

# 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 6th February 2018 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](http://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.

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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.







04 . 13	<b>18/00057/FUL</b>	Plot Ref :- 04B/2018	Type :- FULL
	Applicant Name :- Chessum, Mr Daren	Date Received :- 25/01/2018	
	Parish :- W&C	Date Returned :-	
	Location :- Kingsacre North Street Winkfield	Agent Shannon Kimber	
	Proposals :- Winkfield And Cranbourne Erection of a first floor side extension.		
	Observations :-		
04 . 14	<b>18/00058/FUL</b>	Plot Ref :- 04B/2018	Type :- FULL
	Applicant Name :- Dickson, Mr	Date Received :- 25/01/2018	
	Parish :- Crown Wood	Date Returned :-	
	Location :- 6 Micheldever Way Bracknell	Agent Shannon Kimber	
	Proposals :- Forest Park Erection of single storey rear extension.		
	Observations :-		
04 . 15	<b>18/00059/FUL</b>	Plot Ref :- 04B/2018	Type :- FULL
	Applicant Name :- Davda, Mr & Mrs	Date Received :- 25/01/2018	
	Parish :- W&C	Date Returned :-	
	Location :- The Conifers Chavey Down Road Winkfield Row	Agent Paul Corbett	
	Proposals :- Winkfield And Cranbourne Erection of a single storey rear extension, raising of the roof height to form a chalet style bungalow with first floor living accommodation.		
	Observations :-		
04 . 16	<b>18/00061/FUL</b>	Plot Ref :- 04B/2018	Type :- FULL
	Applicant Name :- Riggs, Mrs T	Date Received :- 25/01/2018	
	Parish :- Crown Wood	Date Returned :-	
	Location :- 27 Upavon Gardens Bracknell	Agent Shannon Kimber	
	Proposals :- Forest Park Erection of single storey side extension		
	Observations :-		
04 . 17	<b>18/00063/FUL</b>	Plot Ref :- 04B/2018	Type :- FULL
	Applicant Name :- Kerner, Mr Nick	Date Received :- 25/01/2018	
	Parish :- W&C	Date Returned :-	
	Location :- Moat Farm Winkfield Lane Winkfield	Agent Michael Ruddock	



04 . 21      **18/00089/FUL**      Plot Ref :- 5/2018      Type :- FULL  
Applicant Name :- Ong, Mr Francis      Date Received :- 01/02/2018  
Parish :- W&C      Date Returned :-  
Location :- Land Adjacent to 3      Agent  
Toonagh  
Winkfield Street  
Winkfield  
Proposals :- Section 73 application for the variation of condition 2 (approved plans) and 3 (material samples) of planning permission 15/00329/FUL for the erection of a new detached 3 bedroom dwelling with associated access and landscaping on land adjacent to 3 Toonagh, following the demolition of the existing garage. (For clarification: the applicaiton is for change of materials and form).

Observations :-

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04 . 22      **18/0094F/UL**      Plot Ref :- 5/2018      Type :- FULL  
Applicant Name :- Beckford, Darryl and Bethany      Date Received :- 01/02/2018  
Parish :- W&C      Date Returned :-  
Location :- Cranleigh      Agent  
Chavey Down Road  
Winkfield Row  
Proposals :- Erection of a single storey rear extension following demolition of existing conservatory and addition of gable to canopy at the front.

Observations :-

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## **05      AMENDED APPLICATIONS**

17/01236/AMEND

26 Blackmoor Wood, Ascot

Amended plans have been submitted which reduce the pitch of the proposed roof, change the proposed materials so that they would be similar in appearance to those used in the host dwelling, and remove the gable features from the front elevation.

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

WPC comment on original applications: RECOMMENDED REFUSAL: 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.

## **06      PLANNING APPEALS**

a. New Appeals

No new appeals have been received this month.

B. Outstanding Appeals

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

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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.

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C. Decided Appeals:

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.

APPEAL DECISION: ALLOWED IN PART.

## **07 TREE PRESERVATION ORDERS**

No TPOs have been received this month.

## **08 BRACKNELL FOREST COUNCIL**

a. The next meeting of the BFC Planning Committee will be held on 22nd February 2018.

b. Draft Thames Basin Heaths Special Protection Area Supplementary Planning Document Consultation 8th January - 19th February 2018.  
The main purpose of the Thames Basin Heaths SPA SPD is to provide guidance to ensure that new development does not have adverse effects on the SPA. It provides an avoidance and mitigation strategy to show how the effects of new (principally) residential developments on the Thames Basin Heaths SPA should be avoided and mitigated. It was adopted on 20 March 2012.

To Consider submitting a WPC response.

## **09 CURRENT ISSUES**

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

a. BFC Local Plan

Publication of Draft Plan for public consultation 8th February - 26th March.  
See appendix 1 - Draft Local Plan for Bracknell Forest (2016-2034).

b. Drainage and Sewerage

c. Community Infrastructure Levy

## **10 HIGHWAYS MATTERS**

No new highways matters have arisen this month.



**CORRESPONDENCE**

BFC Cllr Tony Virgo has asked that Winkfield Parish Council consider utilising the data recording equipment Binfield NAWG owns which records traffic movements very simply by placing the equipment on strategic lampposts/poles. The Clerk to report.