

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 3rd July 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.

Applicant Name :- Patrick Ruddy Homes

Date Received :- 07/06/2018

Parish :- Ascot

Date Returned :-

Location :- The Royal Hunt 177
New Road
Ascot

Agent Sarah Horwood

Proposals :- Ascot

Erection of 9 no. 1 bedroom flats with associated parking following demolition of existing buildings.

Observations :- Recommended refusal.

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

WPC recommend refusal of this application for the following reasons:

1. Despite conformity to BFC's parking standards, in practical terms parking on New Road and King Edwards Road will be untenable in reality due to insufficient easily accessible parking and no visitor parking.
2. Due to its location between two closely sited roundabouts, any development of the site which causes an increase in traffic movement will be detrimental to the safety of the highway. WPC notes that no highways report is available: it would value this input and ask that this be sought and given due consideration.
3. WPC remains concerned as to the protection of trees on the site, insufficient mitigation of which is contained within the arboricultural report.
4. The local area cannot sustain the impact of construction required to carry out the proposal, which will cause significant disruption and loss of amenity.
5. WPC is concerned as to the impact upon local infrastructure (sewerage, drainage, schools, doctors, etc.) which will result from the extra residential units.
6. WPC feels that the proposal is an overdevelopment of the site (especially given the proximity of the buildings to the road on two sides) which is out of character with the local area.

WPC note the exceptionally high level of local support for the preservation of this local amenity, the loss of which WPC does not wish to see.

WPC would take this opportunity to remind Bracknell Forest of its core strategies (particularly CS21, CS23 and CS24) and the elements of sympathetic development to which they allude. WPC does not feel that this proposal is supported by the Core Strategies.

04 . 7 **18/00555/FUL** Plot Ref :- 23/2018 Type :- FULL
Applicant Name :- Gigg, Mr Mark Date Received :- 07/06/2018
Parish :- Ascot Date Returned :-
Location :- Kia Ora 1 Agent Olivia Jones
Wentworth Way
Ascot
Proposals :- Ascot
Erection of single storey rear extension following demolition of existing conservatory and single storey side extension forming a new garage following demolition of existing garage, installation of first floor rear facing dormer and extension to existing driveway.
Observations :- Considered no objection.

04 . 8 **18/00556/FUL** Plot Ref :- 23/2018 Type :- FULL
Applicant Name :- NRM Laboratories Date Received :- 07/06/2018
Parish :- W&C Date Returned :-
Location :- Coopers Bridge Agent Michael Ruddock
Braziers Lane
Winkfield Row
Proposals :- Winkfield And Cranbourne
Erection of 2no. modular buildings to be used as laboratories for testing analysis of water, agricultural and masonry materials and offices.
Observations :- Observation.

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

WPC are concerned as to the potential impacts of development on highways due to the increase in quantity and size of vehicles.

04 . 9 **18/00558/FUL** Plot Ref :- 23/2018 Type :- FULL
Applicant Name :- O'Donovan, Mr and Mrs Richard Date Received :- 07/06/2018
Parish :- W&C Date Returned :-
Location :- Ward House Agent Shannon Kimber
North Street
Winkfield
Proposals :- Winkfield And Cranbourne
Erection of log cabin following demolition of summerhouse.
Observations :- Observation

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

WPC has no objection to the application but would ask the officer to ensure that there is no future alienation.

04 . 10	18/00559/FUL	Plot Ref :- 23/2018	Type :- FULL
	Applicant Name :- Tarren, Mr & Mrs		Date Received :- 07/06/2018
	Parish :- W&C		Date Returned :-
	Location :- Farthings	Agent Olivia Jones	
	Lovel Road		
	Winkfield		
	Proposals :- Winkfield And Cranbourne		
	Erection of single storey rear extension and internal alterations, installation of juliet balcony to first floor.		
	Observations :- Considered no objection.		
04 . 11	18/00561/FUL	Plot Ref :- 23/2018	Type :- FULL
	Applicant Name :- Gosling, Mr Andrew		Date Received :- 07/06/2018
	Parish :- W&C		Date Returned :-
	Location :- Land Adjacent To	Agent Sarah Horwood	
	Dunmore		
	Lovel Road		
	Winkfield		
	Proposals :- Winkfield And Cranbourne		
	Section 73 application for the variation to condition 7 (slab levels) to planning permission 13/00083/FUL for the erection of 1No. detached 5 bedroom house with integral double garage with access onto Lovel Road following demolition of the single storey structure. Access for existing dwelling onto Lovel Road (for clarification: this application seeks to raise the finished floor level by 100mm and the ridge height of the dwelling by 100mm over that approved).		
	Observations :- Considered no objection.		
04 . 12	18/00565/FUL	Plot Ref :- 26/2018	Type :- FULL
	Applicant Name :- Young, Mr & Mrs		Date Received :- 07/06/2018
	Parish :- Crown Wood		Date Returned :-
	Location :- 10	Agent Shannon Kimber	
	Cabin Moss		
	Bracknell		
	Proposals :- Forest Park		
	Erection of a part single, part two storey side extension.		
	Observations :- Considered no objection.		
04 . 13	18/00569/FUL	Plot Ref :- 23/2018	Type :- FULL
	Applicant Name :- McBain, Miss Vickie		Date Received :- 07/06/2018
	Parish :- Crown Wood		Date Returned :-
	Location :- 26	Agent Olivia Jones	
	Charterhouse Close		
	Bracknell		
	Proposals :- Forest Park		
	Conversion of garage into habitable accommodation.		
	Observations :- Recommended refusal.		
	It was proposed by Cllr Mrs Michie, seconded by Cllr Shurville that:-		

It was proposed by Cllr Mrs Michie, seconded by Cllr Shurville that:

WPC would ask the officer to ensure that there is no loss of amenity to neighbouring properties.

04 . 20 **18/00600/FUL** Plot Ref :- 25/2018 Type :- FULL
Applicant Name :- Shukla, Mrs Sonal Date Received :- 21/06/2018
Parish :- Harmans Water Date Returned :-
Location :- 56 Agent
Fordwells Drive
Bracknell
Proposals :- Martins Heron

Erection of two storey rear extension following demolition of existing conservatory.

Observations :- Recommended refusal.

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

The plans presented indicate a loss of garage space not referred to in the application. WPC does not support this and would ask that the application be clarified and re-presented.

04 . 21 **18/00601/OUT** Plot Ref :- 24/2018 Type :- OUTLINE
Applicant Name :- Castlemere Developments Date Received :- 14/06/2018
Parish :- W&C Date Returned :-
Location :- Breadcroft Cottages (land Agent Katie Walker
adj)
Cocks Lane
Warfield

Proposals :- Winkfield & Cranbourne (Warfield)
Outline application for the erection of 7no 3 bed dwellings with associated access following demolition of existing buildings. (Access, layout and scale under consideration).

Observations :- Recommended Refusal:

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

WPC notes that no visitor parking is provided, and is concerned as to practicality of access for utility vehicles.

04 . 22 **18/00608/FUL** Plot Ref :- 24/2018 Type :- FULL
Applicant Name :- St. Vincent Holmes Ltd Date Received :- 14/06/2018
Parish :- W&C Date Returned :-
Location :- Neuchatel Agent
Chavey Down Road
Winkfield Row

Proposals :- Winkfield And Cranbourne
Installation of gated entrance and brick wall.

Observations :- Recommended refusal

It was proposed by Cllr Shurville, seconded by Cllr Mrs Michie that:

The proposal is out of keeping with the character of the area

(NPPF S17 refers).

04 . 23	18/00618/FUL	Plot Ref :- 25/2018	Type :- FULL
	Applicant Name :- Winkfield Park Developments LT	Date Received :- 21/06/2018	
	Parish :- W&C	Date Returned :-	
	Location :- Winkfield Park	Agent Jo Male	
	Winkfield Row		
	Bracknell		
	Proposals :- Winkfield And Cranbourne		
	Erection of 15no. dwellings following demolition of existing dwellings, barns, menage and stable buildings.		
	Observations :- To be discussed at Planning meeting.		

04 . 24	18/00621/FUL	Plot Ref :- 26/2018	Type :- FULL
	Applicant Name :- Bovingdon, Mr C & Z	Date Received :- 28/06/2018	
	Parish :- Ascot	Date Returned :-	
	Location :- 26 Blackmoor Wood	Agent	
	Ascot		
	Proposals :- Erection of single storey rear extension and single storey front porch, alterations to the roof to including a rear facing dormer to create first floor accommodation and erection of single storey detached garage following demolition of existing garage.		
	Observations :- Recommended refusal.		
	It was proposed by Cllr Mrs Michie, seconded by Cllr Shurville that:		
	The bulk and mass of the roof is out of keeping with the character of the area. WPC are further concerned at the potential loss of privacy to neighbours in Audley Way.		

04 . 25	18/00628/FUL	Plot Ref :- 25/2018	Type :- FULL
	Applicant Name :- Swinley Forest Golf Club	Date Received :- 21/06/2018	
	Parish :- Ascot	Date Returned :-	
	Location :- 3&4 Swinley Forest Golf	Agent Michael Ruddock	
	Club C		
	Bodens Ride		
	Ascot		
	Proposals :- Ascot		
	Erection of a single storey side extension to no.3, porch to both properties and reduction of height to both chimneys.		
	Observations :- Considered no objection.		

04 . 26	18/00639/FUL	Plot Ref :- 26/2018	Type :- FULL
	Applicant Name :- Whitton Homes Ltd	Date Received :- 28/06/2018	
	Parish :- W&C	Date Returned :-	
	Location :- Conyngwood	Agent	
	Mushroom Castle		
	Winkfield Row		

Proposals :- Erection of 1 no. 5 bed detached dwelling, 2 no. 4 bed detached dwellings and 2 no. 3 bed semi-detached dwellings following demolition of existing dwelling.

Observations :- Recommended refusal.

It was proposed by Cllr Shurville, seconded by Cllr Mrs Michie 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.

05 AMENDED APPLICATIONS

None received.

06 PLANNING APPEALS

A. New Appeals
None

B. Outstanding Appeals
None

C. Decided 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
Appeal allowed

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
Appeal dismissed

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
Appeal allowed

07 TREE PRESERVATION ORDERS

No TPOs have been received this month.

08 BRACKNELL FOREST COUNCIL

The next meeting of the BFC Planning and Highways Committee will be held on 19th July 2018.

09 CURRENT ISSUES

Councillors are invited to give updates on matters within the Parish (in agreement with the chairman and Clerk of the Council).

a. Drainage and Sewerage

10 HIGHWAYS MATTERS

a. A329 London Road Corridor - Highway Improvement Scheme

b. M4 Smart motorway

c. Parking on roads/pavements

11 CORRESPONDENCE

a. The Royal Hunt - Asset of Community Value

b. BFC Consultation re designation of locally listed buildings

c. Surrey Heath Draft local plan consultation