

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 March 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).

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.

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 . 3 **18/00102/FUL** Plot Ref :- 6/2018 Type :- FULL
Applicant Name :- Wigzell, Mr Simon Date Received :- 10/02/2018
Parish :- W&C Date Returned :-
Location :- Crouch Lane Farm Agent
Crouch Lane
Winkfield
Proposals :- Erection of a field shelter.
Observations :- WP Comment, BS,DP - OBJECTION - WPC objects on the grounds that this is in the Green Belt and there is a lack of information about the purpose of the structure.

04 . 4 **18/00105/FUL** Plot Ref :- 6/2018 Type :- FULL
Applicant Name :- Williams, Mr Phil Date Received :- 10/02/2018
Parish :- W&C Date Returned :-
Location :- 4 Hope Cottages Agent
Bracknell Road
Warfield
Proposals :- Erection of porch to side of property, following demolition of existing front porch.
Observations :- WP had no objection.

04 . 5 **18/00106/FUL** Plot Ref :- 08/2018 Type :- FULL
Applicant Name :- Conn, Miss Yvette Date Received :- 22/02/2018
Parish :- W&C Date Returned :-
Location :- Land at ref C012Z Drift Agent
Road
Winkfield
Proposals :- Section 73 application for the variation of condition 03 (timescales) of planning permission 16/00846/FUL for the levelling of a field. (Note for clarification: seeking an extension of time to 02.03.18).
Observations :- WP Comment, DP, GP - OBSERVAITON - the date for the end of this application has now passed and any continuation of activities on this site is in breach of any decision. WPC is seriously concerned and would ask the Officer to review this application urgently as we believe they are also in breach of the original planning granted with regard to the volume and content of the material being delivered to site. Additionally there has been serious damage to the surrounding highways and verges and again would ask the Officer to ensure this is reinstated.

04 . 6 **18/00112/FUL** Plot Ref :- 7/2018 Type :- FULL
Applicant Name :- Foord, Mr P Date Received :- 14/02/2018
Parish :- Ascot Date Returned :-
Location :- Berkshire Golf Club Agent
Swinley Road
Ascot
Proposals :- Erection of toilet block with shelter and associated septic tank
following the demolition of existing toilet block.
Observations :- WP had no objection.

04 . 7 **18/00115/FUL** Plot Ref :- 6/2018 Type :- FULL
Applicant Name :- Hulse, Mr Ken Date Received :- 10/02/2018
Parish :- Ascot Date Returned :-
Location :- 35 Mill Ride Agent
Ascot
Proposals :- Erection of first floor side extension and single storey rear
extension.
Observations :- WP Comment, GP,DP - OBSERVATION - WPC would ask the
Officer to ensure there is no loss of amenity to No 33.

04 . 8 **18/00119/FUL** Plot Ref :- 7/2018 Type :- FULL
Applicant Name :- Craker, Mr Nathan Date Received :- 14/02/2018
Parish :- W&C Date Returned :-
Location :- Tuscany and Land to the Agent
rear
Tuscany
Chavey Down Road
Proposals :- Erection of 12no dwellings with associated access road and
landscaping following demolition of existing dwelling.
Observations :- WP Comment, BS,DP - OJECTION - WPC considers this is an
overdevelopment of the site with insufficient parking provision. The
impact of the development will significantly change the day to day
life of the local residents. The local infrastrucutre does not support
this development due to the lack of schools, doctors, etc.

04 . 9 **18/0011F/UL** Plot Ref :- 7/2018 Type :- FULL
Applicant Name :- Passey, Mr P Date Received :- 14/02/2018
Parish :- Ascot Date Returned :-
Location :- The Licensed Victuallers Agent
Schoo
London Road
Ascot

Proposals :- Erection of a first floor extension to create a new maintenance workshop with the existing floor space at ground floor level being converted into additional changing rooms.

Observations :- WP had no objection.

04 . 10	18/00132/FUL	Plot Ref :- 08/2018	Type :- FULL
	Applicant Name :- Taylor, Mr and Mrs L		Date Received :- 22/02/2018
	Parish :- W&C		Date Returned :-
	Location :- 58 Carnation Drive	Agent	
	Winkfield Row		
	Proposals :- Retention of 3no non obscured and openable roof lights to side elevation.		
	Observations :- WP Comment, BS,DP - OBJECTION - WPC considers this application should conform to the original plans to ensure privacy to the neighbours.		

04 . 11	18/00140/LDC	Plot Ref :- 08/2018	Type :- LDC
	Applicant Name :- Spence, Mr and Mrs J		Date Received :- 22/02/2018
	Parish :- W&C		Date Returned :-
	Location :- Claremont House	Agent	
	Hatchet Lane		
	Winkfield		
	Proposals :- Lawful development certificate for the erection of a detached single storey garage.		
	Observations :- For information only.		

04 . 12	18/00146/FUL	Plot Ref :- 08/2018	Type :- FULL
	Applicant Name :- c/o agent		Date Received :- 22/02/2018
	Parish :- Ascot		Date Returned :-
	Location :- 2 Kings Ride Park	Agent	
	Kings Ride		
	Ascot		
	Proposals :- Section 73 application for the variation to conditions 2 (Approved Plans) and 7 (Noise Mitigation) to 15/01277/FUL to Unit 3: Change of use from B8 to B1B and B1C; erection of plant adjacent to rear elevation; insertion of 3 no. flues in roof and louvres in front elevation; and associated works. Units 2 and 4: Extension to existing plant area, gas cylinder storage area and electricity substation; 3 no. additional flues in the roof and insertion of louvres in the rear elevation of Unit 4.		
	Observations :- WP Comment - WPC is content to leave to the expertise of the Officer.		

04 . 17	18/00174/FUL	Plot Ref :- 09/2018	Type :- FULL
	Applicant Name :- Geraghty, Mr Shane		Date Received :- 01/03/2018
	Parish :- Ascot		Date Returned :-
	Location :- White Heather	Agent	
	4 Prince Albert Drive		
	Ascot		
	Proposals :-	Erection of two storey rear/first floor side extensions including alterations to front pitched roof and main roof configuration.	
	Observations :-	WP Comment, GP,DP - OBSERVATION - WPC would ask the Officer to ensure the application complies with Green Belt policy.	
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04 . 18	18/00180/FUL	Plot Ref :- 09/2018	Type :- FULL
	Applicant Name :- Mr & Mrs Dipen & P Borkhatria		Date Received :- 01/03/2018
	Parish :- Ascot		Date Returned :-
	Location :- 12 The Close	Agent	
	Ascot		
	Proposals :-	Erection of single storey rear extension following demolition of existing conservatory.	
	Observations :-	The Working Party had no objection.	
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04 . 19	18/00211/FUL	Plot Ref :- 09/2018	Type :- FULL
	Applicant Name :- Pidgley, Mr Anthony		Date Received :- 01/03/2018
	Parish :- W&C		Date Returned :-
	Location :- Kilbees Farm House	Agent	
	Hatchet Lane		
	Winkfield		
	Proposals :-	Section 73 application to amend condition 02 (approved drawings) of planning permission 17/00687/FUL for the erection of a single storey side extension to pool house.	
	Observations :-	There was insufficient information on the BFC Planning portal at the time of the Working Party Meeting.	
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04 . 20	18/00273/RBWM	Plot Ref :-	Type :- FULL
	Applicant Name :- Walton Masters, Mr D		Date Received :- 14/02/2018
	Parish :- Winkfield Border		Date Returned :-
	Location :- Hatchet Lane Farm	Agent	
	Hatchet Lane		
	Ascot		
	Proposals :-	This is a RBWM application. Hatchet Lane Farm is on the border of Winkfield at the junction of Forest Road and Hatchet Lane.	
		Conversion of existing residential dwelling and outbuildings to 7 no. dwellings with associated works.	
	Observations :-	WP Comment - GP,BS - OBSERVATION - WPC would ask if the	

Officer is mindful to approve an improvement to the junction of Hatchet Lane/Forest Road/Winkfield Road is incorporated to deal with the ongoing issues at this junction including flooding, drainage and discharge of sewerage both on the property and immediately outside.

05 AMENDED APPLICATIONS

None received.

06 PLANNING APPEALS

A. New Appeals

i.

Site Address: 76 Chisbury Close, Bracknell
Proposal: Erection of a 1.95m fence and change of use of amenity land to private garden (part retrospective).
Refs: APP/R0335/W/17/3189362 17/00525/FUL

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

07 TREE PRESERVATION ORDERS

The following TPOs have been notified to WPC this month:

- i. TPO 1263 - Land adjacent to Sunrise, Birch Lane, Ascot - confirmed 2nd February 2018
- ii. TPO 1265 - Land to the west side of White Gates and Conyngwood, Mushroom Castle, Winkfield Row - confirmed 14th February 2018
- iii. TPO 1267 - Land at and adjacent to 38 and 44 Locks Ride - provisional order made 2nd February 2018
- iv. SPO 1272 - Land at 24 and 25 Cross Gates Close, Bracknell - provisional order made on 19th February 2018

08 BRACKNELL FOREST COUNCIL

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

b. Draft Thames Basin Heaths Special Protection Area Supplementary Planning Document Consultation 8th January - 19th February 2018.

Cllr Paxton reviewed the document in detail and reported that a great deal of the document comprised factual data and a lot of obvious statements. No response from WPC was submitted.

c. Street Naming and Numbering:

- i. 1,2 and 3 Littlehaven, Chavey Down Road.
Plot 1 will be known as 01 Littlehaven, Chavey Down Road;

Plot 2 as 02 Littlehaven, Chavey Down Road; and
Plot 3 as 03 Littlehaven, Chavey Down Road.

ii. The house formerly known as Nutkin Mead on Chavey Down Road has been renamed Windy Willows.

09 CURRENT ISSUES

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

a. BFC Local Plan

The public consultation on the Draft Local Plan runs from 8th February - 26th March 2018.

b. Drainage and Sewerage

Cllrs Parkin and Tarrant to report on the recent meetings with BFC and Thames Water.

c. Community Infrastructure Levy

Nothing to report at this time.

10 HIGHWAYS MATTERS

a. A329 London Road Corridor - Highway Improvement Scheme - Phase 2.

BFC has reported that a large leak had been discovered during the works to improve the capacity at the Martin's Heron junction (Mercedes roundabout, junction of Long Hill Road and New Forest Ride).

Due to the depth and scale of excavation required, four-way traffic lights, are in operation 24 hours a day, which are essential to manage traffic through the site until the basic repair work has been completed. Excavation work started on 25th February.

BFC has advised that the leak has been located and South East Water have now repaired the leak. Unfortunately, access to the materials and equipment required to reinstate the roads is proving very difficult due to the adverse weather conditions. Over 100 tonnes of material is required to fill the large excavation and it is now anticipated that the final surface will be restored and the road re-opened on Wednesday 7th March, although every opportunity will be taken to try and remove the temporary lights earlier.

Up to date information can be found at: <https://www.bracknell-forest.gov.uk/road-parking-and-transport/roads/roadworks/a329-london-road-improvements>

11 CORRESPONDENCE

The Crown Estate has written (22nd February 2018) to Cllr Parkin asking if he would be interested in meeting to be briefed on their initial proposals regarding 'Whitmoor Forest' which has been identified as suitable for development in the Draft Bracknell Forest Local Plan.