

# 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 6th February 2018 at 7.30pm.**

Committee Members Present :- Cllr N Atkinson  
Cllr Ms E Blyth  
Cllr Ms M Gaw  
Cllr Mrs D Hayes  
Cllr Ms S Luker  
Cllr J Masters  
Cllr Mrs A Michie  
Cllr D Parkin  
Cllr G Paxton  
Cllr N Polydorou  
Cllr S Tarrant  
Cllr R Warren

Also in Attendance :- Mrs Annemarie Edwards, Parish Clerk  
Mrs Liza Challis, Administration Assistant

Three members of the public that spoke regarding item 4.17.

#### **01 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Barreto, Mrs Phillips, Shurville, Mrs Tilbury, Wall and Yates.

#### **02 DECLARATIONS OF INTEREST**

Cllrs Ms Gaw 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 Mrs Michie declared an interest in item 4.9.

Cllr Paxton declared an interest in item 5.

#### **03 MINUTES OF THE PREVIOUS MEETING**

It was proposed by Cllr Paxton seconded by Cllr Mrs Michie and with one abstention RESOLVED that with the correction of 'Ms Comish' in attendees the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 9th January 2018 were a correct record of that meeting and as such would be duly signed.

#### **04 PLANNING APPLICATIONS**

It was noted that a working party of the Council was held on 2nd February 2018 to make the recommendations to the Council which were circulated under separate cover. In attendance were:

Cllr Ms Gaw

04- 1 17/01280/FUL Plot Ref :2/2018 Type :- FULL  
Applicant Name :- Hickling, Mrs Helena Date Received :- 16/01/2018  
Location :- The Nook Date Returned :-  
Cocks Lane  
Warfield  
RG42 6JE

Proposal : Erection of single storey rear extension, single storey front extension and the erection of carport with workshop over following the demolition of existing garages.

Observations : It was proposed by Cllr Atkinson, seconded by Cllr Warren and with two abstentions RESOLVED - OBSERVATION - WPC would ask the Officer to ensure any development complies with Green Belt policy and if the Officer is mindful to approve a condition is applied to prevent any future alienation from the main dwelling.

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04- 2 17/01354/FUL Plot Ref :04A/2018 Type :- FULL  
Applicant Name :- Halligan, Mr Christopher Date Received :- 25/01/2018  
Location :- 24 Date Returned :-  
Saturn Croft  
Winkfield Row  
RG42 6PA

Proposal : Winkfield And Cranbourne  
Erection of first floor side/rear extension and addition of window to ground floor side elevation.

Observations : It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and with two abstentions RESOLVED - OBSERVATION - WPC would ask the Officer to ensure there is practicable off-road parking provision and if mindful to approve a condition is applied to ensure the garage is retained for the parking of a vehicle.

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04- 3 17/01358/FUL Plot Ref :2/2018 Type :- FULL  
Applicant Name :- Clayton, Mr Neil Date Received :- 16/01/2018  
Location :- Beechcroft Date Returned :-  
Forest Road  
Ascot  
SL5 8QG

Proposal : Erection of single storey side and rear extension following demolition of existing conservatory and erection of single storey front extension and open porch.

Observations : It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and with two abstentions RESOLVED - OBSERVATION - WPC would ask the Officer to ensure there is no loss of amenity to the neighbouring

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properties with particular regard to boundary maintenance.

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04- 4 17/01359/FUL Plot Ref :2/2018 Type :- FULL  
Applicant Name :- Wallace, Mr Daniel and Benjamin Date Received :- 16/01/2018  
Location :- New Lodge Date Returned :-  
Drift Road  
Winkfield  
SL4 4RR

Proposal : Demolition of a single storey extension within the courtyard and alterations to fenestration.

Observations : NO OBJECTION.

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04- 5 17/01360/LB Plot Ref :2/2018 Type :- LISTED  
Applicant Name :- Wallace, Mr Daniel and Benjami Date Received :- 16/01/2018  
Location :- New Lodge Date Returned :-  
Drift Road  
Winkfield  
SL4 4RR

Proposal : Listed building consent for the demolition of a single storey extension within the courtyard and alterations to fenestration.

Observations : NO OBJECTION.

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04- 6 17/01366/FUL Plot Ref :03/2018A Type :- FULL  
Applicant Name :- Mulford, Mr Date Received :- 18/01/2018  
Location :- The Brackens Date Returned :-  
London Road  
Ascot  
SL5 8BE

Proposal : Ascot  
Conversion of Brackens House to provide 6 no. apartments and erection of 2 no. dwellings (revision to planning permission 16/01266/FUL to create one additional penthouse and to provide additional bedrooms to plots 5 and 6)

Observations : NO OBJECTION.

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04- 7 17/01372/FUL Plot Ref :2/2018 Type :- FULL  
Applicant Name :- Cook, Mr and Mrs Date Received :- 16/01/2018  
Location :- Oxford Tree House Date Returned :-  
~Winkfield Lane  
Winkfield

SL4 4QS

Proposal : Erection of single storey front extension following demolition of existing garage.

Observations : NO OBJECTION.

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04- 8 17/01381/FUL Plot Ref :5/2018 Type :- FULL  
Applicant Name :- Warbrick, Miss Louise Date Received :- 01/02/2018  
Location :- Briar Cottage Date Returned :-  
6 Winkfield Row  
Bracknell  
RG42 6NE

Proposal : Erection of a single storey rear extension.

Observations : It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and with two abstentions RESOLVED - OBSERVATION - WPC would ask the Officer to ensure there is no loss of amenity to the neighbouring property.

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04- 9 18/00002/PAH Plot Ref :2/2018 Type :- PAH  
Applicant Name :- Andrews, Martin Date Received :- 16/01/2018  
Location :- 3 Alderson Court Date Returned :-  
Ascot  
SL5 8FT

Proposal : Prior approval notification for the erection of a single storey rear extension.

Observations : WITHDRAWN

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04- 10 18/00012/TRTPO Plot Ref :5/2018 Type :- TRTPO  
Applicant Name :- Goodenough, Mr Graham Date Received :- 01/02/2018  
Location :- 21 Woolford Close Date Returned :-  
Winkfield Row  
RG42 7PR

Proposal : TPO 1177 - Application to prune one tree.

Observations : It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and with two abstentions RESOLVED - OBSERVATION - WPC will leave to the expertise of the Officer.

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04- 11 18/00020/FUL Plot Ref :2/2018 Type :- FULL  
Applicant Name :- Corfield, Mr B Date Received :- 16/01/2018  
Location :- 2 Asher Drive Date Returned :-  
Ascot  
SL5 8LJ

Proposal : Erection of part single part two storey rear extension and garage conversion to habitable space.

Observations : NO OBJECTION.

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04- 12 18/00030/FUL Plot Ref :04B/2018 Type :- FULL  
Applicant Name :- Kuko-lyii, Mr Basit Date Received :- 25/01/2018  
Location :- Unit 7 Forest Park Business 22 Date Returned :-  
Horndean Road  
Bracknell  
RG12 0XQ

Proposal : Forest Park  
Continued use as a place of worship (Class D1).

Observations : NO OBJECTION.

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04- 13 18/00057/FUL Plot Ref :04B/2018 Type :- FULL  
Applicant Name :- Chessum, Mr Daren Date Received :- 25/01/2018  
Location :- Kingsacre Date Returned :-  
North Street  
Winkfield  
SL4 4TE

Proposal : Winkfield And Cranbourne  
Erection of a first floor side extension.

Observations : It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and with two abstentions RESOLVED - OBSERVATION  
- WPC would ask the Officer to ensure any development complies with Green Belt policy.

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04- 14 18/00058/FUL Plot Ref :04B/2018 Type :- FULL  
Applicant Name :- Dickson, Mr Date Received :- 25/01/2018  
Location :- 6 Date Returned :-  
Micheldever Way  
Bracknell  
RG12 0XX

Proposal : Forest Park  
Erection of single storey rear extension.

Observations : NO OBJECTION.

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04- 15 18/00059/FUL Plot Ref :04B/2018 Type :- FULL  
Applicant Name :- Davda, Mr & Mrs Date Received :- 25/01/2018  
Location :- The Conifers Date Returned :-  
Chavey Down Road  
Winkfield Row  
RG42 7PS

Proposal : 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 : It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and with two abstentions RESOLVED - OBJECTION - WPC considers this an overdevelopment of the site.

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04- 16 18/00061/FUL Plot Ref :04B/2018 Type :- FULL  
Applicant Name :- Riggs, Mrs T Date Received :- 25/01/2018  
Location :- 27 Date Returned :-  
Upavon Gardens  
Bracknell  
RG12 9YE

Proposal : Forest Park  
Erection of single storey side extension

Observations : It was proposed by Cllr Paxton, seconded by Cllr Mrs Luker and with two abstentions RESOLVED - OBSERVATION - WPC would ask the Officer to apply a condition to ensure there is no future alienation from the original dwelling.

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04- 17 18/00063/FUL Plot Ref :04B/2018 Type :- FULL  
Applicant Name :- Kerner, Mr Nick Date Received :- 25/01/2018  
Location :- Moat Farm Date Returned :-  
Winkfield Lane  
Winkfield  
SL4 4SR

Proposal : Winkfield And Cranbourne  
Change of use from barn to general industrial use (Class B2).

Observations : It was proposed by Cllr Atkinson, seconded by Cllr Warren and with two abstentions RESOLVED - OBSERVATION - WPC supports this application in principle given the social and economic benefits that Nick Kerner 4 Wheel Drive Ltd provides to the local community, that the operation of this business does not appear to have proved harmful to the openness or purposes of the Green Belt and that there have been no known highway issues related to the running of this business.  
Recognising the economic and social benefits that the business provides, WPC would request that to the extent possible, conditions are applied to this approval to ensure that the site continues to be used for Use Class B2 (General Industrial) purposes, to prevent conversion to other non-commercial uses.

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04- 18 18/00073/FUL Plot Ref :5/2018 Type :- FULL  
Applicant Name :- Swinley Forest Golf Club Date Received :- 01/02/2018  
Location :- 3 & 4 Swinley #Forest Golf Clu Date Returned :-  
Bodens Ride  
Ascot  
SL5 9LF

Proposal : Erection of a first floor side extension, two storey side extension, 2 no single storey front extensions, installation of 6 no. dormer windows and removal of chimney.

Observations : NO OBJECTION.

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04- 19 18/00079/FUL Plot Ref :5/2018 Type :- FULL  
Applicant Name :- Jolly, Ms Alex Date Received :- 01/02/2018  
Location :- Lavinia Date Returned :-  
Forest Road  
Ascot  
SL5 8QF

Proposal : Erection of two storey side extension, installation of rooflights and conversion of loft into habitable accommodation with rear dormer.

Observations : It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and with two abstentions RESOLVED - OBJECTION  
- WPC considers this an overdevelopment of the site and is concerned that there is inadequate off-road parking provision.

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04- 20 18/00082/OBS Plot Ref :5/2018 Type :- OBS  
Applicant Name :- Eastern Gateway Date Received :- 01/02/2018  
Location :- Land at Waterloo Road Date Returned :-  
Wokingham

Proposal : Full application for construction of 420m single carriageway road (with a total width of 15m) and accompanying footways/cycleways. This route will connect the Montague Park residential development (William Heelas Way) to a new junction with Waterloo Road, a 4-arm roundabout, via a new bridge over the Reading-Waterloo Railway Line (Second Phase of South Wokingham Distributor Road).  
Revised/Additional Plans show: Extension of the application site boundary to include the full extent of the works required to provide vehicular access to Briton's Farm, pedestrian access along Clay Lane and works in William Heelas Way beyond the extent of the "Southern Distributor Road Bridge Land" secured by the S106 for Montague Park.

Observations : No comment.

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04- 21 18/00089/FUL Plot Ref :5/2018 Type :- FULL  
Applicant Name :- Ong, Mr Francis Date Received :- 01/02/2018  
Location :- Land Adjacent to 3 Toonagh Date Returned :-  
Winkfield Street  
Winkfield

Proposal : 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 : It was proposed by Cllr Parkin, seconded by Cllr Ms Blyth and with two abstentions RESOLVED - OBSERVATION  
- WPC is happy to leave to the expertise of the Officer.

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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  
Location :- Cranleigh Date Returned :-  
Chavey Down Road  
Winkfield Row  
RG42 7PN

Proposal : Erection of a single storey rear extension following demolition of existing conservatory and addition of gable to canopy at the front.

Observations : NO OBJECTION.

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## 05 AMENDED APPLICATIONS

05- 1 17/01236/AMEND Plot Ref :04/2018 Type :- FULL  
Applicant Name :- Bovingdon, Mr C & Z Date Received :- 26/01/2018  
Location :- 26 Date Returned :-  
Blackmoor Wood  
Ascot

Proposal : 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 apperance 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.

Observations : It was proposed by Cllr Warren, seconded by Cllr Mrs Luker and with two abstentions  
RESOLVED - OBJECTION - WPC considers the amendment fails to



address any of the issues it raised in its original comments which still stand -

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.

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## 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.

Noted.

## 07 AMENDED APPLICATIONS

It was noted that no TPOs have been received this month.

## 08 BRACKNELL FOREST COUNCIL

a. It was noted that 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.

It was proposed by Cllr Mrs Michie, seconded by Ms Gaw and with one abstention RESOLVED that Cllr Paxton will review the Draft and circulate a WPC response for

consideration.

## **09 CURRENT ISSUES**

Councillors were 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. Cllr Parkin will review the 'large' draft and work with the Clerk to formulate a WPC response for consideration at the next meeting.

b. Drainage and Sewerage

Cllrs Parkin and Tarrant are meeting with BFC on Friday 9th February 2018 to discuss the issues/proposed remedies for the flooding at Brockhill.

The Working Party is meeting with Thames Water on 15th February 2018.

c. Community Infrastructure Levy

Nothing to report at this time.

## **10 HIGHWAYS MATTERS**

No new highways matters have arisen this month. The roadworks on the A329 continue.

## **11 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 reported that the planned meeting of the NAWG on 30th January 2018 which was going to discuss the loan of equipment was postponed and another meeting date will be arranged. It was agreed that using 2013 data in the draft Local Plan is totally inadequate and in the meantime Cllr Parkin would speak to the BFC Highways Department.

The Meeting closed at : 20.59pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Winkfield Parish Council