

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 7th August 2018 at 7.30pm.

Committee Members Present :- Cllr Ms E Blyth
Cllr Ms M Gaw
Cllr Mrs D Hayes
Cllr Ms S Luker
Cllr J Masters
Cllr Mrs A Michie
Cllr D Parkin
Cllr G Paxton
Cllr N Polydorou
Cllr C Tilbury
Cllr D Wall
Cllr R Warren
Cllr C Yates

Also in Attendance :- Mrs Annemarie Edwards, Clerk

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Atkinson, Mrs Phillips, Shurville and Tarrant.

02 DECLARATIONS OF INTEREST

Cllrs Mrs Hayes noted that as a Borough Councillor and member of the Planning Committee, she could be present when any of the applications presented to Winkfield Parish Council are considered by BFC.

It was therefore noted that she 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.

Cllrs Ms Gaw noted that as a Borough Councillor she would reconsider any application taking account of any additional information and that any view expressed today may therefore change.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Mrs Michie, seconded by Cllr Mrs Tilbury, and unanimously RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 3rd July 2018 were a correct record of that meeting and would as such would be duly signed.

04 APPLICATIONS

04- 1 18/00123/TRTPO Plot Ref :28/2018 Type :- TRTPO
Applicant Name :- Mr Hatton Date Received :- 11/07/2018
Location :- 204 Date Returned :- 08/08/2018
Fernbank Road
Ascot
SL5 8JX

Proposal : Ascot
TPO 1032 - Application to fell 1 tree

Observations : Observation: It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and with one abstention
RESOLVED that:-

The application lacks detail. WPC would leave determination of the application to the discretion of the officer but ask that a replanting order be instated.

04- 2 18/00138/TRTPO Plot Ref :30/2018 Type :- TRTPO
Applicant Name :- Horridge, Rick Date Received :- 26/07/2018
Location :- Buckhurst Park Date Returned :- 08/08/2018
Mill Lane
Ascot
SL5 7RN

Proposal : Winkfield And Cranbourne
TPO 1 /1960 - Application to fell 2 trees

Observations : Observation: It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and with one abstention
RESOLVED that:-

The application lacks detail. WPC would leave determination of the application to the discretion of the officer but ask that a replanting order be instated.

04- 3 18/00630/FUL Plot Ref :26/2018 Type :- FULL
Applicant Name :- O'Connor, Mr S Date Received :- 05/07/2018
Location :- Bodens Cottage Date Returned :- 08/08/2018
Bodens Ride
Ascot
SL5 9LE

Proposal : 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 and with one abstention

RESOLVED 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 regulations.

| | | | | |
|-------|-------------------|---|------------------|------------|
| 04- 4 | 18/00646/FUL | Plot Ref :26/2018 | Type :- | FULL |
| | Applicant Name :- | Candon, Jadwiga | Date Received :- | 05/07/2018 |
| | Location :- | 4 Bloxworth Close Bracknell RG12 9YR | Date Returned :- | 08/08/2018 |

Proposal : 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 Warren, seconded by Cllr Mrs Luker, and with one abstention
RESOLVED that:-

WPC is concerned as to the detrimental impact of the proposals to the scenescene.

| | | | | |
|-------|-------------------|--|------------------|------------|
| 04- 5 | 18/00663/A | Plot Ref :28/2018 | Type :- | ADVERT |
| | Applicant Name :- | Mr Malcolm Schooling | Date Received :- | 11/07/2018 |
| | Location :- | The Royal Foresters Hotel London Road Ascot SL5 8DR | Date Returned :- | 08/08/2018 |

Proposal : Ascot

Display of 1 no. externally illuminated totem sign and 1 no. externally illuminated fascia sign.

Observations : Observation. It was proposed by Cllr Wall, seconded by Cllr Polydorou, and with 7 votes for, 5 against and one abstention
RESOLVED that:-

WPC have no objection but would ask that the illuminations be turned off 30 minutes after the close of the operating hours of the business to reduce extraneous light pollution.

04- 6 18/00691/FUL Plot Ref :29/2018 Type :- FULL
Applicant Name :- Geraghty, Mr Shane Date Received :- 19/07/2018
Location :- White Heather 4 Date Returned :- 08/08/2018
Prince Albert Drive
Ascot
SL5 8AG

Proposal : 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, and with one abstention
RESOLVED that:-

WPC has no objection provided the proposals are compliant with all applicable green belt policy.

04- 7 18/00692/FUL Plot Ref :29/2018 Type :- FULL
Applicant Name :- Bevington, Mr & Mrs Date Received :- 19/07/2018
Location :- 23 Date Returned :- 08/08/2018
Whitelands Drive
Ascot
SL5 8LS

Proposal : Ascot
Erection of a part single storey, part two storey side and rear extension, single storey front porch extension with associated parking.

Observations : Observation: It was proposed by Cllr Paxton, seconded by Cllr Mrs Tilbury, and with one abstention
RESOLVED that
WPC has concerns regarding parking and would ask the Officer to ensure there is adequate off-road parking provision.

04- 8 18/00695/FUL Plot Ref :29/2018 Type :- FULL
Applicant Name :- Turner, Mr & Mrs Date Received :- 19/07/2018
Location :- 94 Date Returned :- 08/08/2018
New Road
Ascot
SL5 8QQ

Proposal : Ascot
Erection of first floor front and single storey rear extensions.

Observations : Considered no objection.

04- 9 18/00707/FUL Plot Ref :30/2018 Type :- FULL
Applicant Name :- Mr Robin Greenwood Date Received :- 26/07/2018
Location :- Mill Ride Golf Club Date Returned :- 08/08/2018
Mill Ride
Ascot

SL5 8LT

Proposal : Ascot

Erection of single storey tea hut with toilet and septic tanks

Observations : Considered no objection.

04- 10 18/00709/FUL Plot Ref :29/2018 Type :- FULL
Applicant Name :- Dulai, Mrs Bhupinder Date Received :- 19/07/2018
Location :- 13 Date Returned :- 08/08/2018
Ferrard Close
Ascot
SL5 8LN

Proposal : Ascot

Erection of two storey rear extension, conversion of loft into habitable accommodation with rear facing dormer and roof lights to front and sides, conversion of garage into habitable accommodation and single storey front porch extension.

Observations : OBJECTION: It was proposed by Cllr Mrs Tilbury, seconded by Cllr Warren, and with one abstention
RESOLVED that

WPC does not support the loss of garage space and feels that due to the bulk and size this would be an overdevelopment of the site and out of keeping with the streetscene.

04- 11 18/00714/FUL Plot Ref :29/2018 Type :- FULL
Applicant Name :- Ranger, Mr Roli Date Received :- 19/07/2018
Location :- 140 - 142 Date Returned :- 08/08/2018
New Road
Ascot
SL5 8QH

Proposal : Ascot

Erection of a single storey extension, staircase and first floor railing.

Observations : OBJECTION. It was proposed by Cllr Wall, seconded by Cllr Mrs Michie, and with one abstention
RESOLVED that:-

WPC feel that this is an overdevelopment of the site, the impacts of which on local residents will be unacceptable.

If the Officer is mindful to approve WPC would ask conditions are applied to:

1. Limit the delivery hours to between 7am and 8.30pm;
 2. Restrict the usage of the flat roof to avoid impact on the neighbouring
-

properties

3. Ensure the shop should remain solely as a self service retail outlet.

04- 12 18/00719/FUL Plot Ref :29/2018 Type :- FULL
Applicant Name :- Biglin, Mrs Fiona Date Received :- 19/07/2018
Location :- 30 Date Returned :- 08/08/2018
Mansfield Place
Ascot
SL5 8ND

Proposal : Raising of roof height to enable conversion of loft to habitable accommodation.

Observations : OBJECTION. It was proposed by Cllr Mrs Tilbury, seconded by Cllr Mrs Michie, and with one abstention
RESOLVED that:-

WPC considers that due to the bulk and size, the proposals are an overdevelopment of the site not in keeping with the character of the area.

04- 13 18/00726/FUL Plot Ref :30/2018 Type :- FULL
Applicant Name :- Heathfield School Date Received :- 26/07/2018
Location :- Heathfield School Date Returned :- 08/08/2018
London Road
Ascot
SL5 8BQ

Proposal : Ascot
Erection of new sixth form building.

Observations : Considered no objection.

04- 14 18/00729/FUL Plot Ref :30/2018 Type :- FULL
Applicant Name :- Hughes, Mr Gareth Date Received :- 26/07/2018
Location :- 9 Date Returned :- 08/08/2018
Beechwood Close
Ascot
SL5 8QJ

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

Observations : Observation. It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie, and with one abstention
RESOLVED that:-

WPC is concerned that the parking arrangements indicated are

impractical. WPC would ask the Officer to ensure there is adequate protection for the existing mature trees.

04- 15 18/00731/PAH Plot Ref :29/2018 Type :- PAH
Applicant Name :- Brailsford, Mr Matthew Date Received :- 19/07/2018
Location :- 3 Date Returned :- 08/08/2018
Kaynes Park
Ascot
SL5 8DP

Proposal : Ascot
Application for prior approval for the erection of single storey rear extension forming conservatory.

Observations : No remit to provide comment.

04- 16 18/00734/FUL Plot Ref :30/2018 Type :- FULL
Applicant Name :- Doogan, Mr Simon Date Received :- 26/07/2018
Location :- 44 Date Returned :- 08/08/2018
Prince Andrew Way
Ascot
SL5 8NJ

Proposal : Ascot

Erection of single story side extension following demolition of existing garage.

Observations : Observation: It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie, and with one abstention
RESOLVED that:-

WPC does not support the loss of garage space and is concerned as to the intended use of the space, given that there does not appear to be any visible connection between the extension and the existing dwelling.

04- 17 18/00737/PAH Plot Ref :30/2018 Type :- PAH
Applicant Name :- York, Mr and Mrs Date Received :- 26/07/2018
Location :- Glendale Date Returned :- 08/08/2018
Crouch Lane
Winkfield
SL4 4TN

Proposal : Winkfield And Cranbourne

Prior approval application for the erection of single storey rear extension.

Observations : No remit to provide comment.

04- 18 18/00738/PAH Plot Ref :29/2018 Type :- PAH
Applicant Name :- Talafair, Mr J Date Received :- 19/07/2018
Location :- 2 Date Returned :- 08/08/2018
The Close
Ascot
SL5 8EJ

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

Observations : No remit to provide comment.

04- 19 18/00752/LDC Plot Ref :31/2018 Type :- LDC
Applicant Name :- Brace, Mr Nicholas Date Received :- 01/08/2018
Location :- The Barn Date Returned :- 08/08/2018
Maidens Green Acres
Cocks Lane
RG42 6JE

Proposal : Winkfield And Cranbourne
Lawful development certificate for the continued use for the existing barn (Use Class B2 - General industrial).

Observations : Observation. It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie, and with one abstention
RESOLVED that

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

04- 20 18/00757/FUL Plot Ref :31/2018 Type :- FULL
Applicant Name :- Cash, Mr F Date Received :- 01/08/2018
Location :- Bewes Stud Date Returned :- 08/08/2018
Prince Albert Drive
Ascot
SL5 8AQ

Proposal : 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, and with one abstention
RESOLVED that

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

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

Proposal : Ascot

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

Observations : OBJECTION. It was proposed by Cllr Paxton, seconded by Cllr Mrs Michie, and with one abstention
RESOLVED that

The proposal is an overbearing overdevelopment in the Green Belt which is out of keeping with the character of the area.

04- 22 18/00761/FUL Plot Ref :31/2018 Type :- FULL
Applicant Name :- Day, Mr & Mrs Date Received :- 01/08/2018
Location :- 56 Date Returned :- 08/08/2018
King Edwards Road
Ascot
SL5 8NY

Proposal : Ascot

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

Observations : Considered no objection.

04- 23 18/00766/FUL Plot Ref :31/2018 Type :- FULL
Applicant Name :- Williams, Mr Brent Date Received :- 01/08/2018
Location :- 3 Date Returned :- 08/08/2018
Audley Way
Ascot
SL5 8EE

Proposal : Ascot

Proposal Conversion of garage into habitable accommodation, first floor side extension and enlargement of existing dormer.

Observations : OBJECTION. It was proposed by Cllr Ms Blyth, seconded by Cllr Mrs Michie, and with one abstention
RESOLVED that

WPC does not support the loss of garage space and considers this out of character with the area and to allow would create an undesirable

precedent which would alter the streetscene.

05 AMENDED APPLICATIONS

05- 1 18/00119/FUL Plot Ref :7/2018 Type :- FULL
Applicant Name :- Craker, Mr Nathan Date Received :- 31/07/2018
Location :- Tuscany and Land to the rear Date Returned :- 03/08/2018
Tuscany
Chavey Down Road
RG42 7PB

Proposal : 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.

05- 2 18/00263/FUL Plot Ref :12/2018 Type :- FULL
Applicant Name :- Martin Mr&Mrs Lesley & Kusum Date Received :- 11/07/2018
Location :- 7 Date Returned :- 03/08/2018
Dianthus Place
Winkfield Row
RG42 7PQ

Proposal : 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.

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

iii. 23 Elliott Rise, Ascot

Appellant: Mr and Mrs Singh

Proposal: Erection of single storey side extension and rear conservatory (retrospective)

P.I. Reference: APP/R0335/D/18/3208041

Our Reference: 18/00428/FUL

B. Outstanding Appeals

None.

C. Decided Appeals

None.

07 TREE PRESERVATION ORDERS

It was noted that 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

i. Brockhill Drainage. Cllr Parkin updated the meeting with the progress made to date. It was noted that this project has only been possible with the cooperation and agreement between BFC, landowners, the Environment Agency and WPC who has brokered the meetings.

10 HIGHWAYS MATTERS

i. Street naming and numbering - The Elms Barn, Winkfield Lane (for information)
Noted.

ii. Parking at Quadrella Gardens Apartments, Fernbank Road (for information). Cllr Mrs Hayes will respond to this communication from a resident.

iii. Planned Carriageway Resurfacing Works, Fernbank Road, Ascot (for information).
Noted.

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 was appended to the agenda.

It was proposed by Cllr Wall, seconded by Cllr Yates, and unanimously RESOLVED that the attached list, with the deletion of items 2 and 4 on Longhill Road and the addition of two locations on Lovel Road be discussed with BFC as to the suitability/benefit of such locations

v. A329 London Road - Extended working hours at Martins Heron (for information).
Noted

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). Noted.

11 CORRESPONDENCE

i. Record of Decision (attached) to grant permission to build an access road at London Road former landfill site (for information). Noted.

ii. Royal Hunt Public House - Asset of Community Value
Letter from BFC concluding that the Royal Hunt will NOT be listed as an ACV. Noted.

iii. Bracknell Town Neighbourhood Plan Consultation - the consultation will run until 20 August. Full details available at www.bracknelltowncouncil.gov.uk (for information).
Noted.

iv. Joint Minerals and Waste Plan: Regulation 18 Draft Plan Consultation - in accordance with the Town and Country Planning (Local Plans) Regulations 2012, a Draft Plan (formerly referred to as 'Preferred Options) consultation paper has been produced and this forms the second stage of the plan preparation. The Draft Plan sets out draft policies to enable sustainable minerals and waste development as well as proposed sites (allocations) which identify where development may take place during the life of the Plan.

The Consultation Paper and supporting documents are available to view on the consultation webpage: www.hants.gov.uk/berksconsult

Documents are also available for inspection during normal working hours at various locations - locally - Bracknell Forest Council offices: Time Square, Market Street, Bracknell RG12 1JD.

Public exhibitions will also take place at various locations - locally - St Mary's Winkfield, Church Road, SL4 4SF on Tuesday 11th September, 3-7pm.

The consultation runs from 6th August - 12th October 2018.

Noted.

The Meeting closed at : 8.52pm

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council