

# 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 March 2018 at 7.30pm.**

Committee Members Present :- All Councillors  
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 N Polydorou  
Cllr R Shurville  
Cllr S Tarrant  
Cllr D Wall  
Cllr R Warren

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

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

Apologies were received from Cllrs Mrs Tilbury, Paxton and Yates.

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

Cllr Mrs Hayes noted that as a 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.

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

It was proposed by Cllr Mrs Michie, seconded by Cllr Warren, and unanimously RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 6th February 2018 were a correct record of that meeting and would as such be duly signed.

#### **04 PLANNING APPLICATIONS**

It was noted that a working party of the Council was held on 2nd March 2018 to make the recommendations to the Council which were included in the Agenda.

04- 1 18/00032/TRTPO Plot Ref :09/2018 Type :- TRTPO  
Applicant Name :- Walters, Mrs Stephanie Date Received :- 01/03/2018  
Location :- 17 Astra Mead Date Returned :- 07/03/2018  
Winkfield Row  
RG42 7TA

Proposal : TPO 230 - Application to fell 2 trees.

Observations : It was proposed by Cllr Parkin, seconded by Cllr Shurville and with one abstention  
RESOLVED - OBJECTION - WPC objects as it believes the felling of the trees will not resolve the issue and needs further investigation. Felling the trees would dramatically affect the character of the road and is contrary to the emerging NDP. The trees are a significant distance from the house and WPC questions the need to remove them. WPC would ask the Officer to fully investigate.

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04- 2 18/00099/FUL Plot Ref :7/2018 Type :- FULL  
Applicant Name :- Bird, Mr Pete Date Received :- 14/02/2018  
Location :- 17 Merlin Clove Date Returned :- 07/03/2018  
Winkfield Row  
Bracknell  
RG42 7TD

Proposal : Erection of a part two storey side, part first side extension with canopy to front, single storey rear extension with rooflights and conversion of garage into habitable accommodation following demolition of existng conservatory.

Observations : It was proposed by Cllr Parkin, seconded by Cllr Mrs Michieand with two abstentions  
RESOLVED - OBJECTION - WPC does not support the loss of garage space. WPC would ask the Officer if mindful to approve, to ensure there is no loss of amenity to neighbouring properties; ensure free access is maintained to Nos 18,19 and 20 Merlin Clove during construction; and ensure the development meets BFC parking standards as the parking plan does not show sufficient parking provision.

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04- 3 18/00102/FUL Plot Ref :6/2018 Type :- FULL  
Applicant Name :- Wigzell, Mr Simon Date Received :- 10/02/2018  
Location :- Crouch Lane Farm Date Returned :- 07/03/2018  
Crouch Lane  
Winkfield  
SL4 4RZ

Proposal : Erection of a field shelter.

Observations : It was proposed by Cllr Shurville, seconded by Cllr Parkin and with two abstentions

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RESOLVED - 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.

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04- 4 18/00105/FUL Plot Ref :6/2018 Type :- FULL  
Applicant Name :- Williams, Mr Phil Date Received :- 10/02/2018  
Location :- 4 Hope Cottages Date Returned :- 07/03/2018  
Bracknell Road  
Warfield  
RG42 6LR

Proposal : Erection of porch to side of property, following demolition of existing front porch.

Observations : No objection.

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04- 5 18/00106/FUL Plot Ref :08/2018 Type :- FULL  
Applicant Name :- Conn, Miss Yvette Date Received :- 22/02/2018  
Location :- Land at ref C012Z Drift Road Date Returned :- 07/03/2018  
Winkfield

Proposal : 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 : It was proposed by Cllr Parkin, seconded by Cllr Wall and with two abstentions  
RESOLVED - OBSERVATION - 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.

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04- 6 18/00112/FUL Plot Ref :7/2018 Type :- FULL  
Applicant Name :- Foord, Mr P Date Received :- 14/02/2018  
Location :- Berkshire Golf Club Date Returned :- 07/03/2018  
Swinley Road  
Ascot  
SL5 8AY

Proposal : Erection of toilet block with shelter and associated septic tank following the demolition of existing toilet block.

Observations : No objection.

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04- 7 18/00115/FUL Plot Ref :6/2018 Type :- FULL  
Applicant Name :- Hulse, Mr Ken Date Received :- 10/02/2018  
Location :- 35 Mill Ride Date Returned :- 07/03/2018  
Ascot  
SL5 8LF

Proposal : Erection of first floor side extension and single storey rear extension.

Observations : It was proposed by Cllr Shurville, seconded by Cllr Parkin and with one abstention  
RESOLVED - OBSERVATION - WPC would ask the Officer to ensure there is no loss of amenity to No 33.

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04- 8 18/00119/FUL Plot Ref :7/2018 Type :- FULL  
Applicant Name :- Craker, Mr Nathan Date Received :- 14/02/2018  
Location :- Tuscany and Land to the rear Date Returned :- 07/03/2018  
Tuscany  
Chavey Down Road  
RG42 7PB

Proposal : Erection of 12no dwellings with associated access road and landscaping following demolition of existing dwelling.

Observations : It was proposed by Cllr Parkin, seconded by Cllr Wall and with two abstentions  
RESOLVED - OBJECTION - WPC strongly objects to this application. WPC considers this is an overdevelopment of the site with insufficient parking provision and no evidence of a turning head on the plans. The impact of the development will significantly change the character of the area and day to day life of the local residents. The local infrastructure does not support this development due to the lack of schools, doctors, etc. WPC questions the sewerage capacity as further down Chavey Down Road there are serious utility problems which BFC are aware of. Additionally this application conflicts with point 2.7.6 in the SADPD - In respect of the sustainability of the potential edge of settlement sites, the SHLAA methodology sets out which of the settlements within the Borough are sustainable, (this includes settlements which have the potential to become sustainable with the implementation of CS5, i.e. Newell Green and Warfield Street), and which are unsustainable (i.e. Hayley Green, Winkfield Row and Chavey Down). The Northern Villages Character Assessment document states (page 60) - Strongly defined frontage along Chavey Down Road is important and proposed backland development should ensure that it does not impact negatively on the existing street scene, i.e. minimise gaps that allow access to rear.

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04- 9 18/0011F/UL Plot Ref :7/2018 Type :- FULL  
Applicant Name :- Passey, Mr P Date Received :- 14/02/2018  
Location :- The Licensed Victuallers Schoo Date Returned :- 07/03/2018  
London Road  
Ascot

SL5 8DR

Proposal : 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 : No objection.

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04- 10 18/00132/FUL Plot Ref :08/2018 Type :- FULL  
Applicant Name :- Taylor, Mr and Mrs L Date Received :- 22/02/2018  
Location :- 58 Carnation Drive Date Returned :- 07/03/2018  
Winkfield Row  
RG42 7QT

Proposal : Retention of 3no non obscured and openable roof lights to side elevation.

Observations : It was proposed by Cllr Shurville, seconded by Cllr Parkin and with two abstentions  
RESOLVED - OBJECTION - WPC considers this application should conform to the original plans to ensure privacy to the neighbours. WPC notes that the new windows appear deeper than those on the original plan.

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04- 11 18/00140/LDC Plot Ref :08/2018 Type :- LDC  
Applicant Name :- Spence, Mr and Mrs J Date Received :- 22/02/2018  
Location :- Claremont House Date Returned :-  
Hatchet Lane  
Winkfield  
SL4 2EG

Proposal : Lawful development certificate for the erection of a detached single storey garage.

Observations : For information only.

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04- 12 18/00146/FUL Plot Ref :08/2018 Type :- FULL  
Applicant Name :- c/o agent Date Received :- 22/02/2018  
Location :- 2 Kings Ride Park Date Returned :- 07/03/2018  
Kings Ride  
Ascot  
SL5 8BP

Proposal : 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 : It was proposed by Cllr Shurville, seconded by Cllr Atkinson and with two abstentions  
RESOLVED - WPC is content to leave to the expertise of the Officer.

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04- 13 18/00147/FUL Plot Ref :08/2018 Type :- FULL  
Applicant Name :- Rylance, Mr and Mrs Date Received :- 22/02/2018  
Location :- 1 Holmleigh Date Returned :- 07/03/2018  
Priory Road  
Ascot  
SL5 8EA

Proposal : Erection of part single, part two storey side extension, part two storey and part first floor rear extensions with new access to existng utility.

Observations : No objection.

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04- 14 18/00151/FUL Plot Ref :08/2018 Type :- FULL  
Applicant Name :- Luff, Mr and Mrs Date Received :- 22/02/2018  
Location :- 1 Crown Cottages Date Returned :- 07/03/2018  
School Lane  
Ascot  
SL5 8NU

Proposal : Erection of a single storey rear, two storey side extension and installation of 2 no. rear dormers to provide habitable accommodation in the roofspace.

Observations : It was proposed by Cllr Parkin, seconded by Cllr Wall and with two abstentions  
RESOLVED - OBSERVATION - WPC would ask the Officer to ensure there is no adverse affect to the neighbouring properties.

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04- 15 18/00165/FUL Plot Ref :08/2018 Type :- FULL  
Applicant Name :- John Mead and Abi Whiting Date Received :- 22/02/2018  
Location :- 1 Albany Cottages Date Returned :- 07/03/2018  
Chavey Down Road  
Winkfield Row  
RG42 7PD

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

Observations : No objection.

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04- 16 18/00171/LB Plot Ref :08/2018 Type :- LISTED  
Applicant Name :- Jackson, Mrs Lucy Date Received :- 22/02/2018  
Location :- Seymour House Date Returned :- 07/03/2018  
Winkfield Lane  
Winkfield  
SL4 4NT

Proposal : Listed Building Consent for alterations and repair to existing building.

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

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04- 17 18/00174/FUL Plot Ref :09/2018 Type :- FULL  
Applicant Name :- Geraghty, Mr Shane Date Received :- 01/03/2018  
Location :- White Heather Date Returned :- 07/03/2018  
4 Prince Albert Drive  
Ascot  
SL5 8AG

Proposal : Erection of two storey rear/first floor side extensions including alterations to front pitched roof and main roof configuration.

Observations : It was proposed by Cllr Shurville, seconded by Cllr Parkin and with two abstentions  
RESOLVED - 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  
Location :- 12 The Close Date Returned :- 07/03/2018  
Ascot  
SL5 8EJ

Proposal : Erection of single storey rear extension following demolition of existing conservatory.

Observations : 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  
Location :- Kilbees Farm House Date Returned :- 07/03/2018  
Hatchet Lane  
Winkfield  
SL5 2EG

Proposal : 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 : No objection.

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04- 20	18/00273/RBWM	Plot Ref :	Type :- FULL
	Applicant Name :- Walton Masters, Mr D		Date Received :- 14/02/2018
	Location :- Hatchet Lane Farm		Date Returned :-
	Hatchet Lane		
	Ascot		
	SL5 8QE		

Proposal : 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 : It was proposed by Cllr Wall, seconded by Cllr Shurville and with two abstentions  
RESOLVED - OBJECTION - WPC strongly objects to this application. WPC would ask the Officer if mindful to approve a significant improvement to the junction of Hatchet Lane/Forest Road/Winkfield Road is incorporated to deal with the ongoing issues at this junction including traffic congestion, flooding, drainage and discharge of sewerage both on the property and immediately outside in the middle of the road.

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## 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

Noted.

## 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
- Noted.

## **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.

Noted.

## **09 CURRENT ISSUES**

Councillors were 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. The Clerk and the Chairman are working to produce a draft WPC response which will be circulated at the next meeting of Council on 20th March 2018.

b. Drainage and Sewerage

Cllrs Parkin and Tarrant reported on the recent meetings with BFC and Thames Water. Cllrs Tarrant and Parkin have been in discussions with BFC and Thames Water on various issues:

i. A meeting was held on 15th February with Thames Water, BFC and WPC. Various issues were discussed. The Clerk was asked to circulate the notes of that meeting for Councillors information. A further meeting is scheduled for August.

ii. Solutions to Issues at Brockhill are being progressed - working closely with BFC and the Environment Agency.

c. Community Infrastructure Levy

Nothing to report at this time.

Noted.

## **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>

Noted.

## 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.

A meeting has been arranged for 14th March 2018.

The Meeting closed at : 8.42pm

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

On behalf of :-                      Winkfield Parish Council