

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 4th September 2018 at 7.30pm.

Committee Members Present :- Cllr N Atkinson
Cllr O Barreto
Cllr Ms E Blyth
Cllr Ms M Gaw
Cllr J Masters
Cllr D Parkin
Cllr G Paxton
Cllr N Polydorou
Cllr R Shurville
Cllr S Tarrant
Cllr D Wall
Cllr R Warren
Cllr C Yates

Also in Attendance :- Mrs C. Gibson - Planning Admin Assistant, WPC
Mr E. Brown - Marplace.

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mrs Hayes, Mrs Luker, Mrs Michie and Mrs Philips.

02 DECLARATIONS OF INTEREST

Cllr Shurville declared an interest at items 4.7 (18/00771/FUL) as kown to the applicant and 4.8 (18/00777/OUT) as a neighbour.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Paxton, seconded by Cllr Yates and unanimously RESOLVED that: the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 7th August 2018 were an accurate record of the meeting and as such would be duly signed by the Chairman.

04 PLANNING APPLICATIONS

It was noted that a working party of the Council was held on 31st August 2018 to make the recommendations to the Council which are listed below.

In attendance were: Cllrs Atkinson, Ms Gaw, Parkin, Paxton & Shurville.

04- 1	18/00148/TRTPO	Plot Ref :35/2018	Type :-	TRTPO
	Applicant Name :-	Keeley, Mr Robert	Date Received :-	30/08/2018
	Location :-	95 Chisbury Close Bracknell RG12 0SF	Date Returned :-	05/09/2018

Proposal : TPO 106 - Application to prune one tree.

Observations : Observation.

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

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

04- 2 18/00152/TRTPO Plot Ref :33/2018 Type :- TRTPO
Applicant Name :- Lubbock, Guy Date Received :- 16/08/2018
Location :- The Old Dairy 4 Date Returned :- 05/09/2018
Earleywood Pines
Coronation Road
SL5 9LH

Proposal : Ascot
TPO 386 - Application to fell 1 and prune 5 trees

Observations : Observation.

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

WPC would leave determination of the application to the expertise of the officer but ask that any trees felled be replaced.

04- 3 18/00154/TRTPO Plot Ref :35/2018 Type :- TRTPO
Applicant Name :- Sean Bennett, Facilities Mgr Date Received :- 30/08/2018
Location :- Heathfield School Date Returned :- 05/09/2018
London Road
Ascot
SL5 8BQ

Proposal : TPO 64 - Application to fell 2 and prune 1 tree.

Observations : Observation.

It was proposed by Cllr Atkinson, seconded by Cllr Yates and unanimously RESOLVED that:-

WPC would leave determination of the application to the expertise of the officer but ask that any trees felled be replaced with trees of the same type and in a suitable location.

04- 4 18/00641/FUL Plot Ref :33/20108 Type :- FULL
Applicant Name :- MJG London Date Received :- 16/08/2018
Location :- Winsdene Date Returned :- 05/09/2018
Forest Road
Winkfield Row
RG42 7PY

Proposal : Winkfield And Cranbourne

Demolition of existing buildings and erection of 10 dwellings (6no. 5

bedroom houses and 4no. 4 bedroom houses) and construction of internal access road, utilising existing vehicular and pedestrian access from Forest Road, with associated parking and landscaping.

Observations : Observation.

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

WPC is concerned about the sustainability of this development and the pressure which it places on local infrastructure. Such concerns are not sufficiently alleviated by the sustainability statement provided. Furthermore, there are known inadequacies in sewerage provision in this area which are not addressed within the proposals and WPC requires these matters to be addressed more rigorously. WPC feels that the hedgerow and trees along the Forest Road must be left intact.

04- 5	18/00727/FUL	Plot Ref :34/2018	Type :- FULL
	Applicant Name :- Chen, Mr Jian Quan		Date Received :- 23/08/2018
	Location :- 11 Horndean Road Bracknell RG12 0XQ		Date Returned :- 05/09/2018

Proposal : Forest Park
Change of use of existing A1 (Retail) unit to A5 (Hot Food Takeaway).

Observations : Observation.

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

WPC has no objection to the application provided the proposed flue causes no loss of amenity to the flats above.

04- 6	18/00769/FUL	Plot Ref :32/2018	Type :- FULL
	Applicant Name :- Candler, Catherine		Date Received :- 09/08/2018
	Location :- The Crown Estate Depot Swinley Road Ascot SL5 8AZ		Date Returned :- 05/09/2018

Proposal : Ascot
Section 73 application to amend condition 02 (approved plans) and removal of condition 03 & 08 (materials & external lighting) of planning permission 17/00775/FUL for the erection of a barn (B1 and B8 use) following demolition of existing barn.

Observations : Observation.

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

WPC would ask that the officer ensures that there is no unnecessary light spill and pollution.

04- 7 18/00771/FUL Plot Ref :32/2018 Type :- FULL
Applicant Name :- Sloan, Mr I Date Received :- 09/08/2018
Location :- Five Oaks 186 Date Returned :- 05/09/2018
Fernbank Road
Ascot
SL5 8LA

Proposal : Ascot
Erection of double garage, installation of bay window to the front elevation and porch roof extension.

Observations : Observation.

It was proposed by Cllr Atkinson, seconded by Cllr Wall and with one abstention RESOLVED that:

WPC would ask that the officer ensures that there is no loss of amenity to the neighbouring properties arising from this development and that a condition be applied preventing future alienation of the garage from the main dwelling.

04- 8 18/00777/OUT Plot Ref :33/2018 Type :- OUTLINE
Applicant Name :- Marplace Limited Date Received :- 16/08/2018
Location :- Ascot Heath Infant School Date Returned :- 05/09/2018
Rhododendron Walk
Ascot
SL5 8PN

Proposal : Ascot
Outline application for the erection of a new school building including ancillary facilities (environment building, caretaker's bungalow, swimming pool, sports pitches and multi-use games area (MUGA)), replacement scout hut, academy golf course, 12 affordable housing units and re-development of existing schools site to provide up to 24 market housing units together with associated infrastructure and landscaping (all matters reserved except for details of access).

Observations : Recommended Refusal.

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

WPC is not satisfied that there are special and overriding reasons for this Green Belt development, given that no additional school places will be provided.

WPC is seriously concerned about the impact of the additional traffic created by the creation of 36 homes in an area where there are existing and ongoing seriously dangerous highways situations. There is no tolerance for exacerbation of these situations in this area. Additionally, it seems unlikely that the traffic will be managed as per the plans.

The proposals add pressure onto the already overloaded local infrastructure and exacerbate existing issues in the area, including drainage and sewerage.

This is an overdevelopment of the area and WPC are mindful of the

concerns of residents.

04- 9 18/00781/FUL Plot Ref :32/2018 Type :- FULL
Applicant Name :- Aldwinkle, Mr & Mrs Date Received :- 09/08/2018
Location :- 52 Date Returned :- 05/09/2018
New Road
Ascot
SL5 8QQ

Proposal : Ascot
Erection of single storey rear extension, conversion of garage into habitable accommodation, change of flat roof to pitched roof to front elevation and alterations to windows and doors.

Observations : Recommended Refusal.

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

WPC does not support the loss of garage use and the proposed car parking plan provided does not appear to be practicable. The resultant on-street parking will exacerbate an already dangerous highways situation.

04- 10 18/00784/FUL Plot Ref :32/2018 Type :- FULL
Applicant Name :- Walker, Mrs S Date Received :- 09/08/2018
Location :- Mazelyn Date Returned :- 05/09/2018
Sunninghill Road
Ascot
SL5 7RP

Proposal : Winkfield And Cranbourne
Erection of two storey side extension following demolition of garage.
(Resubmission of 15/00686/FUL)

Observations : Observation.

It was proposed by Cllr Shurville, seconded by Cllr Atkinson and with one abstention RESOLVED that:

WPC does not support the loss of garage space. If the officer is minded to approve, WPC would ask that compliance with all applicable Green Belt policy be ensured.

04- 11 18/00785/FUL Plot Ref :33/2018 Type :- FULL
Applicant Name :- Walker, Mrs S Date Received :- 16/08/2018
Location :- Mazelyn Date Returned :- 05/09/2018
Sunninghill Road
Ascot
SL5 7RP

Proposal : Winkfield And Cranbourne
Change of use and conversion of existing stable building to provide additional residential accommodation.

Observations : Observation.

It was proposed by Cllr Shurville, seconded by Cllr Atkinson and with one abstention RESOLVED that:

If the officer is minded to approve, WPC would ask that compliance with all applicable Green Belt policy be ensured.

04- 12 18/00802/FUL Plot Ref :33/2018 Type :- FULL
Applicant Name :- Scafuto, Mr Vincenzo Date Received :- 16/08/2018
Location :- Mortimer House Date Returned :- 05/09/2018
Bracknell Road
Warfield
RG42 6JX

Proposal : Winkfield And Cranbourne
Erection of single storey side extension, installation of chimney & conversion of garage into habitable accommodation.

Observations : Observation.

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

WPC does not support the loss of garage space and are concerned that there should be no future alienation of the proposed gymnasium from the main house.

04- 13 18/00828/FUL Plot Ref :34/2018 Type :- FULL
Applicant Name :- Bye, Mr Trevor Date Received :- 23/08/2018
Location :- 16 Date Returned :- 05/09/2018
Jubilee Avenue
Ascot
SL5 8NZ

Proposal : Ascot
Erection of a two storey rear and side extension, two storey front extension and front porch following demolition of existing garage.

Observations : Observation.

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

WPC does not support the loss of garage space.

04- 14 18/00832/FUL Plot Ref :34/2018 Type :- FULL
Applicant Name :- Beni, Mr & Mrs Date Received :- 23/08/2018
Location :- Don Beni Restaurant Date Returned :- 05/09/2018
Winkfield Row
Bracknell
RG42 6NH

Proposal : Winkfield And Cranbourne
Erection of 2 no. detached 3 bedroom dwellings with associated

parking and amenity space.

Observations : Recommended Refusal.

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

The proposal significantly reduces the available parking for customers which would substantially increase on-road parking. The suggested parking on the recreation ground is not feasible as this site (owned by WPC) is locked shut at dusk (4pm in Winter months). The Winkfield Row lay-by is the only parking provision for residents and does not have any capacity to accommodate customer parking.

The proposed housing would be an overdevelopment of the site which is even more inappropriate given the site's proximity to a conservation area.

WPC strongly objects to this proposal.

04- 15	18/00836/FUL	Plot Ref :35/2018	Type :-	FULL
	Applicant Name :-	O'Neil/O'Sullivan	Date Received :-	30/08/2018
	Location :-	7 Fernbank Crescent Ascot SL5 8JL	Date Returned :-	05/09/2018

Proposal : Erection of a part two storey part single storey side and rear extension, porch, patio and steps to rear, and driveway alterations.

Observations : Recommended Refusal.

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

The current parking proposals do not comply with the BFC parking standards. This development would create an unacceptable precedent in the area and exacerbate an already dangerous highways situation.

04- 16	18/00842/PAH	Plot Ref :34/2018	Type :-	PAH
	Applicant Name :-	Mayer, Mr D	Date Received :-	23/08/2018
	Location :-	11 Fernbank Place Ascot SL5 8HJ	Date Returned :-	31/08/2018

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

Observations : Noted.

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06 PLANNING APPEALS

The following appeal statuses were noted:

A. New Appeals

i. Kingsacre appeal remains unreported to WPC and Mrs Gibson asked Cllr Ms Gaw to follow up on this.

B. Outstanding Appeals

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

C. Decided Appeals

None.

07 TREE PRESERVATION ORDERS

i. TPO 1284 - Land at and adjacent to Conyngwood, Mushroom Castle, Winkfield Row, Berkshire - noted

ii. TPO 1285 - Land at 41 Whitelands Drive, Ascot, SL5 8LS - noted.

08 BRACKNELL FOREST COUNCIL

i. The next meeting of the Bracknell Forest Planning Committee will be held on 13/09/2018 - noted.

ii. Draft version of the Highways Winter Service Plan 2018/19 - Mrs Gibson to recirculate and any comments to be returned to the office.

iii. Following on from the consultation on the Draft Bracknell Forest Local Plan which took place in February/March, a summary of the main issues raised has been produced (copy available from Parish Office) (for noting) - The Chairman noted that the comments of the Parish had not been included and reported that the Clerk has written to address this.

Cllr Yates left the meeting at 20.30

09 CURRENT ISSUES

i. Drainage and Sewerage

The Chairman noted that a change of personnel has taken place at BFC and Sebastian Navaranjan has been appointed. A grace period to allow him to settle in has been allowed and it is hoped that progress will recommence shortly.

Cllr Tarrant noted that a meeting with Thames Water is due to be arranged.

ii. Neighbourhood Development Planning

The Chairman noted that the next meeting of the NDP is scheduled to take place on Tuesday 11th September, by which time it is hoped that a draft plan will be available. This will be circulated to all Councillors for perusal as soon as possible.

10 HIGHWAYS MATTERS

i. Winkfield Row traffic calming measures

The Chairman reported that the list of possible locations for Archer Strips had been passed to Neil Matthews for consideration.

Cllr Tarrant reported that further concern about HGV traffic on Winkfield Row has arisen from the Planners Farm proposals, consultations on which are due to take place on 11th September 3-7pm at St. Mary's.

11 CORRESPONDENCE

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

The Meeting closed at : 20.36

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council