

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 2nd October 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 S Tarrant
Cllr R Warren
Cllr C Yates

Also in Attendance :- Mr Mark Barney - applicant 04.6
Mrs Christina Gibson - Planning Admin Assistant.

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Shurville, Wall and Barreto.

02 DECLARATIONS OF INTEREST

Cllrs Gaw and Hayes noted that as Borough Councillors and members of the Planning Committee, they could be present when any of the applications presented to Winkfield Parish Council are considered by BFC.

It was therefore noted that they 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.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Warren, seconded by Cllr Paxton and unanimously RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters held on 4th September 2018 were a correct record of that meeting and would as such would be duly signed.

04 PLANNING APPLICATIONS

It was noted that a working party of the Council was held on 28th September to make the recommendations to the Council which were circulated with the agenda.

04- 1	18/00139/TRTPO	Plot Ref :36/2018	Type :-	TRTPO
	Applicant Name :-	McKee, Scot	Date Received :-	07/09/2018
	Location :-	More House Winkfield Lane Winkfield	Date Returned :-	03/10/2018

SL4 4NT

Proposal : TPO 423 - Application to prune 1 tree

Observations : Observation.

It was proposed by Cllr Mrs Michie, seconded by Cllr Parkin and with one abstention RESOLVED 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
Location :- Mereside Cottage Date Returned :- 03/10/2018
London Road
Ascot
SL5 8DH

Proposal : Ascot
TPO 507 - Application to prune 2 trees

Observations : Observation.

It was proposed by Cllr Mrs Michie, seconded by Cllr Parkin and unanimously RESOLVED 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
Location :- 146 Date Returned :- 03/10/2018
New Road
Ascot
SL5 8QH

Proposal : 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
Location :- Land Adjacent To Allsmoor Date Returned :- 03/10/2018
Lane
London Road
Bracknell

Proposal : Harmans Water (Bracknell Town Council)
Erection of 3no. dwellings with associated access, car parking and landscaping.

Observations : Recommended refusal

It was proposed by Cllr Ms Blyth, seconded by Cllr Mrs Luker and with one abstention RESOLVED that:

The proposal is detrimental to the green corridor 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
	Location :- Swiss Cottage 10 King Edwards Road Ascot SL5 8PD		Date Returned :- 03/10/2018

Proposal : 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 Paxton, seconded by Cllr Mrs Michie and with one abstention RESOLVED 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
	Location :- The Elms Winkfield Lane Winkfield SL4 4QU		Date Returned :- 03/10/2018

Proposal : 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 and with two abstentions RESOLVED 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
Location :- Ranelagh Crescent Date Returned :- 03/10/2018
Ascot
Berkshire
SL5 8LG

Proposal : Ascot
Erection of single storey rear extension, alterations to windows and extension to patio.

Observations : Observation

It was proposed by Cllr Polydorou, seconded by Cllr Mrs Michie and with one abstention RESOLVED that:

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
Location :- Forest Edge 17 Date Returned :- 03/10/2018
Prince Consort Drive
Ascot
SL5 8AW

Proposal : 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
Location :- Old Dairy Cottage Date Returned :- 03/10/2018
Sunninghill Park
Sunninghill Road
SL5 7RR

Proposal : Winkfield And Cranbourne
Prior approval change of use from agricultural building to gym (D2).

Observations : Considered no objection.

04- 10 18/00908/FUL Plot Ref :38/2018 Type :- FULL
Applicant Name :- Jeatt, Mr Doug Date Received :- 21/09/2018
Location :- Pucks Blarney Date Returned :- 03/10/2018
Crouch Lane
Winkfield
SL4 4TL

Proposal : Winkfield And Cranbourne
Erection of single storey side extension, front porch and external

alterations

Observations : Considered no objection.

04- 11 18/00909/FUL Plot Ref :38/2018 Type :- FULL
Applicant Name :- Sumnall, Mr&Mrs Matt&Stehanie Date Received :- 21/09/2018
Location :- 39 Date Returned :- 03/10/2018
Charterhouse Close
Bracknell
RG12 0XF

Proposal : Forest Park

Erection of a two storey side extension.

Observations : Observation.

It was proposed by Cllr Yates, seconded by Cllr Ms Blyth and with one abstention RESOLVED that:

WPC would ask the officer to ensure that adequate off road parking is available, and that there is no damage to the root protection zone of the nearby tree during construction.

04- 12 18/00910/FUL Plot Ref :38/2018 Type :- FULL
Applicant Name :- Conn, Miss Yvette Date Received :- 21/09/2018
Location :- Land At Reference C012Z Date Returned :- 03/10/2018
Drift Road
Winkfield

Proposal : Winkfield And Cranbourne

Section 73 application for the variation of condition 3 (timescales) of planning permission 18/00106/FUL for the levelling of a field. [Note for clarification: seeking approval to extend period for completion of the works to 31 October 2018.]

Observations : Observation:

It was proposed by Cllr Yates, seconded by Cllr Ms Blyth and with one abstention RESOLVED that:

WPC would ask the officer to take steps to mitigate any impact to neighbours in this final phase (i.e. traffic management and hours of operation).

04- 13 18/00929/FUL Plot Ref :39/2018 Type :- FULL
Applicant Name :- Sawdon, Mr Paul Date Received :- 27/09/2018
Location :- 31 Date Returned :- 03/10/2018
Jubilee Avenue
Ascot
SL5 8NZ

Proposal : Ascot

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

Observations : Observation.

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

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
Location :- Homelea Date Returned :- 03/10/2018
Winkfield Lane
Winkfield
SL4 4QU

Proposal : 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
Location :- 19 Date Returned :- 03/10/2018
Whitelands Drive
Ascot
SL5 8LS

Proposal : Ascot
Erection of a single storey rear extension.

Observations : Observation.

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

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
Location :- Kingswood Date Returned :- 03/10/2018
Kings Ride
Ascot

Proposal : 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.

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

WPC strongly opposes this application for development within the Green Belt, given the density, character and overbearing nature of the proposals. The proposal is an overdevelopment of the site which causes further loss of green space in close proximity to an SPA and places an unsustainable burden on local infrastructure. The proposal 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
Location :- 9 Date Returned :- 03/10/2018
Queens Close
Ascot
SL5 8PE

Proposal : Ascot
Erection of first floor front extension and single storey extensions to front and rear following demolition of existing conservatory.

Observations : Observation.

It was proposed by Cllr Mrs Michie, seconded by Cllr Yates and with one abstention RESOLVED that:

WPC has serious concerns in relation to the provision of off road parking and would as that it be ensured that there is no loss of amenity to neighbouring properties.

04- 18 18/00939/FUL Plot Ref :39/2018 Type :- FULL
Applicant Name :- Woodbridge, Mr P Date Received :- 27/09/2018
Location :- Land To Rear Of Merrydown Date Returned :- 03/10/2018
Winkfield Street
Winkfield
SL4 4SW

Proposal : Winkfield And Cranbourne
Retain the existing track for purposes of established mixed agricultural/equestrian use

Observations : Considered no objection.

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 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. Noted.

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). Noted.

ii. Local Plan response update for noting. Noted.

iii. Joint Waste and Minerals Consultation - WPC draft response for approval. It was proposed by Cllr Warren, seconded by Cllr Luker and with one abstention RESOLVED that subject to the two minor additions of Cllr Tarrant the WPC response was approved and should be duly submitted by the Clerk.

09 CURRENT ISSUES

i. Central & East Berkshire Draft Minerals & Waste Consultation response for approval (it was noted that item is a duplicate of item 8.iii).

ii. Thames Water Meeting update - noted.

iii. Brockhill Surface Water Flood Scheme update - noted.

10 HIGHWAYS MATTERS

i. Street Naming: It was proposed by Cllr Mrs Michie, seconded by Cllr Paxton and unanimously RESOLVED that the: developer's proposal that the 5 Houses adjacent to Fern Cottage Chavey Down Road be named Connaught Gardens be accepted.

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. Noted - Councillors were invited to respond separately.

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

iv. Parking on Fernbank Road for discussion. WPC discussed the parking situation on Fernbank Road and the surrounding area. Numerous Councillors reiterated the issues experienced and it was agreed that the matter would be raised at the BFC Highways Meeting in November.

v. Archer Strips update. It was noted that the plan has been circulated.

vi. WPC request for review of BFC Parking Standards was noted, together with the response received from BFC. It was agreed that the Clerk would respond.

11 CORRESPONDENCE

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

The Meeting closed at : 20.48

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council