

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 5th June 2018 at 7.30pm.

Committee Members Present :- Cllr N Atkinson
Cllr O Barreto
Cllr Ms E Blyth
Cllr Ms S Luker
Cllr J Masters
Cllr Mrs A Michie
Cllr D Parkin
Cllr G Paxton
Cllr R Shurville
Cllr S Tarrant
Cllr C Tilbury
Cllr R Warren
Cllr C Yates

Also in Attendance :- Mrs Annemarie Edwards - Clerk
Mrs Christina Gibson - Planning Admin Asst
Local residents in respect of 4.8:
Mr Colin Evered,
Mrs Pia Rich,
Mrs Linda Flower-Williams,
Mr Philip Flower-Williams.

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mrs Hayes, Polydorou and Wall.

02 DECLARATIONS OF INTEREST

Cllr Parkin declared an interest as a neighbour of the property at 4.24.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Mrs Tilbury, seconded by Cllr Mrs Michie and unanimously RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 1st May 2018 were a correct record of that meeting and as such would be duly signed.

04 PLANNING APPLICATIONS

A working party meeting was held on 1st June 2018 to make recommendations to the Council which were circulated prior to the meeting. In attendance were:

Cllr David Parkin
Cllr Mrs Angela Michie
Cllr Mrs Sue Luker
Cllr Geoff Paxton

04- 1 18/00090/TRTPO Plot Ref :19/2018 Type :- TRTPO
Applicant Name :- Bath, Mr Tejit Date Received :- 11/05/2018
Location :- The Lodge Date Returned :- 06/06/2018
Tower Court Swinley Road
Ascot
SL5 8AU

Proposal : Ascot
TPO 555 - Application to fell 1 tree

Observations : Recommended refusal

It was proposed by Cllr Parkin, seconded by Cllr Mrs Luker and unanimously RESOLVED that:

WPC does not feel that there is sufficient evidence contained within the high-level report provided to fell this protected tree.

04- 2 18/00372/OUT Plot Ref :21/2018 Type :- OUTLINE
Applicant Name :- Thomas, Mrs Julie Date Received :- 24/05/2018
Location :- Danleebur Farm Date Returned :- 06/06/2018
Crouch Lane
Winkfield
SL4 4RZ

Proposal : Winkfield And Cranbourne
Outline application (with all matters reserved) for the erection of a dwelling following demolition of existing dwelling

Observations : Observation

It was proposed by Cllr Mrs Luker, seconded by Cllr Mrs Michie and with one abstention RESOLVED that:

WPC has no objection to the proposal provided that it adheres to applicable green belt legislation.

(Cllr Yates entered the meeting 19.55)

04- 3 18/00386/FUL Plot Ref :21/2018 Type :- FULL
Applicant Name :- Mr R Bowdery Date Received :- 24/05/2018
Location :- The Brickfields Date Returned :- 06/06/2018
Chavey Down Road
Winkfield Row

Proposal : Winkfield And Cranbourne
Erection of 5no. dwellings with associated access and parking.

Observations : Observation

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

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.

04- 4 18/00404/FUL Plot Ref :20/2018 Type :- FULL
Applicant Name :- Tagg, Mr Barry Date Received :- 17/05/2018
Location :- 25 Date Returned :- 06/06/2018
Jubilee Avenue
Ascot
SL5 8NZ

Proposal : Ascot
Erection of single storey side extension.

Observations : Observation

It was proposed by Cllr Mrs Luker, seconded by Cllr Mrs Michie and unanimously RESOLVED that:

WPC has no objection but would ask the officer to ensure that there is no detrimental impact on neighbouring properties.

04- 5 18/00418/FUL Plot Ref :21/2018 Type :- FULL
Applicant Name :- King, Mr Richard Date Received :- 24/05/2018
Location :- 28 Date Returned :- 06/06/2018
Bracken Bank
Ascot
SL5 8HP

Proposal : Ascot
Erection of single storey front extension and conversion of loft into habitable accommodation with rear facing dormer.

Observations : Observation

It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and unanimously RESOLVED that:

WPC note the increase in bedrooms and lack of parking plan, and would therefore ask the officer to ensure that sufficient parking is provided.

04- 6 18/00423/FUL Plot Ref :18/2018 Type :- FULL
Applicant Name :- Bell Date Received :- 03/05/2018
Location :- 117 Date Returned :- 06/06/2018
Prince Andrew Way
Ascot
SL5 8NH

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

Observations : No objection

04- 7 18/00425/FUL Plot Ref :19/2018 Type :- FULL
Applicant Name :- Phipps, Ms Emma Date Received :- 11/05/2018
Location :- 15 Date Returned :- 06/06/2018
Chisbury Close
Bracknell
RG12 0TX

Proposal : Forest Park
Erection of single storey front extension.

Observations : Observation

It was proposed by Cllr Parkin, seconded by Cllr Paxton and
unanimously RESOLVED that:

WPC has no objection to the application but would ask the officer to
consider parking issues which may arise from this application and to
ensure that there is no loss of amenity to the neighbouring properties.

04- 8 18/00428/FUL Plot Ref :18/2018 Type :- FULL
Applicant Name :- Singh, Mr & Mrs Date Received :- 03/05/2018
Location :- 23 Date Returned :- 06/06/2018
Elliott Rise
Ascot
SL5 8NN

Proposal : Ascot
Erection of single storey side extension (retrospective).

Observations : This application was considered first. WPC heard from Mr Everid
(neighbour).

Recommended refusal

It was proposed by Cllr Mrs Michie, seconded by Cllr Parkin and
unanimously RESOLVED that:

The porch design and materials are not in keeping with the street
scene, effecting a detrimental change to the character of the area
contrary to SPD 4.11.1. WPC ask that residents' comments pertaining
to the tree be referred to the tree officer and that the conservatory
conforms to planning regulations.

04- 9 18/00434/FUL Plot Ref :18/2018 Type :- FULL
Applicant Name :- Wade & Holland, Mr & Mrs Date Received :- 03/05/2018
Location :- Fawn Coppice Date Returned :- 06/06/2018
Kings Ride
Ascot
SL5 8AL

Proposal : Ascot
Erection of single storey rear extension.

Observations : Observation

It was proposed by Cllr Mrs Michie, seconded by Cllr Parkin and unanimously RESOLVED that:

WPC has no objection to the proposal provided it is acceptable within all applicable Green Belt legislation.

04- 10 18/00455/FUL Plot Ref :20/2018 Type :- FULL
Applicant Name :- Pickersgill, Mr & Mrs Date Received :- 17/05/2018
Location :- 118 Date Returned :- 06/06/2018
New Road
Ascot
SL5 8QH

Proposal : Ascot
Erection of single storey rear extension, conversion of roof from flat to pitched and installation of a roof light.

Observations : No objection

04- 11 18/00460/FUL Plot Ref :20/2018 Type :- FULL
Applicant Name :- Jones, Mr & Mrs Date Received :- 17/05/2018
Location :- Shaftesbury House Date Returned :- 06/06/2018
Winkfield Lane
Winkfield
SL4 4RU

Proposal : Winkfield And Cranbourne
Part conversion of garage to habitable accommodation and installation of first floor window.

Observations : (Cllr Baretto entered the meeting at 20.00)

Observation

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

WPC would ask the officer to ensure that the application adheres to all applicable Green Belt legislation.

04- 12 18/00461/FUL Plot Ref :20/2018 Type :- FULL
Applicant Name :- Lovell, Mr Andrew Date Received :- 17/05/2018
Location :- 18 Date Returned :- 06/06/2018
Picket Post Close
Bracknell
RG12 9FG

Proposal : Martins Heron and Warren
Conversion of garage into habitable accommodation and erection of detached single storey garage.

Observations : No objection.

04- 13 18/00477/FUL Plot Ref :20/2018 Type :- FULL
Applicant Name :- Britten, Mr & Mrs Date Received :- 17/05/2018
Location :- 19 Date Returned :- 06/06/2018
Goaters Road
Ascot
SL5 8HZ

Proposal : 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 and
unanimously RESOLVED that:

Goaters Road is unsuitable for backland development and WPC
strongly objects to the application, which
creates a dangerous precedent and exacerbates the already
dangerous parking problems in Goaters Road.

04- 14 18/00478/FUL Plot Ref :19/2018 Type :- FULL
Applicant Name :- Wenman, Mr Michael Date Received :- 11/05/2018
Location :- Consort House 9 Date Returned :- 06/06/2018
Prince Consort Drive
Ascot
SL5 8AW

Proposal : Ascot
Erection of access gates and 1.8m metal railing fence

Observations : Recommended refusal

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

The proposal is out of keeping with the street scene.

04- 15 18/00480/PAH Plot Ref :20/2018 Type :- PAH
Applicant Name :- Comfort, Mr O Date Received :- 17/05/2018
Location :- 80 Date Returned :- 06/06/2018
Hythe Close
Bracknell
RG12 0UZ

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

Observations : No comment

04- 16 18/00482/FUL Plot Ref :20/2018 Type :- FULL
Applicant Name :- Boyd, Ms Susi Date Received :- 17/05/2018
Location :- Clumber Date Returned :- 06/06/2018
Chavey Down Road
Winkfield Row
RG42 7NY

Proposal : 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 and with two abstentions RESOLVED 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.

04- 17 18/00489/LDC Plot Ref :22/2018 Type :- LDC
Applicant Name :- Youell, Mr Christopher Date Received :- 31/05/2018
Location :- Towsbourne Date Returned :- 06/06/2018
Winkfield Lane
Winkfield
SL4 4QU

Proposal : Winkfield And Cranbourne
Lawful development certificate for the erection of an outbuilding.

Observations : Observation

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

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

04- 18 18/00499/FUL Plot Ref :20/2018 Type :- FULL
Applicant Name :- Trapnell, Mr and Mrs A & M Date Received :- 17/05/2018
Location :- Forest Edge 17 Date Returned :- 06/06/2018
Prince Consort Drive
Ascot
SL5 8AW

Proposal : Ascot
Erection of single storey side extension.

Observations : Observation

It was proposed by Cllr Shurville, seconded by Cllr Warren and unanimously RESOLVED that:

04- 19 18/00507/FUL Plot Ref :20/2018 Type :- FULL
Applicant Name :- Edwards, Mr M Date Received :- 17/05/2018
Location :- 26 Date Returned :- 06/06/2018
Audley Way
Ascot
SL5 8EF

Proposal : Ascot
Erection of a part single, part two storey side extension and replacement of existing canopy

Observations : Observations

It was proposed by Cllr Shurville, seconded by Cllr Paxton and unanimously RESOLVED that:

WPC note that the proposal renders the garage inaccessible and therefore ask that the officer ensures that sufficient off-road parking is provided.

04- 20 18/00515/FUL Plot Ref :21/2018 Type :- FULL
Applicant Name :- Arbery, Mr & Mrs Date Received :- 31/05/2018
Location :- 7 Date Returned :- 06/06/2018
Asher Drive
Ascot
SL5 8LJ

Proposal : Ascot
Erection of a part single, part two storey front, part single, part two storey side and rear extension with associated hard standing drive following demolition of existing attached garage and utility room.

Observations : Observation

It was proposed by Cllr Paxton, seconded by Cllr Warren and unanimously RESOLVED that:

WPC feel that this is an overdevelopment of the site and do not support the loss of garages. The officer is asked to consider the impact on neighbouring properties and street scene.

04- 21 18/00519/RTD Plot Ref :21/2018 Type :- TelecomsPA
Applicant Name :- MBNL Date Received :- 31/05/2018
Location :- Telcommunication Site (61253) Date Returned :- 06/06/2018
Kings Ride
Ascot

Proposal : Ascot
Replacement of 9.7m phase 4 monopole with a 20m phase 5 monopole

"The removal of the existing 9.7 metre high Phase 4 monopole, the installation of a 20 metre high Phase 5 monopole, and ancillary

development thereto."

Observations : Observation:

It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie and unanimously RESOLVED that:

WPC would ask the officer to ensure that all appropriate measures are implemented to minimise the visual impact of masts and preserve the character of the area.

04- 22 18/00523/FUL Plot Ref :21/2018 Type :- FULL
Applicant Name :- Macpherson, Mr Robert Date Received :- 24/05/2018
Location :- 3 Date Returned :- 06/06/2018
Windsor Forest
Court Mill Ride
SL5 8LT

Proposal : Ascot
Erection of a single storey rear extension and front porch.

Observations : No objection.

04- 23 18/00526/PAH Plot Ref :21/2018 Type :- PAH
Applicant Name :- Mr J Talafair Date Received :- 24/05/2018
Location :- 2 Date Returned :- 06/06/2018
The Close
Ascot
SL5 8EJ

Proposal : Ascot
Prior approval notification for the erection of a single storey rear extension.
n.b. Neighbour comments only accepted

Observations : No comment

04- 24 18/00534/FUL Plot Ref :21/2018 Type :- FULL
Applicant Name :- Jackson, Mr & Mrs Date Received :- 31/05/2018
Location :- 17 Date Returned :- 06/06/2018
Brockenhurst Road
Bracknell
RG12 9FJ

Proposal : 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 and with two abstentions RESOLVED that:

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

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

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06 PLANNING APPEALS

A. New Appeals

The new appeal was noted:

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

Outstanding appeals as listed 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 (part retrospective).

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

C. Decided Appeals

It was noted that there were no decided appeals.

07 TREE PRESERVATION ORDERS

The TPOs as follows were noted:

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. It was noted that 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 Supplementary Planning Document (2018)- notice of adoption by BFC. Document viewable at www.bracknell-forest.gov.uk/spa was noted.

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

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. WPC considered and discussed the pre-planning protocol policy statement as drafted by the Clerk. It was asked that the outcomes of the discussion be incorporated into a further draft for the Clerk to present again at the next meeting of WPC (19th June).

10 HIGHWAYS MATTERS

i. Maidens Green Crossroads - Cllr Parkin reported on the junction, noting that it is at the top of Winkfield's Regulation 123 list and proposing that WPC broker a meeting with all interested parties including the wider community to draw out the strength of views and opinions, including Warfield Parish Council. Cllr Ms Gaw highlighted that the Locks Ride / Braziers Lane junction took precedence in the Brough's Regulation 123 list, supported by Thames Valley Police Crash incident reports which show that the highest rate of accidents in Winkfield was at that junction. WPC discussed the proposal and issues surrounding the junction.

It was proposed by Cllr Baretto, seconded by Cllr Warren and with one abstention RESOLVED that: delegated authority be given to a working party consisting of Cllrs Mrs Luker, Tarrant, Mrs Tilbury, Paxton and Parkin.

ii. Street naming and numbering scheme of Seymour Drive & Boleyn Mews was noted.

iii. Street naming and numbering scheme of Orchard Lea, Drift Road & Clarence House, Winkfield Lane was noted.

iv. Street naming and numbering scheme of 26A Beechwood Close was noted.

Cllr Blyth left the meeting at 21:00.

11 CORRESPONDENCE

It was noted that no correspondence has been received which requires the attention of the full Council.

The Meeting closed at : 21.43

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council