

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 9th January 2018 at 7.30pm.

Committee Members Present :- Cllr N Atkinson
Cllr Ms E Blyth
Cllr Ms M Gaw
Cllr Mrs D Hayes
Cllr J Masters
Cllr Mrs A Michie
Cllr G Paxton
Cllr R Shurville
Cllr C Tilbury
Cllr R Warren
Cllr C Yates

Also in Attendance :- Mrs Annemarie Edwards - Parish Clerk
Mrs Chrissy Gibson - Planning Admin Assistant
Ms Liz Comish - resident (for item 4.5)

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Luker, Cllr Parkin, Cllr Polydorou, Cllr Tarrant and Cllr Wall.

02 DECLARATIONS OF INTEREST

Cllr Mrs 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.

Cllr Paxton declared an interest at item 4.5 - 26 Blackmoor Wood as the immediate neighbour of the property.

03 MINUTES OF THE PREVIOUS MEETING

Cllr Atkinson reminded the meeting that it had been agreed to include the attendees of the working party in minutes and this was absent in the draft presented. Mrs Gibson apologised for this omission and would amend the minutes accordingly. With this amendment, it was proposed by Cllr Shurville, seconded by Cllr Yates and unanimously RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters on 5th December were a correct record of that meeting and as such would be duly signed.

04 PLANNING APPLICATIONS

A working party of the Council is held on the Friday preceeding each meeting at 10am at the Parish Council Offices to consider, discuss and provide an initial opinion on each of the planning applications validated during the month.

The purpose of the meeting is to aid decision making in Council meetings and is open to all members of the Council.

A working party meeting was held on 5th January to make recommendations to the Council which were circulated accordingly. In attendance were:

Cllr Nigel Atkinson
Cllr Mrs Luker
Cllr Mrs Angela Michie
Cllr Geoff Paxton
Cllr Bob Shurville

Cllr Mrs Gaw was not present for items 4.1 - 4.9 (with the exception of item 4.5).

Item 4.5 (17/01236/FUL - 26 Blackmoor Wood) was brought forward for the convenience of the resident in attendance in respect of this application.

04- 1 17/00288/TRTPO Plot Ref :39/2017 Type :- FULL
Applicant Name :- Kirby-Clark, Mr Warren Date Received :- 07/12/2017
Location :- Earleywood Spinney Date Returned :- 10/01/2018
Coronation Road
Ascot
SL5 9LQ

Proposal : Ascot
TPO 457A - Application to fell 1 tree.

Observations : Observation.

It was proposed by Cllr Atkinson, 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 17/01233/FUL Plot Ref :49/2017 Type :- FULL
Applicant Name :- Just, Mr Y Date Received :- 07/12/2017
Location :- 7-9 Date Returned :- 10/01/2018
Horndean Road
Bracknell
RG12 0XQ

Proposal : Forest Park

Conversion of apartment to form 2 no. one bedroom apartments.

Observations : Observation.

It was proposed by Cllr Warren, seconded by Cllr Shurville and with one abstention RESOLVED that:-

WPC has concerns about the potential impacts on residential areas resulting from the subdivision of properties. However, given the apparant lack of impact on neighbours WPC has no objection in this instance.

04- 3 17/01234/FUL Plot Ref :49/2017 Type :- FULL
Applicant Name :- Bullimore, Ms Julie Date Received :- 07/12/2017
Location :- 2 School Cottages Date Returned :- 10/01/2018
School Lane
Ascot
SL5 8NS
2 School Cottages
School Lane
Ascot
SL5 8NS

Proposal : Ascot
Erection of two storey side extension and front porch.

Observations : Observation.

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

The plans submitted are unclear, providing no external context on which WPC might assess the impact of the proposal on the immediate area. WPC therefore have no objection to this application in principle, but would ask the officer to ensure that appropriate parking provisions are made.

04- 4 17/01235/FUL Plot Ref :51/2017 Type :- FULL
Applicant Name :- Rimmer, Miss Carly Date Received :- 21/12/2017
Location :- 34 Pyegrove Chase Date Returned :- 10/01/2018
Bracknell
RG12 0WE

Proposal : Change of use of existing outbuilding from C3 to Sui Generis for a dog grooming business.

Observations : Considered no objection.

04- 5 17/01236/FUL Plot Ref :49/2017 Type :- FULL
Applicant Name :- Bovingdon, Mr C & Z Date Received :- 07/12/2017
Location :- 26 Date Returned :- 10/01/2018
Blackmoor Wood
Ascot
SL5 8EN

Proposal : Ascot
Erection of a single storey rear extension and front porch, including raising of roof to create additional habitable accommodation and erection of detached garage following demolition of existing.

Observations : Recommended Refusal.

This item was brought forward on the agenda. Having declared an interest in this item, Cllr Paxton left the room and Cllr Shurville took the chair in his stead. WPC heard from Mrs Liz Comish, who spoke of the loss amenity and character which would result from the approval of this

application.

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

The proposed development is too imposing and sets an undesirable precedent. This is an overdevelopment which is entirely out of keeping with the character of the area and which will cause significant loss of amenity to neighbouring properties. Furthermore the consequent parking will create an unsafe highways situation and restrict the movement of waste management and emergency vehicles. WPC strongly objects to this application.

04- 6	17/01245/FUL	Plot Ref :49/2017	Type :- FULL
	Applicant Name :- Adams, Mr P		Date Received :- 07/12/2017
	Location :- 19 Asher Drive Ascot SL5 8LJ		Date Returned :- 10/01/2018

Proposal : Ascot

Conversion of loft into habitable space including the installation of 1no. side-facing dormer and 1no. rear-facing dormer (retrospective).

Observations : Recommended Refusal.

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

WPC feels that the originally approved plans were appropriate in terms of impact on the local area and ensuring no loss of amenity. These plans have not been adhered to, to the detriment of neighbouring properties. WPC feels that the works should be altered in line with originally approved plans (16/00655/FUL) and would therefore ask that the development be referred to enforcement.

04- 7	17/01246/FUL	Plot Ref :49/2017	Type :- FULL
	Applicant Name :- Mulford, Mr Charlie		Date Received :- 07/12/2017
	Location :- The Brackens London Road Ascot SL5 8BE		Date Returned :- 10/01/2018

Proposal : Ascot

Section 73 application for the variation of conditions 02 (Approved drawings) to planning permission 16/01266/FUL for the creation of 5no. apartments and construction of 51no. new dwellings, with associated parking, tree removal and landscaping and improvements to existing access to London Road. (Note for clarification: minor amendments are sought to the design of dwellings on plots 2-6, 20-22, 25, 26 and 40-51, and to vehicle parking provision, with additional tree removal).

Observations : Recommended Refusal.

It was proposed by Cllr Yates, seconded by Cllr Warren and with three abstentions RESOLVED that:-

WPC is concerned as to the detrimental effects of the proposal on the openness of the area, given the replacement of pergolas with garages. Furthermore WPC do not support the loss of trees.

04- 8 17/01251/FUL Plot Ref :39/2017 Type :- FULL
Applicant Name :- Lozides, Mr & Mrs Date Received :- 07/12/2017
Location :- 7 Date Returned :- 10/01/2018
Rhododendron Close
Ascot
SL5 8PL
7
Rhododendron Close
Ascot
SL5 8PL

Proposal : Ascot
Erection of part single part two storey side extension.

Observations : Observation.

It was proposed by Cllr Shurville, seconded by Cllr Atkinson and with one abstention RESOLVED that:-

WPC has no objection, provided there is no loss of amenity to neighbouring properties.

04- 9 17/01252/FUL Plot Ref :39/2017 Type :- FULL
Applicant Name :- Cook, Mr & Mrs Date Received :- 07/12/2017
Location :- Oxford Tree House Date Returned :- 10/01/2018
Winkfield Lane
Winkfield
SL4 4QS

Proposal : Winkfield And Cranbourne
Front extension to provide replacement garage and additional ground floor accommodation following demolition of existing garage.

Observations : Observation.

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

WPC has no objection, provided that the application adheres to all applicable Green Belt policies, including those which encompass the specific circumstances leading to this application.

04- 10 17/01258/FUL Plot Ref :50/2017 Type :- FULL
Applicant Name :- Vyvyan, Mrs Claire Date Received :- 15/12/2017
Location :- Forest Lodge Date Returned :- 10/01/2018
Drift Road
Winkfield
SL4 4RL

Proposal : Winkfield And Cranbourne

Erection of first floor side and two storey rear extension.

Observations : Observation.

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

WPC has no objection to this application, provided that there is no loss of amenity to neighbouring properties during construction.

04- 11	17/01267/LDC	Plot Ref :51/2017	Type :-	LDC
	Applicant Name :-	Chay, Miss Ah Nam	Date Received :-	21/12/2017
	Location :-	Silver Boughs 32 Prince Consort Drive Ascot SL5 8AW	Date Returned :-	10/01/2018

Proposal : Lawful development certificate for the erection of a 1.8m gate.

Observations : Observation.

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

WPC regret the loss of the open aspect of the area's character. However, given that such development is now widespread in Prince Consort Drive, WPC is unable to find any basis for objection and will therefore leave determination of this matter to the discretion of the officer.

04- 12	17/01283/FUL	Plot Ref :50/2017	Type :-	FULL
	Applicant Name :-	Barter, Mr Richard	Date Received :-	15/12/2017
	Location :-	Kingswood Kings Ride Ascot	Date Returned :-	10/01/2018

Proposal : Ascot
Section 73 application to vary condition 02 (approved plans) to planning permission 16/00732/FUL for the redevelopment of the site for 59 dwellings with associated infrastructure. (Note for clarification: permission is sought for internal and external amendments to the apartment building (plots 23-43) and to the parking serving it).

Observations : Considered no objection.

04- 13	17/01284/FUL	Plot Ref :51/2017	Type :-	FULL
	Applicant Name :-	LVS Ascot	Date Received :-	21/12/2017
	Location :-	The Licensed Victuallers Schoo London Road Ascot SL5 8DR The Licensed Victuallers Schoo London Road Ascot	Date Returned :-	10/01/2018

SL5 8DR

Proposal : Erection of new entrance lobby to dining hall, replacement of existing windows and installation of roof lights.

Observations : Considered no objection.

04- 14	17/01316/LDC	Plot Ref :51/2017	Type :- LDC
	Applicant Name :- Laney, Mr Simon		Date Received :- 21/12/2017
	Location :- 5 Heathlands Place		Date Returned :- 10/01/2018
	Ascot		
	Ascot		
	SL5 8FQ		

Proposal : Certificate of lawfulness for the continued use of the existing fence.

Observations : Recommended Refusal.

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

The continued use of the fencing and the attached extensions thereto which are the subject of this application cause a clear loss of amenity to the neighbours (specifically the neighbour at number 4 Heathlands Place). WPC is of the view that this is an unneighbourly development and would therefore ask that the construction be reduced to 1.8m from the ground level of the garden of 5 Heathlands Place

04- 15	17/01318/FUL	Plot Ref :51/2017	Type :- FULL
	Applicant Name :- Gare, Mr and Mrs A		Date Received :- 21/12/2017
	Location :- Armitage House		Date Returned :- 10/01/2018
	38 Locks Ride		
	Ascot		
	SL5 8QY		

Proposal : Erection of a single storey double garage and formation of new vehicular access.

Observations : Recommended Refusal.

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

WPC is disappointed and concerned by the loss of trees and therefore asks that the tree officer be consulted appropriately.

It was further proposed by Cllr Mrs Tilbury, seconded by Cllr Shurville and with one abstention RESOLVED that:-

WPC wishes a Tree Preservation Order to be applied to the mature

and substantial Beech Tree (T2) which forms a part of the character of the area and will apply accordingly.

04- 16 17/01329/FUL Plot Ref :01/2018 Type :- FULL
Applicant Name :- Miller, Mr William Date Received :- 04/01/2018
Location :- 27 Date Returned :- 10/01/2018
Church Road
Ascot
SL5 8RR

Proposal : Ascot

Erection of two storey rear/side extension, following demolition of existing rear extensions, installation of first floor side facing window and raised decking area.

Observations : Observation.

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

WPC has no objection to this application, provided that there is no loss of amenity to neighbouring properties.

04- 17 17/01357/FUL Plot Ref :51/2017 Type :- FULL
Applicant Name :- Buckley, Mrs Deborah Date Received :- 21/12/2017
Location :- Cheyne House Date Returned :- 10/01/2018
10 Prince Consort Drive
Ascot
SL5 8AW

Proposal : Retrospective permission for altered metal railing entrance gates.

Observations : Observation:

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

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

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06 PLANNING APPEALS

a. New Appeals

It was noted that no new appeals have been received this month.

B. Outstanding Appeals

The following outstanding appeals were 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

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:

It was noted that no appeals have been decided this month.

07 TREE PRESERVATION ORDERS

TPO 1263 - Land adjacent to Sunrise, Birch Lane, Ascot, Berkshire - 2017 was noted.

It was noted that a resolution had been made at item 4.15 (17/01318/FUL, 38 Locks Ride) to apply for a TPO in the Beech tree.

08 BRACKNELL FOREST COUNCIL

It was noted that the next BFC Planning Committee would be held on Thursday 18th January.

It was further noted that possible applications within Winkfield for discussion at that meeting were:

i: 17/00160/OUT

Furze Bank 89 Locks Ride Ascot Berkshire SL5 8QZ

Winkfield And Cranbourne

Erection of 6 no. dwellings with associated access, parking and landscaping following demolition of existing dwelling and outbuilding.

Case Officer Paul Corbett, 01344 351199

Date Registered: 20th February 2017, Expected Determination Date: 17th April 2017

ii: 17/00656/OUT

North Lodge Farm Forest Road Hayley Green Warfield Bracknell Berkshire RG42 6DD

Winkfield And Cranbourne

Outline application for the residential development of 19 no. dwellings (including affordable housing) including associated access, open space and landscaping following demolition of existing buildings, structures and hardstanding. (All matters reserved except access). (Amended to revise position of access and removal of garages from plots 12,13,14)

Case Officer Katie Andrews, 01344 351142

Date Registered: 9th June 2017, Expected Determination Date:8th September 2017

09 CURRENT ISSUES

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

a. BFC Local Plan - Cllr Mrs Gaw noted that there was no update available at this time.

b. Drainage and Sewerage - Cllr Paxton noted that issues of flooding on London Road (in the RBWM jurisdiction) persist to the point where the bus stop is unusable and no satisfactory response has been received from RBWM. There are also problems with flooding on Priory Road and Long Hill Road/Sandy Lane. The Parish Clerk noted that

the Parish Office would follow up on these matters.

c. Community Infrastructure Levy - the Parish Clerk noted that there was no update at this time.

10 HIGHWAYS MATTERS

It was noted that four names for new roads within the development "The Brackens" are required. Appropriate themes were presented to WPC (Race Courses, Tudor Queens and Royal Residences). Additional themes were suggested of Trees and Famous Ascot People. It was agreed that the Parish office would create a survey and send the same to all Councillors for a vote within a 48 hour timeframe and revert to BFC with the results of the same.

11 CORRESPONDENCE

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

The Meeting closed at : 20.50

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council