

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 1st May 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 D Parkin
Cllr G Paxton
Cllr Mrs S Phillips
Cllr N Polydorou
Cllr R Shurville
Cllr S Tarrant
Cllr C Tilbury
Cllr R Warren

Also in Attendance :- Mrs A Edwards - Clerk
Mrs C Gibson - Planning Admin Asst

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Luker and Cllr Wall.

02 DECLARATIONS OF INTEREST

Cllrs Mrs Hayes and Mrs Phillips 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 Parkin declared an interest as a neighbour of the application at item 4.4.
Cllr Shurville declared an interest as a neighbour of the application at item 4.17.

03 MINUTES OF THE PREVIOUS MEETING

To sign as a correct record the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 3rd April 2018.

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 3rd April 2018 were a correct record of that meeting and would be duly signed as such.

04 PLANNING APPLICATIONS

A working party of the Council was held on Friday 27th April 2018 to consider, discuss and provide an initial opinion on each of the planning applications validated during the month. Present were Cllrs Mrs Michie and Paxton.

Due to the poor attendance of the working party no proposals were put forward. The comments circulated were limited strictly to the observations of the Councillors

present.

The Chairman reiterated the need for as many councillors as possible to attend the sessions in order for the arrangement to be effective. This has been a successful enhancement which the chairman is keen to continue.

04- 1 18/00040/TRTPO Plot Ref :15/2018 Type :- TRTPO
Applicant Name :- Simmons, Mr &Mrs Date Received :- 12/04/2018
Location :- Land adj Sunrise Date Returned :- 02/05/2018
Birch Lane
Ascot
SL5 8RF

Proposal : TPO 1263 - Application to fell 4 and prune various trees.

Observations : Recommended refusal.

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

WPC does not support the loss of mature trees and is concerned that the approval of this application will cause significant detriment to the character of the area.

04- 2 18/00062/TRTPO Plot Ref :15/2018 Type :- FULL
Applicant Name :- Soloman, Mr Rob Date Received :- 12/04/2018
Location :- Allsmoor Lane Date Returned :- 02/05/2018
Allsmoor Lane
Bracknell

Proposal : Martins Heron & Warren
TPO 133 - Application to prune various trees

Observations : Observation.

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

WPC would leave determination of the application to the expertise of the officer.

04- 3 18/00314/FUL Plot Ref :14/2018 Type :- FULL
Applicant Name :- Barter, Mr Richard Date Received :- 09/04/2018
Location :- Kingswood Date Returned :- 02/05/2018
Kings Ride
Ascot

Proposal : Ascot
Erection of 26 dwellings comprising 10 detached houses and 16 apartments, plus associated parking, access, and landscaping. (Note for clarification: this application seeks permission for an alternative

scheme for part of the site covered by planning permission 16/00732/FUL. That permission provides for the redevelopment of the wider site for a total of 59 dwellings).

Observations : Recommended refusal.

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

WPC is cognisant that this proposal provides no additional affordable housing or Community Infrastructure Levy, and further notes the dramatic increase in the density of the proposal. It is disappointing to note that the parking provision only just meets the BFC standards, given the difficult position and lack of on-road parking available. This is likely to therefore cause a dangerous parking situation. Overall, WPC feel that this proposal results in a detrimental impact on local infrastructure.

04- 4	18/00316/FUL	Plot Ref :14/2018	Type :-	FULL
	Applicant Name :-	Chiu, Mr Chi Chui	Date Received :-	09/04/2018
	Location :-	1 Brockenhurst Road Bracknell RG12 9FJ	Date Returned :-	02/05/2018

Proposal : Martins Heron & Warren Ward
Erection of first floor extension to garage to provide ancillary habitable accommodation

Observations : Recommended refusal.

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

The proposals are out of keeping with the area, and do not comply with SPD 4.11.1. This is an overdevelopment which sets an undesirable precedent resultant in a change to the character of the area and street scene. WPC is further concerned that the main dwelling is susceptible to alienation from the main dwelling and feel that this should be prevented.

04- 5	18/00329/FUL	Plot Ref :15/2018	Type :-	FULL
	Applicant Name :-	Hooper, Mr David	Date Received :-	12/04/2018
	Location :-	Jasmine Cottage Forest Road Winkfield Row RG42 7PY	Date Returned :-	02/05/2018

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

Observations : No objection.

04- 6 18/00334/FUL Plot Ref :14/2018 Type :- FULL
Applicant Name :- Harvey, Richard & Karen Date Received :- 09/04/2018
Location :- 2 Date Returned :- 02/05/2018
Blackmoor Close
Ascot
SL5 8EU

Proposal : Ascot
Erection of single storey rear extension.

Observations : Observations.

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

WPC is concerned that the proposals result in a loss of amenity to the neighbouring property (no. 1) and would ask that this be prevented.

04- 7 18/00336/FUL Plot Ref :15/2018 Type :- FULL
Applicant Name :- JPP Land Date Received :- 12/04/2018
Location :- White Gates Date Returned :- 02/05/2018
Long Hill Road
Ascot
SL5 8RD

Proposal : Ascot

Erection of 13no. dwellings, with access from Long Hill Drive, following demolition of existing dwelling

Observations : Recommended refusal.

It was proposed by Cllr Shurville, seconded by Cllr Mrs Michie and with two abstentions RESOLVED that:- WPC has several serious concerns with the proposals:

- 1.The proposals create a potentially dangerous highways situation which is unaddressed in the application. Specifically, access to and egress from the site is inadequately addressed, and sightlines at the junction with Long Hill Road compromise safety.
 - 2.Drainage and sewage capacity is not considered in sufficient detail.
 - 3.The proposals are detrimental to the Special Protection Area.
 - 4.The East Bracknell Area Character Assessment notes that the wooded gap to Bracknell is very vulnerable to erosion and should be protected. The proposals are contrary to this recommendation and actively erode the gap.
 - 5.The East Bracknell Area Character Assessment also recommends that development should be of low density, so that the existing landscape character is not disturbed. The proposals are contrary to that recommendation.
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04- 8 18/00346/PAH Plot Ref :14/2018 Type :- PAH
Applicant Name :- Hopkins, Mr David Date Received :- 09/04/2018
Location :- 146 Date Returned :- 02/05/2018
Blackmoor Wood
Ascot
SL5 8EZ

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

Observations : No remit to provide comment.

04- 9 18/00348/FUL Plot Ref :16/2018 Type :- FULL
Applicant Name :- Handpost Barns Ltd Date Received :- 19/04/2018
Location :- Handpost Farmhouse Date Returned :- 02/05/2018
Cocks Lane
Warfield
RG42 6JE

Proposal : Winkfield & Cranbourne
Erection of 4no. detached dwellings following demolition of existing buildings

Observations : Recommended refusal.

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

The parking provision is impractical and the proposed development is too close to the road. Given the proximity of the proposal to a junction at the top of the Parish's and third on the Borough's Regulation 123 list, it is evident that this will cause a dangerous highways situation. Furthermore, the proposals cause a loss of openness to the area.

04- 10 18/00363/FUL Plot Ref :16/2018 Type :- FULL
Applicant Name :- Morgan, Mr & Mrs Date Received :- 19/04/2018
Location :- Ty Coed Date Returned :- 02/05/2018
Forest Road
Ascot
SL5 8QF

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

Observations : Observation.

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

WPC is concerned that a parking plan is not provided and would ask that the same be produced for the construction period. Furthermore, there appears to be no appropriate arrangements for the delivery of construction materials. With these points in mind WPC would ask the Officer to ensure there is no loss of amenity to the neighbouring

properties and that sufficient off street parking is provided.
WPC does not support the loss of garage space.

04- 11 18/00370/FUL Plot Ref :17/2018 Type :- FULL
Applicant Name :- O' Neill & O' Sullivan Date Received :- 26/04/2018
Location :- 7 Date Returned :- 02/05/2018
Fernbank Crescent
Ascot
SL5 8JL

Proposal : Ascot
Erection of a two storey rear/side extension, first floor side extension,
storm porch and driveway alterations.

Observations : Recommended refusal.

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

- 1.The parking provision does not meet BFC standards.
 - 2.The loss of amenity to the neighbour at number 8 is unacceptable.
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04- 12 18/00384/FUL Plot Ref :16/2018 Type :- FULL
Applicant Name :- Russell, Mr D Date Received :- 19/04/2018
Location :- 11 Date Returned :- 02/05/2018
Mansfield Place
Ascot
SL5 8ND

Proposal : Ascot
Erection of single storey rear extension.

Observations : Considered no objection.

04- 13 18/00388/FUL Plot Ref :16/2018 Type :- FULL
Applicant Name :- Mr & Mrs Luff Date Received :- 19/04/2018
Location :- 1 Crown Cottages Date Returned :- 02/05/2018
School Lane
Ascot
SL5 8NU

Proposal : Ascot
Erection of a single storey rear, a two storey side extension and
installation of a rear dormer structure to provide habitable
accommodation in the roof space, with two rooflights to the front roof
slope and one to the side roof slope, and demolition of existing front
porch. (Re-submission of 18/00151/FUL).

Observations : Recommended refusal.

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

WPC would note that only two parking spaces are shown on the plans;

there is insufficient off road parking provision for the number of bedrooms. WPC is concerned that the character of the area be preserved and accordingly the roof (particularly the embellishments thereto) should be preserved to match the existing and that of no 2.

04- 14 18/00393/FUL Plot Ref :17/2018 Type :- FULL
Applicant Name :- Morrison, Mrs Greta Date Received :- 26/04/2018
Location :- Royal Berkshire Polo Club Date Returned :- 02/05/2018
North Street
Winkfield
SL4 4TH

Proposal : Winkfield And Cranbourne

Proposed external alterations to building including installation of 8no. velux windows and formalisation of access (Part Retrospective)

Observations : Observation:

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

WPC would ask the officer to note that there is a bus stop adjacent to the entrance and would ask for consideration to be given to relocating the same, and the possible creation of a layby to give greater safety for users. WPC would further ask for the gate to be set back further.

04- 15 18/00394/LB Plot Ref :17/2018 Type :- LISTED
Applicant Name :- Morris, Mrs Deborah Date Received :- 26/04/2018
Location :- Latymer House Date Returned :- 02/05/2018
Winkfield Lane
Winkfield
SL4 4NT

Proposal : Winkfield And Cranbourne

Listed building consent for the replacement of first floor window

Observations : Observation

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

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

04- 16 18/00397/FUL Plot Ref :17/2018 Type :- FULL
Applicant Name :- Castleoak Date Received :- 26/04/2018
Location :- Westwood House Date Returned :- 02/05/2018
Swinley Road
Ascot
SL5 8BA

Proposal : Ascot

Erection of building accommodating 73 assisted living units with associated parking, landscaping and vehicular access/exit on to Swinley Road, following demolition of existing dwelling.

Observations : Recommended refusal.

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

Access onto Swinley Road is unsuitable, pedestrian access to the site is impractical (being largely unpassable) and the parking provision is insufficient. These factors combine to create a dangerous highways situation. Furthermore the proposals cause a closure of the green gap contrary to local and national planning policy.

04- 17	18/00409/FUL	Plot Ref :17/2018	Type :-	FULL
	Applicant Name :-	Sinclair, Mr Edward	Date Received :-	26/04/2018
	Location :-	212 Fernbank Road Ascot SL5 8JX	Date Returned :-	02/05/2018

Proposal : Insertion of dormer windows in front and rear elevations and first floor side facing window to provide accommodation in the roof space.

Observations : Recommended refusal

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

WPC considers this an overdevelopment of the site with insufficient practicable off-street parking which does not meet BFC's parking standards.

05 AMENDED APPLICATIONS

It was noted that no amended applications have been received this month.

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.

i.

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

ii.

Site Address: 76 Chisbury Close, Bracknell
Proposal: Erection of a 1.95m fence and change of use of amenity land to

private garden
Refs:

(part retrospective).
APP/R0335/W/17/3189362 17/00525/FUL

C. Decided Appeals

It was noted that there were no appeals decided this month.

07 TREE PRESERVATION ORDERS

Tree Preservation Order: TPO 1279: Land at The White Cottage, Winkfield Row, Winkfield - 2018 was noted.

08 BRACKNELL FOREST COUNCIL

It was noted that the next meeting of the BFC Planning and Highways Committee will be held on 17 May 2018.

09 CURRENT ISSUES

Councillors were invited to provide update on current pertinent issues which pertain to planning or highways matters and which affect the Parish.

Winkfield Park:

An overview was provided on the Winkfield Park Presentation to which Councillors had been invited on Friday 27th May. Four Councillors had attended: Cllr Mrs Michie, Cllr Paxton, Cllr Tarrant and Cllr Shurville. A subsequent report had been provided to the Clerk and this was read to the meeting.

It was noted that the views of Councillors specified in the report were not indicative of any view of WPC. WPC asked that the Clerk respond to the report accordingly. There was a discussion concerning developer consultations and it was agreed that a formal policy should be drafted stipulating matters relating to the same. Clerk to provide draft.

Drainage:

It was noted that a meeting was to be held with Bracknell Forest Environment Agency on Wednesday morning to discuss drainage.

10 Highways Matters

It was noted that no highways matters have arisen in Winkfield requiring the attention of WPC.

11 Correspondence

Correspondence from the applicant at Sunrise, Birch Lane was noted and the Clerk was asked to respond.

The Meeting closed at : 20.46

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council