

# 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 5th June 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.



circumstances of the business development which the proposal provides.

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|--------|---|---------------------|-----------------------------|
| 04 . 3 | <b>18/00386/FUL</b>   | Plot Ref :- 21/2018 | Type :- FULL                |
|        | Applicant Name :- Mr R Bowdery  |                     | Date Received :- 24/05/2018 |
|        | Parish :- W&C   |                     | Date Returned :-            |
|        | Location :- The Brickfields<br>Chavey Down Road<br>Winkfield Row  | Agent Paul Corbett  |                             |
|        | Proposals :- Winkfield And Cranbourne<br>Erection of 5no. dwellings with associated access and parking.   |                     |                             |
|        | Observations :- Observation<br>It was proposed by Cllr Parkin, seconded by Cllr Paxton that:-<br><br>WPC is concerned that the parking provision is insufficient in this back land development. There is no visitor parking provided and WPC would not wish to see a dangerous highways situation caused by parking on other roads. |                     |                             |

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|--------|--|---------------------|-----------------------------|
| 04 . 4 | <b>18/00404/FUL</b>  | Plot Ref :- 20/2018 | Type :- FULL                |
|        | Applicant Name :- Tagg, Mr Barry   |                     | Date Received :- 17/05/2018 |
|        | Parish :- Ascot  |                     | Date Returned :-            |
|        | Location :- 25<br>Jubilee Avenue<br>Ascot  | Agent               |                             |
|        | Proposals :- Ascot<br>Erection of single storey side extension.  |                     |                             |
|        | Observations :- Observation<br>It was proposed by Cllr Mrs Luker, seconded by Cllr Mrs Michie that:-<br><br>WPC has no objection but would ask the officer to ensure that there is no detrimental impact on neighbouring properties. |                     |                             |

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|--------|---|---------------------|-----------------------------|
| 04 . 5 | <b>18/00418/FUL</b>   | Plot Ref :- 21/2018 | Type :- FULL                |
|        | Applicant Name :- King, Mr Richard  |                     | Date Received :- 24/05/2018 |
|        | Parish :- Ascot   |                     | Date Returned :-            |
|        | Location :- 28<br>Bracken Bank<br>Ascot   | Agent Antara Kumar  |                             |
|        | Proposals :- Ascot<br>Erection of single storey front extension and conversion of loft into habitable accommodation with rear facing dormer.  |                     |                             |
|        | Observations :- Observation<br><br>It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton that:-<br><br>WPC note the increase in bedrooms and lack of parking plan, and would therefore ask the officer to ensure that sufficient parking is provided. |                     |                             |

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04 . 6      **18/00423/FUL**      Plot Ref :- 18/2018      Type :- FULL  
Applicant Name :- Bell      Date Received :- 03/05/2018  
Parish :- Ascot      Date Returned :-  
Location :- 117      Agent Antara Kumar  
Prince Andrew Way  
Ascot  
Proposals :- Ascot  
Erection of single storey rear/side extension following demolition of  
existing conservatory.  
Observations :- No objection

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04 . 7      **18/00425/FUL**      Plot Ref :- 19/2018      Type :- FULL  
Applicant Name :- Phipps, Ms Emma      Date Received :- 11/05/2018  
Parish :- Crown Wood      Date Returned :-  
Location :- 15      Agent Antara Kumar  
Chisbury Close  
Bracknell  
Proposals :- Forest Park  
Erection of single storey front extension.  
Observations :- Observation  
It was proposed by Cllr Parkin, seconded by Cllr Paxton that:-  
WPC has no objection to the application but would ask the officer  
to consider parking issues which may arise from this application.

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04 . 8      **18/00428/FUL**      Plot Ref :- 18/2018      Type :- FULL  
Applicant Name :- Singh, Mr & Mrs      Date Received :- 03/05/2018  
Parish :- Ascot      Date Returned :-  
Location :- 23      Agent Olivia Jones  
Elliott Rise  
Ascot  
Proposals :- Ascot  
Erection of single storey side extension (retrospective).  
Observations :- Recommended refusal  
It was proposed by Cllr Mrs Michie, seconded by Cllr Parkin that:-  
The porch design and materials are not in keeping with the street  
scene, effecting a detrimental change to the character of the area.  
WPC ask that residents' comments pertaining to the tree be  
referred to the tree officer.

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04 . 9      **18/00434/FUL**      Plot Ref :- 18/2018      Type :- FULL  
Applicant Name :- Wade & Holland, Mr & Mrs      Date Received :- 03/05/2018  
Parish :- Ascot      Date Returned :-  
Location :- Fawn Coppice      Agent Olivia Jones  
Kings Ride  
Ascot



|         |   |                      |                             |
|---------|---|----------------------|-----------------------------|
| 04 . 13 | <b>18/00477/FUL</b>   | Plot Ref :- 20/2018  | Type :- FULL                |
|         | Applicant Name :- Britten, Mr & Mrs   |                      | Date Received :- 17/05/2018 |
|         | Parish :- Ascot   |                      | Date Returned :-            |
|         | Location :- 19<br>Goaters Road<br>Ascot   | Agent Shannon Kimber |                             |
|         | Proposals :- Ascot  |                      |                             |
|         | Erection of a single storey self-contained outbuilding to be used as an annexe, ancillary to the main building.   |                      |                             |
|         | Observations :- Recommended refusal   |                      |                             |
|         | It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton that:-  |                      |                             |
|         | Goaters Road is unsuitable for backland development and WPC strongly objects to the application, which creates a dangerous precedent and exacerbates the already severe parking problems in Goaters Road. |                      |                             |
| 04 . 14 | <b>18/00478/FUL</b>   | Plot Ref :- 19/2018  | Type :- FULL                |
|         | Applicant Name :- Wenman, Mr Michael  |                      | Date Received :- 11/05/2018 |
|         | Parish :- Ascot   |                      | Date Returned :-            |
|         | Location :- Consort House 9<br>Prince Consort Drive<br>Ascot  | Agent Sarah Horwood  |                             |
|         | Proposals :- Ascot  |                      |                             |
|         | Erection of access gates and 1.8m metal railing fence   |                      |                             |
|         | Observations :- * site visit required.  |                      |                             |
| 04 . 15 | <b>18/00480/PAH</b>   | Plot Ref :- 20/2018  | Type :- PAH                 |
|         | Applicant Name :- Comfort, Mr O   |                      | Date Received :- 17/05/2018 |
|         | Parish :- Crown Wood  |                      | Date Returned :-            |
|         | Location :- 80<br>Hythe Close<br>Bracknell  | Agent Antara Kumar   |                             |
|         | Proposals :- Crown Wood   |                      |                             |
|         | Prior approval notification for the erection of a single storey rear extension.   |                      |                             |
|         | Observations :-   |                      |                             |
| 04 . 16 | <b>18/00482/FUL</b>   | Plot Ref :- 20/2018  | Type :- FULL                |
|         | Applicant Name :- Boyd, Ms Susi   |                      | Date Received :- 17/05/2018 |
|         | Parish :- W&C   |                      | Date Returned :-            |
|         | Location :- Clumber<br>Chavey Down Road<br>Winkfield Row  | Agent Olivia Jones   |                             |
|         | Proposals :- Winkfield And Cranbourne   |                      |                             |
|         | Erection of access gates and 1.52m close boarded fence  |                      |                             |
|         | Observations :- Recommended refusal   |                      |                             |

It was proposed by Cllr Parkin, seconded by Cllr Mrs Michie that:-

The emerging NDP notes the importance of retaining green hedgerows which form an integral part of the street scene and character of Winkfield. The proposal is out of keeping with and detrimental to the character of the area.

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|---------|--|---------------------|-----------------------------|
| 04 . 17 | <b>18/00489/LDC</b>  | Plot Ref :- 22/2018 | Type :- LDC                 |
|         | Applicant Name :- Youell, Mr Christopher                           |                     | Date Received :- 31/05/2018 |
|         | Parish :- W&C  |                     | Date Returned :-            |
|         | Location :- Towsbourne   | Agent               |                             |
|         | Winkfield Lane   |                     |                             |
|         | Winkfield  |                     |                             |
|         | Proposals :- Winkfield And Cranbourne                              |                     |                             |
|         | Lawful development certificate for the erection of an outbuilding. |                     |                             |
|         | Observations :- Observation  |                     |                             |

It was proposed by Cllr Paxton, seconded by Cllr Parkin that:-

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

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|---------|--|---------------------|-----------------------------|
| 04 . 18 | <b>18/00499/FUL</b>                          | Plot Ref :- 20/2018 | Type :- FULL                |
|         | Applicant Name :- Trapnell, Mr and Mrs A & M |                     | Date Received :- 17/05/2018 |
|         | Parish :- Ascot                              |                     | Date Returned :-            |
|         | Location :- Forest Edge 17                   | Agent Olivia Jones  |                             |
|         | Prince Consort Drive                         |                     |                             |
|         | Ascot  |                     |                             |
|         | Proposals :- Ascot                           |                     |                             |
|         | Erection of single storey side extension.    |                     |                             |
|         | Observations :- No objection                 |                     |                             |

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|         |  |                     |                             |
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| 04 . 19 | <b>18/00507/FUL</b>  | Plot Ref :- 20/2018 | Type :- FULL                |
|         | Applicant Name :- Edwards, Mr M  |                     | Date Received :- 17/05/2018 |
|         | Parish :- Ascot  |                     | Date Returned :-            |
|         | Location :- 26   | Agent Olivia Jones  |                             |
|         | Audley Way   |                     |                             |
|         | Ascot  |                     |                             |
|         | Proposals :- Ascot   |                     |                             |
|         | Erection of a part single, part two storey side extension and replacement of existing canopy |                     |                             |
|         | Observations :- *Site visit required.  |                     |                             |

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|         |                                    |                      |                             |
|---------|------------------------------------|----------------------|-----------------------------|
| 04 . 20 | <b>18/00515/FUL</b>                | Plot Ref :- 21/2018  | Type :- FULL                |
|         | Applicant Name :- Arbery, Mr & Mrs |                      | Date Received :- 31/05/2018 |
|         | Parish :- Ascot                    |                      | Date Returned :-            |
|         | Location :- 7                      | Agent Shannon Kimber |                             |
|         | Asher Drive                        |                      |                             |
|         | Ascot                              |                      |                             |





Proposals :- Ascot

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

n.b. Neighbour comments only accepted

Observations :- No remit for WPC comment - however Cllr Paxton has advised the officer of unaddressed demolition within the plan.

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04 . 24

**18/00534/FUL**

Plot Ref :- 21/2018

Type :- FULL

Applicant Name :- Jackson, Mr & Mrs

Date Received :- 31/05/2018

Parish :- Harmans Water

Date Returned :-

Location :- 17

Agent Olivia Jones

Brockenhurst Road  
Bracknell

Proposals :- Martins Heron & The Warren

Erection of a single storey side and rear extension.

Observations :- Recommended refusal.

It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie that:-

Development on amenity land alters the character and openness of the street scene and creates a dangerous precedent.

WPC would liken this application to the recent proposal at 1 Brockenhurst Road, to which WPC strongly objected.

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**05**

#### **AMENDED APPLICATIONS**

None received.

**06**

#### **PLANNING APPEALS**

##### A. New Appeals

Site Address: Oxford Tree House Winkfield Lane Winkfield

Proposal: Front extension to provide replacement garage and additional ground floor accommodation following demolition of existing garage.

Refs: APP/R0335/D/18/3200974, 7/01252/FUL /PTCHH1

##### B. Outstanding Appeals

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 (part retrospective).

Refs: APP/R0335/W/17/3189362 17/00525/FUL

##### C. Decided Appeals

None.

**07 TREE PRESERVATION ORDERS**

TPO 1263 (confirmed) Land adjacent to Sunrise, Birch Lane, Ascot.

TPO 1279 (confirmed) Land at The White Cottage, Winkfield Row, Winkfield.

TPO 1272 (confirmed) Land at 24 and 26 Cross Gates Close, Bracknell.

**08 BRACKNELL FOREST COUNCIL**

a. The next meeting of the BFC Planning and Highways Committee will be held on 21st June 2018.

b.i. Thames Basin Heaths Special Protection Area Supplementaary Planning Document (2018)- notice of adoption by BFC. Document viewable at [www.bracknell-forest.gov.uk/spa](http://www.bracknell-forest.gov.uk/spa) (for noting)

ii. Concurrent revocation of Thames Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012) (for noting).

**09 CURRENT ISSUES**

Councillors are invited to provide update on current pertinent issues which pertain to planning or highways matters and which affect the Parish. Such matters are to be agreed with the Chairman of the meeting in advance.

i. To agree and approve a pre-planning protocol policy statement - draft attached at Appendix 1 for consideration.

**10 HIGHWAYS MATTERS**

i. Maidens Green Crossroads - Cllr Parkin to report.

ii. Street naming and numbering scheme - Seymour Drive & Boleyn Mews.

iii. Street naming and numbering scheme - Orchard Lea Drift Road & Clarence House Winkfield Lane.

iv. Street naming and numbering scheme - 26A Beechwood Close.

**11 CORRESPONDENCE**

No correspondence requiring the attention of the Council has been received.