

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 2nd October 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.

03 MINUTES OF THE PREVIOUS MEETING

To sign as a correct record the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 4th September 2018.

04 PLANNING APPLICATIONS

A working party of the Council is held on the Friday preceeding each meeting at 10am to consider, discuss and provide an initial opinion on each of the planning applications validated during the month.

The purpose of the meeting is to aid decision making in Council meetings and is open to all members of the Council.

A working party meeting was held on 28th September 2018 to make the recommendations to the Council which are listed below.

In attendance were:

- Cllr Atkinson
- Cllr Ms Gaw
- Cllr Mrs Michie
- Cllr Parkin

04 . 1 **18/00139/TRTPO** Plot Ref :- 36/2018 Type :- TRTPO
Applicant Name :- McKee, Scot Date Received :- 07/09/2018
 Parish :- W&C Date Returned :-
 Location :- More House Agent
 Winkfield Lane
 Winkfield
 Proposals :- TPO 423 - Application to prune 1 tree
Observations :- Observation.

It was proposed by Cllr Mrs Michie, seconded by Cllr Parkin THAT:

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

04 . 2 **18/00186/TRTPO** Plot Ref :- 39/2018 Type :- TRTPO
Applicant Name :- Lougher, Mrs Jane Date Received :- 27/09/2018
 Parish :- Ascot Date Returned :-
 Location :- Mereside Cottage Agent Phil Gritten
 London Road
 Ascot
 Proposals :- Ascot
 TPO 507 - Application to prune 2 trees
Observations :- Observation.

It was proposed by Cllr Mrs Michie, seconded by Cllr Parkin THAT:

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

04 . 3 **18/00189/TRTPO** Plot Ref :- 39/2018 Type :- TRTPO
Applicant Name :- Goodson, Mrs Date Received :- 27/09/2018
Parish :- Ascot Date Returned :-
Location :- 146 Agent Phil Gritten
New Road
Ascot
Proposals :- Ascot
TPO 288 - Application to prune 2 trees and fell 1 tree
Observations :- No comment: No documentation has been made available and
WPC is therefore unable to provide any view.

04 . 4 **18/00844/FUL** Plot Ref :- 38/2018 Type :- FULL
Applicant Name :- Abava Developments Ltd Date Received :- 18/09/2018
Parish :- Harmans Water Date Returned :-
Location :- Land Adjacent To Agent Katie Walker
Allsmoor Lane
London Road
Bracknell
Proposals :- Harmans Water (Bracknell Town Council)
Erection of 3no. dwellings with associated access, car parking and
landscaping.
Observations :- Recommended refusal

The proposal is detrimental to the green gap which supports
wildlife from the North of the Parish (Lily Hill Park) down to
Savernake and Allsmoor Pond.

The proposal creates a third access onto London Road within a
confined distance from the Mercedes junction, potentially creating
a dangerous highways situation.

04 . 5 **18/00846/FUL** Plot Ref :- 36/2018 Type :- FULL
Applicant Name :- Mills, Mr & Mrs Michael Date Received :- 07/09/2018
Parish :- Ascot Date Returned :-
Location :- Swiss Cottage 10 Agent
King Edwards Road
Ascot
Proposals :- Ascot
Erection of first floor rear extension and installation of bi-folding
doors to ground floor rear elevation.
Observations :- Observation.

It was proposed by Cllr Atkinson, seconded by Cllr Mrs Michie
THAT:

WPC has no objection provided there is no loss of amenity to the
neighbouring property.

04 . 6 **18/00854/FUL** Plot Ref :- 36/2018 Type :- FULL
Applicant Name :- Barney, Mr & Mrs Mark Date Received :- 07/09/2018
Parish :- W&C Date Returned :-
Location :- The Elms Agent Paul Corbett
 Winkfield Lane
 Winkfield
Proposals :- Winkfield And Cranbourne
 Erection of a two storey detached dwelling following demolition of
 existing bungalow
Observations :- Observation

It was proposed by Cllr Parkin, seconded by Cllr Mrs Michie THAT:

WPC would ask the officer to ensure that the proposal complies with all applicable Green Belt regulation and legislation.

04 . 7 **18/00870/FUL** Plot Ref :- 37/2018 Type :- FULL
Applicant Name :- 42 Date Received :- 12/09/2018
Parish :- Ascot Date Returned :-
Location :- Ranelagh Crescent Agent Antara Kumar
 Ascot
 Berkshire
Proposals :- Ascot
 Erection of single storey rear extension, alterations to windows and
 extension to patio.
Observations :- Observation

WPC would ask that the officer seeks confirmation that the garage is to be reinstated as off road parking and will not be used as habitable accommodation.

04 . 8 **18/00881/FUL** Plot Ref :- 36/2018 Type :- FULL
Applicant Name :- Trapnell, Mr & Mrs A & M Date Received :- 07/09/2018
Parish :- Ascot Date Returned :-
Location :- Forest Edge 17 Agent Olivia Jones
 Prince Consort Drive
 Ascot
Proposals :- Ascot
 Erection of a single storey rear extension.
Observations :- Considered no objection.

04 . 9 **18/00897/PAF** Plot Ref :- 36/2018 Type :- PAC
Applicant Name :- Arete Lifestyle Ltd Date Received :- 07/09/2018
Parish :- W&C Date Returned :-
Location :- Old Dairy Cottage Agent Michael Ruddock
 Sunninghill Park
 Sunninghill Road

Proposals :- Ascot

Erection of first floor front extension, two storey rear extension, front porch and conversion of garage to habitable accommodation.

Observations :- Observation.

WPC does not support the loss of garage space and would ask the officer to ensure that there is no loss of amenity to neighbouring properties.

04 . 14	18/00931/FUL	Plot Ref :- 39/2018	Type :- FULL
	Applicant Name :- Singer, Mr & Mrs	Date Received :- 27/09/2018	
	Parish :- W&C	Date Returned :-	
	Location :- Homelea Winkfield Lane Winkfield	Agent Shannon Kimber	
	Proposals :- Winkfield And Cranbourne Erection of a single storey rear extension		
	Observations :- Considered no objection.		

04 . 15	18/00933/FUL	Plot Ref :- 39/2018	Type :- FULL
	Applicant Name :- REHINSI, Mr DALBAGH	Date Received :- 27/09/2018	
	Parish :- Ascot	Date Returned :-	
	Location :- 19 Whitelands Drive Ascot	Agent Antara Kumar	
	Proposals :- Ascot Erection of a single storey rear extension.		
	Observations :- Observation.		

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

04 . 16	18/00935/FUL	Plot Ref :- 39/2018	Type :- FULL
	Applicant Name :- Barter, Mr Richard	Date Received :- 27/09/2018	
	Parish :- Ascot	Date Returned :-	
	Location :- Kingswood Kings Ride Ascot	Agent Sarah Fryer	
	Proposals :- Ascot Erection of 30 dwellings comprising 14 detached houses and 16 apartments, with associated parking, access, and landscaping. (Note for clarification: this application seeks permission for an alternative scheme for part of the site covered by planning permission 16/00732/FUL. That permission provides for the redevelopment of the wider site for a total of 59 dwellings. The current application provides for a net increase of 14 dwellings on the site as a whole).		
	Observations :- Recommended refusal.		

WPC strongly opposes this application. The proposal is an overdevelopment of the site which places unsustainable burden on local infrastructure and is of further detriment to the area due to its proximity to a known dangerous junction.

04 . 17 **18/00936/FUL** Plot Ref :- 39/2018 Type :- FULL
Applicant Name :- Mcalarey & Willey, Sean & Sue Date Received :- 27/09/2018
Parish :- Ascot Date Returned :-
Location :- 9 Agent
 Queens Close
 Ascot
Proposals :- Ascot
 Erection of first floor front extension and single storey extensions to front and rear following demolition of existing conservatory.
Observations :- Recommended refusal.

WPC does not support the loss of garage space, particularly where the loss of off road parking is mitigated (no parking plan is provided to support this application).
*site visit required.

04 . 18 **18/00939/FUL** Plot Ref :- 39/2018 Type :- FULL
Applicant Name :- Woodbridge, Mr P Date Received :- 27/09/2018
Parish :- W&C Date Returned :-
Location :- Land To Rear Of Agent Michael Ruddock
 Merrydown
 Winkfield Street
 Winkfield
Proposals :- Winkfield And Cranbourne
 Retain the existing track for purposes of established mixed agricultural/equestrian use
Observations :- Considered no objection.

05 AMENDED APPLICATIONS

None received.

06 PLANNING APPEALS

A. New Appeals

i. Kingsacre North Street Winkfield Windsor Berkshire SL4 4TE

Proposal: Erection of a first floor side extension, forming link with garage.

PI Ref: APP/R0335/D/18/3203386

Our Ref: 18/00057/FUL

B. Outstanding Appeals

i.. 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

ii. 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. Land at and adjacent to Conyngwood, Mushroom Castle, TPO 1284 - Confirmed, for noting.

08 BRACKNELL FOREST COUNCIL

i. The next meeting of the BFC Planning and Highways Committee will be held on 11th October 2018, for noting. Possibles for that meeting: 18/00538/FUL, Hill Rise 1 Heathway Ascot (Erection of a 3no. bed detached dwelling following the demolition of existing garage and outbuilding); 18/00600/FUL, 56 Fordwells Drive (Erection of a part single storey part two storey rear extension following demolition of existing conservatory and installation of first floor side windows).

ii. Local Plan response update for noting.

iii. Joint Waste and Minerals Consultation - WPC draft response for approval.

09 CURRENT ISSUES

i. Central & East Berkshire Draft Minerals & Waste Consultation response for approval.

ii. Thames Water Meeting update for noting.

iii. Brockhill Surface Water Flood Scheme - update for noting.

10 HIGHWAYS MATTERS

i. Street Name Proposal: Connaught Gardens. 5 Houses adjacent to Fern Cottage Chavey Down Road (request from developers Vincent Homes) for approval.

ii. Bracknell Forest Council is promoting a new Traffic Regulation Order (TRO) which will contain two new waiting restriction schemes in Winkfield. Cross Gates Close and Lovel Road. For comment by 5th October.

iii. Temporary Speed Limit Order 2018 - A322 Bagshot Road and Bracknell Road & A332 Swinley Road for noting.

iv. Parking on Fernbank Road for discussion.

v. Archer Strips update for noting.

vi. WPC request review of BFC Parking Standards for noting.

CORRESPONDENCE

No correspondence has been received which requires the attention of the full Council.