

# 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 7th August 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.



04 . 3      **18/00630/FUL**      Plot Ref :- 26/2018      Type :- FULL  
Applicant Name :- O'Connor, Mr S      Date Received :- 05/07/2018  
Parish :- Ascot      Date Returned :-  
Location :- Bodens Cottage      Agent  
                 Bodens Ride  
                 Ascot  
Proposals :- Ascot  
                 Erection of a garage with habitable accommodation on part  
                 ground and first floor ancillary to the main dwelling following  
                 demolition of existing garage.  
Observations :- Observation. It was proposed by Cllr Mrs Michie, seconded by Cllr  
                 Paxton that:-  
  
                 WPC would ask that a condition be applied preventing future  
                 alienation from the main dwelling but otherwise have no objection  
                 to the application provided the proposals are compliant with all  
                 applicable Green Belt legislation and regulation.

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04 . 4      **18/00646/FUL**      Plot Ref :- 26/2018      Type :- FULL  
Applicant Name :- Candon, Jadwiga      Date Received :- 05/07/2018  
Parish :- Harmans Water      Date Returned :-  
Location :- 4      Agent Olivia Jones  
                 Bloxworth Close  
                 Bracknell  
Proposals :- Martins Heron  
                 ProposalSection 73 application for the variation to condition 2  
                 (approved plans) to planning permission 17/01141/FUL for the  
                 erection of part single storey, part two storey side and rear  
                 extension with alterations to roof height including installation of  
                 dormer and conversion of loft into habitable space. (Removal of  
                 roof lights and roof type alterations)  
Observations :- Observation. It was proposed by Cllr Mrs Michie, seconded by Cllr  
                 Paxton that:-  
  
                 WPC is concerned as to the detrimental impact of the proposals to  
                 the scene.  
  
                 \*site visit required

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04 . 5      **18/00663/A**      Plot Ref :- 28/2018      Type :- ADVERT  
Applicant Name :- Mr Malcolm Schooling      Date Received :- 11/07/2018  
Parish :- Ascot      Date Returned :-  
Location :- The Royal Foresters Hotel      Agent Michael Ruddock  
                 London Road  
                 Ascot  
Proposals :- Ascot  
                 Display of 1no. externally illuminated totem sign and 1no. externally  
                 illuminated fascia sign.  
Observations :- Observation. It was proposed by Cllr Mrs Michie, seconded by Cllr  
                 Paxton that:-

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WPC have no objection but would ask that the illuminations be turned off outside of the operating hours of the business to reduce extraneous light pollution.

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04 . 6	<b>18/00691/FUL</b>	Plot Ref :- 29/2018	Type :- FULL
	Applicant Name :- Geraghty, Mr Shane	Date Received :- 19/07/2018	
	Parish :- Ascot	Date Returned :-	
	Location :- White Heather 4 Prince Albert Drive Ascot	Agent Shannon Kimber	
	Proposals :- Ascot Erection of a two storey rear extension and alterations front pitched roof.		
	Observations :- Observation: It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton that:-  WPC has no objection provided the proposals are compliant with all applicable green belt policy.		

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04 . 7	<b>18/00692/FUL</b>	Plot Ref :- 29/2018	Type :- FULL
	Applicant Name :- Bevington, Mr & Mrs	Date Received :- 19/07/2018	
	Parish :- Ascot	Date Returned :-	
	Location :- 23 Whitelands Drive Ascot	Agent Olivia Jones	
	Proposals :- Ascot Erection of a part single storey, part two storey side and rear extension, single storey front porch extension with associated parking.		
	Observations :- Considered no objection.		

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04 . 8	<b>18/00695/FUL</b>	Plot Ref :- 29/2018	Type :- FULL
	Applicant Name :- Turner, Mr & Mrs	Date Received :- 19/07/2018	
	Parish :- Ascot	Date Returned :-	
	Location :- 94 New Road Ascot	Agent Shannon Kimber	
	Proposals :- Ascot Erection of first floor front and single storey rear extensions.		
	Observations :- Considered no objection.		

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04 . 9	<b>18/00707/FUL</b>	Plot Ref :- 30/2018	Type :- FULL
	Applicant Name :- Mr Robin Greenwood	Date Received :- 26/07/2018	
	Parish :- Ascot	Date Returned :-	
	Location :- Mill Ride Golf Club Mill Ride Ascot	Agent Shannon Kimber	
	Proposals :- Ascot  Erection of single storey tea hut with toilet and septic tanks		
	Observations :- Considered no objection.		

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

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04 . 20      **18/00757/FUL**      Plot Ref :- 31/2018      Type :- FULL  
Applicant Name :- Cash, Mr F      Date Received :- 01/08/2018  
Parish :- Ascot      Date Returned :-  
Location :- Bewes Stud      Agent Olivia Jones  
Prince Albert Drive  
Ascot  
Proposals :- Ascot

Section 73 application for the variation to planning permission 17/00753/FUL to conditions 2 (approved plans), 3 (Materials), 5 (boundary treatment), 7 (hard and soft landscaping), 9 (arboricultural method statement), 10 (Sustainability), 11 (wildlife protection plan) and 12 (biodiversity enhancements) to planning permission 17/00753/FUL for the erection of replacement dwelling with a detached garage following the demolition of existing dwelling, stables, barn and menège.

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

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

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04 . 21      **18/00759/PAA**      Plot Ref :- 31/2018      Type :- PAA  
Applicant Name :- Three Counties Ltd      Date Received :- 01/08/2018  
Parish :- Ascot      Date Returned :-  
Location :- 7      Agent Michael Ruddock  
Prince Albert Drive  
Ascot  
Proposals :- Ascot

Prior approval application for the change of use of existing agricultural buildig to 5 no. residential properties.

Observations :- Recommended refusal. It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie that:-

The proposal is an overdevelopment which is not acceptale within the Green Belt.

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04 . 22      **18/00761/FUL**      Plot Ref :- 31/2018      Type :- FULL  
Applicant Name :- Day, Mr & Mrs      Date Received :- 01/08/2018  
Parish :- Ascot      Date Returned :-  
Location :- 56      Agent Shannon Kimber  
King Edwards Road  
Ascot



Proposals :- Ascot

Erection of a two storey front, side and rear extension including raising of roof following demolition of existing conservatory

Observations :- Considered no objection.

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04 . 23      **18/00766/FUL**      Plot Ref :- 31/2018      Type :- FULL  
Applicant Name :- Williams, Mr Brent      Date Received :- 01/08/2018  
Parish :- Ascot      Date Returned :-  
Location :- 3      Agent Antara Kumar  
Audley Way  
Ascot  
Proposals :- Ascot  
Proposal Conversion of garage into habitable accommodation, first floor side extension and enlargement of existing dormer.  
Observations :- Observation. It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie that:-  
WPC does not support the loss of garage space.

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**05      AMENDED APPLICATIONS**

05 . 1      **18/00119/FUL**      Plot Ref :- 7/2018      Type :- FULL  
Applicant Name :- Craker, Mr Nathan      Date Received :- 31/07/2018  
Parish :- W&C      Date Returned :- 03/08/2018  
Location :- Tuscany and Land to the rear      Agent  
Tuscany  
Chavey Down Road  
Proposals :- Erection of 12no dwellings with associated access road and landscaping following demolition of existing dwelling.  
Observations :- Recommended refusal. It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie that:-  
WPC's originally articulated concerns remain and WPC would rely on the expertise of the officer to consider the detailed amendments to the expert reports submitted.  
Comment returned to Borough 07/03/2018:  
WPC strongly objects to this application.  
1. This is an overdevelopment of the site with insufficient parking provision and no evidence of a turning head on the plans.  
2. The impact of the development will significantly change the character of the area and day to day life of the local residents.  
3. The local infrastructure does not support this development due to the lack of schools, doctors, etc.  
4. WPC questions the sewerage capacity as further down Chavey Down Road there are serious utility problems of which BFC are aware.

5. 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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05 . 2	<b>18/00263/FUL</b>	Plot Ref :- 12/2018	Type :- FULL
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Applicant Name :- Martin Mr&Mrs Lesley & Kusum      Date Received :- 11/07/2018  
Parish :- W&C      Date Returned :- 03/08/2018

Location :- 7      Agent Matthew Miller  
Dianthus Place  
Winkfield Row

Proposals :- Winkfield And Cranbourne

Erection of two storey front, first floor side and single storey side extensions

Observations :- Recommended refusal. It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie that:-

This is an overdevelopment which is out of keeping with the character of the local area. The parking provision remains insufficient and there are acknowledged concerns as to the preservation of the trees which form an important part of the character of the area.

Comment submitted to Borough 06/04/2018  
Recommended refusal: It was proposed by Cllr Mrs Michie, seconded by Cllr Shurville that:-

WPC feels that this is an overdevelopment which is out of keeping with the character of the local area. WPC feels that the parking provision is still insufficient and furthermore is concerned about the loss of trees.

A further motion was proposed by Cllr Tarrant, seconded by Cllr Mrs Tilbury that WPC has no objection. This motion was voted on with four votes for, four votes against and four abstentions. The Chairman used his casting vote to object to the further motion. The original motion was then voted on and with five for, four against and three abstentions it was RESOLVED that:-

WPC feels that this is an overdevelopment which is out of keeping with the character of the local area. WPC feels that the parking provision is still insufficient and furthermore is concerned about the loss of trees.

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## **06 PLANNING APPEALS**

The following appeal statuses were noted:

### **A. New Appeals**

i. Kingsacre appeal - not yet reported to WPC.

ii. Ye Olde Forge Winkfield Lane Winkfield

Appellant: Mr & Mrs Ayscough

Proposal: Listed building consent for the erection of two storey rear extension, replacement detached garage, rebuilding porch and internal and external alterations.

P.I. Reference: APP/R0335/Y/18/3195109

Our Reference: 17/00822/LB

### **B. Outstanding Appeals**

None.

### **C. Decided Appeals**

None.

## **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 16th August 2018.

Possibles:

Application 16/00187/FUL

Ward Ascot

Applicant Mr Alvin Lindley

Proposal Erection of 2 no. 3 bedroomed semi-detached dwellings with associated parking and gardens.

Site Address Land Between 95 and 101 Prince Andrew Way Ascot Berkshire SL5 8NH

Application 18/00263/FUL

Ward Winkfield And Cranbourne

Applicant Mr & Mrs Lesley and Kusum Martin

Proposal Erection of two storey front, first floor side and single storey side extensions.

Site Address 7 Dianthus Place Winkfield Row Bracknell Berkshire RG42 7PQ

Application 18/00621/FUL

Ward Ascot

Applicant Mr C & Z Bovingdon

Proposal 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.

Site Address 26 Blackmoor Wood Ascot Berkshire SL5 8EN

**09 CURRENT ISSUES**

Councillors are invited to provide updates on relevant current issues.

- i. Brock Hill Drainage  
Cllr Parkin to provide update.

**10 HIGHWAYS MATTERS**

- i. Street naming and numbering - The Elms Barn, Winkfield Lane (for information)
- ii. Parking at Quadrella Gardens Apartments, Fernbank Road (for information)
- iii. Planned Carriageway Resurfacing Works, Fernbank Road, Ascot (for information)
- iv. Speeding - locations for Archer Strips  
Further to the meeting of Council on 17th July at which it was resolved that all Councillors should send details of any locations they would wish to be considered for archer strips to the Clerk who will compile a list to be considered at the next Planning and Highways Meeting. This list is appended to the agenda. WPC is asked to approve the same.
- v. A329 London Road - Extended working hours at Martins Heron (for information)
- vi. New local plan for Rights of Way - A copy of the new plan is available on the Council's website, where you can also find out how you can get involved in promoting rights of way and outdoor recreation in Bracknell Forest borough. <https://www.bracknell-forest.gov.uk/parks-and-countryside/public-rights-way> (for information).

**11 CORRESPONDENCE**

- i. Record of Decision (attached) to grant permission to build an access road at London Road former landfill site (for information).
- ii. Royal Hunt Public House - Asset of Community Value  
Letter from BFC concluding that the Royal Hunt will NOT be listed as an ACV.
- iii. Bracknell Town Neighbourhood Plan Consultation - the consultation will run until 20 August. Full details available at [www.bracknelltowncouncil.gov.uk](http://www.bracknelltowncouncil.gov.uk) (for information).