

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 December 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 Annemarie Edwards - Clerk

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Parkin, Shurville, Tarrant & Wall.

02 DECLARATIONS OF INTEREST

Cllr Mrs Philips noted that as Borough Councillors and members 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 Paxton seconded by Cllr Mrs Michie and unanimously RESOLVED that with the addition of the attendance of Cllrs Mrs Hayes and Gaw the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 7th November were a correct record of that meeting and as such would be duly signed.

04 PLANNING APPLICATIONS

The Planning Working Party held on 1st December 2017 to make recommendations to WPC was attended by:

Cllr Mrs Gaw
Cllr Mrs Michie
Cllr Paxton

04- 1	17/00271/TRTPO	Plot Ref :48/2017	Type :-	TRTPO
	Applicant Name :-	Hernandez, Mr Rob	Date Received :-	30/11/2017
	Location :-	Ascot Place Forst Road Ascot SL5 8QD	Date Returned :-	06/12/2017

Proposal : TPO 356 - Application to fell 1 tree.

Observations : Observation:

It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and unanimously RESOLVED that:

WPC is happy to leave this to the expertise of the Tree Officer.

04- 2	17/00940/FUL	Plot Ref :47/2017	Type :- FULL
	Applicant Name :- Hayden-Kellard, Mr M		Date Received :- 17/11/2017
	Location :- Tory Hall Farm		Date Returned :- 06/12/2017
	Winkfield Lane		
	Winkfield		
	SL4 4QU		

Proposal : Retrospective application for the erection of an agricultural barn (not for livestock).

Observations : Observation.

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

WPC would ask the Officer to ensure that the application adheres to Green Belt policy and that a condition be applied to prevent future alienation from the main dwelling,

04- 3	17/01028/FUL	Plot Ref :48/2017	Type :- FULL
	Applicant Name :- Jones, Mr Ian		Date Received :- 30/11/2017
	Location :- 3 Parkers Lane		Date Returned :- 06/12/2017
	Maidens Green		
	Bracknell		
	RG42 6LE		

Proposal : Erection of a shed with a concrete base.

Observations : Observation:

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

WPC would ask the Officer to ensure this application complies with Green Belt policy and if the Officer is mindful to approve a condition is imposed to prevent any future alienation from the main dwelling.

04- 4	17/01076/FUL	Plot Ref :47/2017	Type :- FULL
	Applicant Name :- Dunlop, Mrs R		Date Received :- 17/11/2017
	Location :- 3 Kilmington Close		Date Returned :- 06/12/2017
	Bracknell		
	RG12 0GL		

Proposal : Change of use from C3 (Dwellinghouse) to mixed use C3 (Dwellinghouse) and Beauty Salon (suit generis). (Retrospective).

Observations : Observation.

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

WPC asks the Officer to ensure that the parking provision complies with BFC parking standards and that there is no loss of amenity to neighbouring properties.

04- 5	17/01085/LDC	Plot Ref :45/2017	Type :-	LDC
	Applicant Name :-	Bussey, Mr & Mrs	Date Received :-	12/11/2017
	Location :-	The Studio Westwood Winkfield Lane SL4 4QU	Date Returned :-	06/12/2017

Proposal : Winkfield And Cranbourne

Application for a Lawful Development Certificate for conversion of outbuilding to residential dwelling (C3).

Observations : Observation.

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

WPC would leave determination of this application to the expertise of the Officer provided that the application is compliant with all applicable Green Belt policy.

04- 6	17/01095/FUL	Plot Ref :45/2017	Type :-	FULL
	Applicant Name :-	Lambrook School	Date Received :-	12/11/2017
	Location :-	Lambrook Winkfield Row Bracknell RG42 6LU	Date Returned :-	06/12/2017

Proposal : Winkfield And Cranbourne

Section 73 application to vary condition 2 (Approved Plans) of planning permission 16/00813/FUL for the construction of new sports changing facility, art room and DT workshops; new atrium entrance to house school reception and offices following demolition of existing sports changing facility, Art room and DT workshops. (For Clarification: This application is to change of roof form on the single storey art class room from low pitched form with high level light-well strip to a traditional duo-pitched form with integrated roof lights).

Observations : Considered no objection.

04- 7 17/01132/FUL Plot Ref :45/2017 Type :- FULL
Applicant Name :- Gormley, Mr J Date Received :- 12/11/2017
Location :- 2 Date Returned :- 06/12/2017
Fern Gardens
London Road
RG12 9FR

Proposal : Ascot

Erection of a pergola.

Observations : Observation.

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

WPC does not consider that the photograph in the application falls within the description of a pergola and note that the marketing material promotes a "garden room".

04- 8 17/01157/FUL Plot Ref :46/2017 Type :- FULL
Applicant Name :- O'Connor, Mr S Date Received :- 17/11/2017
Location :- Bodens Cottage Date Returned :- 06/12/2017
Bodens Ride
Ascot
SL5 9LE

Proposal : Erection of a four bedroom dwelling following demolition of the existing dwelling and the ancillary structures.

Observations : Observation.

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

WPC asks that the Officer ensures that the application adheres to Green Belt policy and to ensure that there is no loss of amenity to neighbouring properties.

04- 9 17/01159/FUL Plot Ref :46/2017 Type :- FULL
Applicant Name :- Frier, Mrs R (School Bursar) Date Received :- 17/11/2017
Location :- Heathfield School Date Returned :- 06/12/2017
London Road
Ascot
SL5 8BQ

Proposal : Section 73 application to vary condition 7 (Sustainability Statement) to planning permission 14/01001/FUL for the erection of 7 staff houses in form of two detached houses and a terrace with associated car parking following demolition of the Head and Deputy Headmistresses houses; erection of Junior Boarding House of 60 pupils (including 3no. 1 bedroom and 1no. 2 bedroom duplex level staff flats) with alterations/extension to existing car park; and extension to Phoenix Boarding House to provide accommodation for 14 pupils.

Observations : Considered no objection.

04- 10 17/01165/FUL Plot Ref :46/2017 Type :- FULL
Applicant Name :- Taylor, Mrs L Date Received :- 17/11/2017
Location :- 58 Carnation Drive Date Returned :- 06/12/2017
Winkfield Row
Bracknell
RG42 7QT

Proposal : Part conversion of garage into habitable space (retrospective).

Observations : Observation:

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

WPC would ask the Officer to ensure there is adequate parking provision and would ask for it to be noted that WPC is disappointed yet again that no parking plan is available. Additionally, WPC notes that the proposed and existing drawings appear to be the wrong way round.

04- 11 17/01170/FUL Plot Ref :46/2017 Type :- FULL
Applicant Name :- Dykes, Mr G Date Received :- 17/11/2017
Location :- Sherwood Date Returned :- 06/12/2017
Chavey Down Road
Winkfield Row
RG42 7NY

Proposal : Erection of side extension to existing bungalow.

Observations : Considered no objection.

04- 12 17/01179/FUL Plot Ref :47/2017 Type :- FULL
Applicant Name :- Rausing, Mrs K Date Received :- 24/11/2017
Location :- Ribblesdale Park Date Returned :- 06/12/2017
Sunninghill Road
Ascot
SL5 7RL

Proposal : Change of use of hay barn for the purposes of an equestrian spa (private usage only).

Observations : Considered no objection.

04- 13 17/01183/FUL Plot Ref :46/2017 Type :- FULL
Applicant Name :- Thackeray, Mrs N Date Received :- 17/11/2017
Location :- 46 Nursery Lane Date Returned :- 06/12/2017
Ascot
SL5 8PY

Proposal : Erection of a part single, part two storey rear extension.

Observations : Observation:

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

WPC feels that this is an overdevelopment of the site.

04- 14 17/01202/OBS Plot Ref :46/2017 Type :- OBS
Applicant Name :- Wokingham Borough Council Date Received :- 17/11/2017
Location :- Land West of Waterloo Road Date Returned :- 06/12/2017
Bracknell
Berkshire

Proposal : Scoping Opinion Application to determine the content of an Environmental Impact Assessment for the proposed South Wokingham Distributer Road between Waterloo Road and Finchampstead Road including associated works in the Finchampstead road corridor.

Observations : No comment.

04- 15 17/01204/FUL Plot Ref :47/2017 Type :- FULL
Applicant Name :- Weyman, Deas & Herd Date Received :- 17/11/2017
Location :- Pheasant Cottage and The Dairy Date Returned :- 06/12/2017
146 Locks Ride
Ascot
SL5 8QX

Proposal : Erection of two storey side and rear extension to Pheasant Cottage and erection of double garage, erection of single storey rear and side extension to The Dairy following demolition of existing extensions.

Observations : Considered no objection.

04- 16 17/01212/FUL Plot Ref :47/2017 Type :- FULL
Applicant Name :- Trapnell, Mr and Mrs A & M Date Received :- 24/11/2017
Location :- Forest Edge Date Returned :- 06/12/2017
17 Prince Consort Drive
Ascot
SL5 8AW

Proposal : Erection of single storey rear extension.

Observations : Considered no objection.

04- 17 17/01213/FUL Plot Ref :47/2017 Type :- FULL
Applicant Name :- Trapnell, Mr and Mrs A & M Date Received :- 17/11/2017
Location :- Forest Edge Date Returned :- 06/12/2017
17 Prince Consort Drive
Ascot

SL5 8AW

Proposal : Installation of dormers to north and south elevations.

Observations : Observation.

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

WPC asks that the Officer ensures that there is no loss of amenity to neighbouring properties.

04- 18 17/01215/FUL Plot Ref :48/2017 Type :- FULL
Applicant Name :- Munden, Mr Paul Date Received :- 30/11/2017
Location :- High Views Date Returned :- 06/12/2017
54 King Edwards Road
Ascot
SL5 8NY

Proposal : Erection of a single storey side and rear extension and part conversion of garage into habitable space following demolition of existing conservatory.

Observations : Considered no objection.

04- 19 17/01223/T Plot Ref :48/2017 Type :- Temp
Applicant Name :- Mulford, Mr Charlie Date Received :- 30/11/2017
Location :- The Brackens Date Returned :- 06/12/2017
London Road
Ascot
SL5 8BE

Proposal : Erection of a single storey building to be used as a marketing suite for the temporary period of 5 years.

Observations : Observation.

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

WPC would request that a condition be applied to limit the temporary period to three years.

04- 20 17/01226/FUL Plot Ref :48/2017 Type :- FULL
Applicant Name :- Simmons, Mr Scott Date Received :- 30/11/2017
Location :- Land adj Silver Trees Date Returned :- 06/12/2017
Birch Lane

Ascot

Proposal : Erection of detached 4 bedroom dwelling.

Observations : Considered no objection.

04- 21 17/01232/LDC Plot Ref :48/2017 Type :- LDC
Applicant Name :- Dickinson, Ms A Date Received :- 30/11/2017
Location :- 120 New Road Date Returned :- 06/12/2017
Ascot
SL5 8QH

Proposal : Certificate of lawfulness for conversion of loft into habitable space.

Observations : Observation.

It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie and unanimously RESOLVED that:

WPC would ask the Officer to ensure there is adequate parking provision and there is no loss of amenity to neighbouring properties.

04- 22 17/01247/FUL Plot Ref :48/2017 Type :- FULL
Applicant Name :- Reeves, Mr Date Received :- 30/11/2017
Location :- 6 Spring Gardens Date Returned :- 06/12/2017
North Ascot
SL5 8JY

Proposal : Erection of two storey front extension.

Observations : Considered no objection.

04- 23 17/01253/FUL Plot Ref :48/2017 Type :- FULL
Applicant Name :- Robertson, Mrs Angela Date Received :- 30/11/2017
Location :- 10 Church Road Date Returned :- 06/12/2017
Ascot
SL5 8RR

Proposal : Erection of 2 no. single storey rear extensions following demolition of existing conservatory.

Observations : Considered no objection.

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06 PLANNING APPEALS

a. New Appeals

The following new appeal was noted:

Site Address: New Lodge, Drift Road, Winkfield, SL4 4RR

Proposal: Erection of equipment store and stable building with horse exercising area following demolition of existing outbuildings.
Refs: APP/R0335/W/17/3188364 17/00423/FUL
To be Dealt With By: Written Representations

B. Outstanding Appeals:

The following 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: 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.

C. Decided Appeals:

The following appeal outcomes were noted:

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

Appeal DISMISSED

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).)

Appeal WITHDRAWN by BFC

07 TREE PRESERVATION ORDERS

The Clerk advised of a new TPO received today - TPO 1263 - Land adjacent to Sunrise, Birch Lane. This will be included on the next meeting's agenda for noting.

08 BRACKNELL FOREST COUNCIL

Cllr Barreto joined the meeting at 8.26pm.

a. For noting - The next meeting of the BFC Planning and Highways Committee will be held on 14th December 2017.

b. For noting - Street Naming and Numbering - The Spinney, Forest Road, Ascot - this property will be known as The Spinney (n.b. not the Spinnery as stated on the agenda).

c. For noting - BFC has determined that the Royal Hunt Public House, New Road, Ascot has been listed as an Asset of Community Value.

09 CURRENT ISSUES

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

a. BFC Local Plan
Nothing to report.

b. Drainage and Sewerage

It was noted that Cllrs Tarrant and Atkinson and the Clerk met with representatives from Thames Water and BFC on 2nd November 2017 to continue discussions regarding local drainage and sewerage issues.

Cllr Atkinson reported on the meeting and advised that there are serious issues with the size of the sewers in the Winkfield Row area - there are three or four different sized pipes going into one chamber and this causes the pressure to build up and "explode" some manhole covers (which are intentionally not tightly secured) emitting raw sewage. Cllr Atkinson asked the Council for support in principle to obtain quotes for a consultant to produce a report detailing the efficiency of the sewers in this area. Cllr Atkinson was asked to produce a detailed report with costings to the next meeting in January 2018.

c. Community Infrastructure Levy

Nothing to report at this time.

10 HIGHWAYS MATTERS

a. A329 London Road Corridor - Highway Improvement Scheme - Phase 2. The plan (previously circulated) was noted.

11 CORRESPONDENCE

a. Letter received from SPAE re the 'North Ascot Schools and Housing Project' was noted.

b. Letter dated 20th November 2017 from RBWM informing of Eton and Eton Wick Neighbourhood Plan (2016-2036) Submission version (Regulation 16) Consultation. This was noted.

The Meeting closed at : 8.43pm

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council