Applicant Name :- Barford, Mr G		Date Received :- 05/10/2017
	Location :- 30		Date Returned :- 08/11/2017
	Woodmancott Close		
	Bracknell		
	RG12 0XU		
	30		
	Woodmancott Close		
	Bracknell		
	RG12 0XU		

Proposal : Forest Park
Erection of single storey side extension.

Observations : No Objection

04- 11	17/01024/FUL	Plot Ref :41/2017	Type :- FULL
	Applicant Name :- Kettle, Mr Graham		Date Received :- 12/10/2017
	Location :- 17		Date Returned :- 08/11/2017
	Morden Close		
	Bracknell		
	RG12 9RZ		
	17		
	Morden Close		
	Bracknell		
	RG12 9RZ		

Proposal : Martins Heron & The Warren
Installation of a rear dormer.

Observations : No Objection

04- 12	17/01026/A	Plot Ref :41/2017	Type :- ADVERT
	Applicant Name :- Goodson, Miss Laura		Date Received :- 12/10/2017
	Location :- 152		Date Returned :- 08/11/2017
	New Road		

Ascot
SL5 8QH
152
New Road
Ascot
SL5 8QH

Proposal : Ascot
Display of 2no. non-illuminated freestanding sign

Observations : No Objection

04- 13 17/01035/FUL Plot Ref :41/2017 Type :- FULL
Applicant Name :- Price, Mr & Mrs Date Received :- 12/10/2017
Location :- Mansfield House Date Returned :- 08/11/2017
Winkfield Lane
Winkfield
SL4 4RU

Proposal : Winkfield And Cranbourne
Erection of single storey side extensions

Observations : Observation:

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

WPC has no objection, but would ask the Officer to ensure that all applicable Green Belt policies are adhered to with regard to permitted development and that TPOs are observed.

04- 14 17/01036/FUL Plot Ref :41/2017 Type :- FULL
Applicant Name :- Balman, Mr & Mrs Date Received :- 12/10/2017
Location :- 14 Date Returned :- 08/11/2017
North Road
Ascot
SL5 8RP

Proposal : Ascot
Erection of a two storey rear extension following demolition of existing bathroom and store.

Observations : No Objection

04- 15 17/01051/FUL Plot Ref :42/2017 Type :- FULL
Applicant Name :- Angela Knight & Alfred Homes L Date Received :- 19/10/2017
Location :- Land South Of Lambrook Date Returned :- 08/11/2017
Chavey Down Road
Winkfield Row

Proposal : Winkfield And Cranbourne

Erection of 14 no. dwellings with associated access onto Chavey Down Road, landscaping and parking.

Observations : Recommended Refusal.

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

This is a clear and detrimental overdevelopment of the area which is unsustainable. WPC has numerous specific concerns:

1. There is insufficient infrastructure provision to support the development in terms of highways, healthcare and educational provision.
2. Existing sewerage and flooding issues in the area are significant and would be greatly exacerbated by the proposed development. WPC does not feel that these issues are sufficiently managed within the proposals presented,
3. Non-vehicular access to the site is entirely absent and will necessarily cause issues of safety to any residents and visitors.
4. The proposal is unsympathetic and inappropriate to the character of the area.
5. The proposal erodes the rural gap between North Ascot and Winkfield Row.
6. The proposal causes significant threat to wildlife and WPC feel that a Woodland Order is appropriate and necessary.

04- 16 17/01054/FUL

Plot Ref :42/2017

Type :- FULL

Applicant Name :- Johnson, Mr Andy

Date Received :- 19/10/2017

Location :- Greenoaks
Mercedes-Benz Of Ascot
London Road
RG12 9FR

Date Returned :- 08/11/2017

Proposal : Ascot

Extension of the existing car parking deck.

Observations : Recommended Refusal.

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

WPC are concerned as to overdevelopment of the site and the potential impact on the highways, particularly in light of future schemes, and would ask that the proposal be subject to a thorough highways assessment.

04- 17 17/01056/A Plot Ref :42/2017 Type :- ADVERT
Applicant Name :- Mulford, Mr Charlie Date Received :- 19/10/2017
Location :- The Brackens Date Returned :- 08/11/2017
London Road
Ascot
SL5 8BE
The Brackens
London Road
Ascot
SL5 8BE

Proposal : Ascot

Display of 7no. illuminated free standing signs and hoarding.

Observations : Observation.

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

WPC are concerned as to the scale of hoardings in terms of the size, length of time of erection and number of illuminations and would ask that the case officer considers the necessity of the same. Furthermore, WPC would ask that the officer applies a condition to ensure that a landscaping plan is followed which is appropriate for the area, is not overly manicured and incorporates hedging which is sympathetic to the character of the area.

04- 18 17/01062/FUL Plot Ref :42/2017 Type :- FULL
Applicant Name :- Bavister, Laurence Date Received :- 19/10/2017
Location :- 12 Date Returned :- 08/11/2017
Slaidburn Green
Bracknell
RG12 0GG

Proposal : Forest Park

Erection of a single storey rear extension

Observations : Recommend Refusal:

It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie and with 5 votes for, 3 against and 3 abstentions RESOLVED that:-

The proposed development results in a loss of amenity to the neighbour at no. 11.

04- 19 17/01075/FUL Plot Ref :43/2017 Type :- FULL
Applicant Name :- Murphy, Mr Aidan Date Received :- 26/10/2017
Location :- 3 Date Returned :- 08/11/2017
Winkfield Row
Bracknell
RG42 6NE

Proposal : Winkfield And Cranbourne
Retrospective planning application for the erection of a single storey
shed in rear garden.

Observations : No Objection

04- 20	17/01106/FUL	Plot Ref :43/2017	Type :- FULL
	Applicant Name :- Pamplin , Anna		Date Received :- 26/10/2017
	Location :- 19		Date Returned :- 08/11/2017
	Emery Down Close		
	Bracknell		
	RG12 9FH		
	19		
	Emery Down Close		
	Bracknell		
	RG12 9FH		

Proposal : Martins Heron & The Warren
Erection of single storey side and rear extension.

Observations : No Objection

04- 21	17/01129/FUL	Plot Ref :44/2017	Type :- FULL
	Applicant Name :- Gormley, Mr J		Date Received :- 02/11/2017
	Location :- 1		Date Returned :- 08/11/2017
	Fern Gardens		
	London Road		
	RG12 9FR		

Proposal : Ascot
Erection of pergola to rear of property.

Observations : No Objection

04- 22	17/01133/FUL	Plot Ref :44/2017	Type :- FULL
	Applicant Name :- Gormley, Mr J		Date Received :- 02/11/2017
	Location :- 3		Date Returned :- 08/11/2017
	Fern Gardens		
	London Road		
	RG12 9FR		

Proposal : Ascot
Erection of pergola at rear of property (retrospective).

Observations : No Objection

04- 23	17/01134/FUL	Plot Ref :44/2017	Type :- FULL
	Applicant Name :- Gormley, Mr J		Date Received :- 02/11/2017
	Location :- 4		Date Returned :- 08/11/2017
	Fern Gardens		

London Road
RG12 9FR

Proposal : Ascot

Erection of pergola at rear of property (retrospective).

Observations : No Objection

Proposal : Ascot

Erection of pergola at rear of property (retrospective).

Observations : 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 there were no new appeals validated in Winkfield this month.

B. Outstanding Appeals

The outstanding appeals were noted:

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

*Mrs Gibson will seek an update on this appeal.

C. Decided Appeals

The decided appeals were noted.

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

Appeal ALLOWED

07 TREE PRESERVATION ORDERS

TPO 1254 Land at and adjacent to 89 Locks Ride - Confirmed 30/10/2017. Noted.

TPO 1252 Land at Chisbury Close, Bracknell - Confirmed 03/10/2017. Noted.

Role of the Tree Officer and TPO Procedures: Phil Gritten.

The Chairman welcomed BFC Tree Officer Phil Gritten to the meeting. Councillors' questions relating to the TPO processes and treatment, valid considerations within the context of planning and practical applications of the TPO process were answered by Mr Gritten. Mrs Gibson will document these under separate cover and circulate to Councillors.

Winkfield Parish Council thanked Mr Gritten for his attendance and information.

08 BRACKNELL FOREST COUNCIL

It was noted that the next meeting of the BFC Planning and Highways Committee will be held on 9th November 2017.

Possibles for consideration at that meeting:

Application 17/00753/FUL

Ward Ascot

Applicant Mr F Cash

Proposal Erection of replacement dwelling with a detached garage following the demolition of existing dwelling, stables, barn and manège.

Site Address Bewes Stud Prince Albert Drive Ascot Berkshire SL5 8AQ

Case Officer Matthew Miller, 01344 351764

Date Registered: 14th July 2017

EDD: 8th September 2017

09 CURRENT ISSUES

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

a. BFC Local Plan

It was noted that a draft may be produced late in January.

b. Drainage and Sewerage

Cllr Tarrant reported on the meeting with Thames Water and requested that once finalised the notes of that meeting be circulated to all Councillors.

c. Community Infrastructure Levy

Total received is £126,895.

10 HIGHWAYS MATTERS

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

11 CORRESPONDENCE

Public Consultation Event for the proposed redevelopment on land at Westward House and Lodge, Swinley Road, Ascot on Thursday 2nd November - circulated to all Councillors on 25/10/2017 - noted.

Letter from resident 16/10/2017 expressing concern regarding loss of green spaces and treatment of residents' views. This was discussed and agreed that Mrs Gibson would draft a response to the author of the letter outlining the responsibilities of the Parish Council, the requirements of the NDP and the response from the public to the questionnaire, to be circulated for approval prior to sending.

The Meeting closed at : 20.53

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council