

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 N Atkinson
Cllr Ms E Blyth
Cllr Ms M Gaw
Cllr Mrs D Hayes
Cllr J Masters
Cllr Mrs A Michie
Cllr D Parkin
Cllr G Paxton
Cllr N Polydorou
Cllr R Shurville
Cllr S Tarrant
Cllr D Wall
Cllr C Yates

Also in Attendance :- Mr A Trapnell - Kings Ride Residents' Association
Mrs C Gibson - Planning Admin Assistant

01 APOLOGIES FOR ABSENCE

No apologies were received.

02 DECLARATIONS OF INTEREST

Cllr Mrs Hayes noted that as Borough Councillor and member 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.

Cllr Paxton declared an interest as a neighbour of the application at 04.9.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Mrs Michie, seconded by Cllr Tarrant and unanimously RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 2nd October 2018 were a correct record of that meeting and would as such be duly signed.

04 PLANNING APPLICATIONS

It was noted that a working party of the Council was held on 2nd November to make the recommendations to the Council which were circulated with the agenda.

In attendance were Cllrs Parkin, Paxton and Mrs Michie.

Item 4.11 was taken first and Mr Trapnell spoke on behalf of the Kings Ride Residents' Association.

04- 1 18/00188/TRTPO Plot Ref :40/2018 Type :- TRTPO
Applicant Name :- Halliwell, Mr Miles Date Received :- 04/10/2018
Location :- 21 Date Returned :- 06/11/2018
Astra Mead
Winkfield Row
RG42 7TA

Proposal : Winkfield And Cranbourne
TPO 230 - Application to prune 1 tree

Observations : Observation.

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

WPC would leave determination of this application to the discretion of
the tree officer.

04- 2 18/00190/TRTPO Plot Ref :40/2018 Type :- TRTPO
Applicant Name :- Lewis, Mrs Debbie Date Received :- 04/10/2018
Location :- 12 Date Returned :- 06/11/2018
Dianthus Place
Winkfield Row
RG42 7PQ

Proposal : Winkfield And Cranbourne
TPO 225A - Application to prune 3 trees

Observations : Observation.

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

WPC would leave determination of this application to the discretion of
the tree officer.

04- 3 18/00202/TRTPO Plot Ref :41/2018 Type :- TRTPO
Applicant Name :- Faherty, Mr Ed Date Received :- 11/10/2018
Location :- Land To The East Of 41 Date Returned :- 06/11/2018
Chavey Down Road
Winkfield Row
RG42 7PN

Proposal : Winkfield And Cranbourne
TPO 620 - Application to prune 1 tree

Observations : Observation.

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

WPC would leave determination of this application to the discretion of
the tree officer.

04- 4 18/00204/TRTPO Plot Ref :43/2018 Type :- TRTPO
Applicant Name :- Chinery, Mr Jake Date Received :- 25/10/2018
Location :- 50 Date Returned :- 06/11/2018
Crofton Close
Bracknell
RG12 0UR

Proposal : Forest Park
TPO 106 - Application to prune 1 tree

Observations : Observation.

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

WPC would leave determination of this application to the discretion of
the tree officer.

04- 5 18/00206/TRTPO Plot Ref :42/2018 Type :- TRTPO
Applicant Name :- Barton, Neil Mr Date Received :- 18/10/2018
Location :- 18 Date Returned :- 06/11/2018
Dianthus Place
Winkfield Row
RG42 7PQ

Proposal : Winkfield And Cranbourne
TPO 225A - Application to prune 1 tree

Observations : Observation.

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

WPC would leave determination of this application to the discretion of
the tree officer.

04- 6 18/00207/TRTPO Plot Ref :43/2018 Type :- TRTPO
Applicant Name :- Jordan, Mr Date Received :- 25/10/2018
Location :- Longhill Lodge Date Returned :- 06/11/2018
Long Hill Road
Ascot
SL5 8RE

Proposal : Ascot
TPO 1051 - Application to prune 6 trees and fell 3 trees

Observations : Observation.

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

WPC would leave determination of this application to the discretion of
the tree officer and ask that trees felled be replaced as appropriate.

04- 7 18/00208/TRTPO Plot Ref :42/2018 Type :- TRTPO
Applicant Name :- Price, Samantha Date Received :- 18/10/2018
Location :- Mansfield House Date Returned :- 06/11/2018
Winkfield Lane
Windsor
SL4 4RU

Proposal : Winkfield And Cranbourne
TPO 423 - Application to fell 1 tree

Observations : Observation.

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

WPC would leave determination of this application to the discretion of
the tree officer and ask that trees felled be replaced as appropriate.

04- 8 18/00894/FUL Plot Ref :42/2018 Type :- FULL
Applicant Name :- Mohindra, Mrs Hema Date Received :- 18/10/2018
Location :- 39 Date Returned :- 06/11/2018
Aldridge Park
Winkfield Row
RG42 7NU

Proposal : Winkfield And Cranbourne
Part conversion of garage to habitable accommodation and external
alterations. (retrospective)

Observations : Recommended refusal:

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

The proposal does not comply with BFC's Parking Standards and
WPC does not support the loss of garage space.

04- 9 18/00919/FUL Plot Ref :42/2018 Type :- FULL
Applicant Name :- Bovingdon, Mr C & Z Date Received :- 18/10/2018
Location :- 26 Date Returned :- 06/11/2018
Blackmoor Wood
Ascot
SL5 8EN

Proposal : Ascot
Erection of a single storey rear extension.

Observations : Considered no objection.

04- 10 18/00940/FUL Plot Ref :40/2018 Type :- FULL
Applicant Name :- Woodbridge, Mr P Date Received :- 04/10/2018
Location :- Land To The Rear Of Date Returned :- 06/11/2018
Merrydown

Winkfield Street
Winkfield
SL4 4SW

Proposal : Winkfield And Cranbourne
Section 73 application for the variation of condition 2 (approved plans)
of planning permission 17/00351/FUL for the erection of a new barn.
[For clarification: Installation of additional door and windows, flue and
change of material to brick]

Observations : Considered no objection.

04- 11	18/00948/FUL	Plot Ref :42/2018	Type :- FULL
	Applicant Name :- Bancroft Developments Ltd		Date Received :- 18/10/2018
	Location :- Meadow Vw,Eden Vale,Bolts Ctg Chavey Down Road Winkfield Row RG42 7PN		Date Returned :- 06/11/2018

Proposal : Winkfield And Cranbourne
Erection of 4no. three bed dwellings with new access

Observations : Recommended refusal.

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

Although it is noted that the proposals conform with BFC's Parking
Standards, WPC is of the view that in practicality insufficient parking is
provided to allow unfettered access and egress of utility and
emergency vehicles (parking will inevitably occur in the designated
areas), or to allow parking in a considerate and safe manner.
Overdevelopment of this kind, although strictly compliant, will result in a
dangerous highways situation and will ultimately adversely affect the
character of the area.

04- 12	18/00951/FUL	Plot Ref :40/2018	Type :- FULL
	Applicant Name :- Amoo-Gottfried, Mr Martin		Date Received :- 04/10/2018
	Location :- 65 Ranelagh Crescent Ascot SL5 8LQ		Date Returned :- 06/11/2018

Proposal : Ascot
Erection of a single storey side extension and front porch following
demolition of existing front porch.

Observations : Considered no objection.

04- 13 18/00960/FUL Plot Ref :43/2018 Type :- FULL
Applicant Name :- Flynn, Mr Kris Date Received :- 25/10/2018
Location :- 43 Date Returned :- 06/11/2018
Prince Andrew Way
Ascot
SL5 8NQ

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

Observations : Observation.

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

Insufficient information has been provided. Given the addition of a
bedroom which this proposal entails, WPC is unable to formulate an
informed comment without the provision of a parking plan and would
therefore ask that the officer ensures that the proposals comply with
BFCs parking standards.

04- 14 18/00961/PAA Plot Ref :40/2018 Type :- PAA
Applicant Name :- Three Counties Ltd Date Received :- 04/10/2018
Location :- Land West Of Date Returned :- 06/11/2018
Prince Albert Drive
Ascot

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

Observations : Observation.

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

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

04- 15 18/00963/FUL Plot Ref :40/2018 Type :- FULL
Applicant Name :- Titre, Mr Paul Date Received :- 04/10/2018
Location :- 3A Date Returned :- 06/11/2018
Wood End Close
Ascot
SL5 8LB

Proposal : Ascot
Erection of single storey rear extension following demolition of existing
conservatory and alterations to windows.

Observations : Considered no objection.

04- 16 18/00967/FUL Plot Ref :40/2018 Type :- FULL
Applicant Name :- Robins, Mr & Mrs Date Received :- 04/10/2018
Location :- Oak Cottage Date Returned :- 06/11/2018
Chavey Down Road
Winkfield Row
RG42 7NY

Proposal : Winkfield And Cranbourne
Erection of part single, part two storey side/rear extension and erection of front porch.

Observations : Recommended refusal.

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

WPC note that the demolition of a garage is incorporated into this application - such loss of garage space is not supported by WPC. The parking arrangements indicated are impracticable (particularly given the narrowness of the path and road) and the drawings provided are misleading in terms of scale. WPC would ask the officer to confirm that the proposals comply with BFC's parking standards.

04- 17 18/00970/FUL Plot Ref :40/2018 Type :- FULL
Applicant Name :- Morgan, Mr & Mrs Date Received :- 04/10/2018
Location :- Ty Coed Date Returned :- 06/11/2018
Forest Road
Ascot
SL5 8QF

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

Observations : Considered no objection.

04- 18 18/00974/FUL Plot Ref :41/2018 Type :- FULL
Applicant Name :- Thomas, Mr & Mrs Date Received :- 11/10/2018
Location :- 6 Date Returned :- 06/11/2018
Montague Park
Winkfield
SL4 4BD

Proposal : Winkfield And Cranbourne

Erection of single storey front porch extension following demolition of existing canopy.

Observations : Considered no objection.

04- 19 18/00980/PAD Plot Ref :40/2018 Type :- PAD
Applicant Name :- Short, Mr G Date Received :- 04/10/2018
Location :- Jade Farm Date Returned :- 06/11/2018
Winkfield Lane
Winkfield
SL4 4QU

Proposal : Winkfield And Cranbourne
Application for prior notification for the proposed erection of an
agricultural building.

Observations : No Comment

04- 20 18/00982/FUL Plot Ref :42/2018 Type :- FULL
Applicant Name :- Dale, Mr John Date Received :- 18/10/2018
Location :- Lower Folly 65A Date Returned :- 06/11/2018
Locks Ride
Ascot
SL5 8QZ

Proposal : Winkfield And Cranbourne
Installation of front and rear dormer windows and first floor side facing
window.

Observations : Observation.

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

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

04- 21 18/00989/FUL Plot Ref :42/2018 Type :- FULL
Applicant Name :- Gurney Mr A Date Received :- 18/10/2018
Location :- Beech Lyn Date Returned :- 06/11/2018
Priory Road
Ascot
RG42 7NY

Proposal : Ascot
Section 73 application to vary condition 2 (approved plans) to planning
permission 16/00270/FUL for the Section 73 application for variation of
condition 2 (Plans) of planning permission 15/00643/FUL for the
erection of a detached single storey replacement dwelling with an
associated double garage, following the demolition of the existing
buildings. (For clarification: Alterations to detached garage to provide
annexe)

Observations : Observation.

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

WPC would ask that a condition be applied which ensures that there is

no future alienation of the annexe from the main dwelling.

04- 22 18/00991/FUL Plot Ref :42/2018 Type :- FULL
Applicant Name :- Kasarvi & Mohammadi Date Received :- 18/10/2018
Location :- Orchard House Date Returned :- 06/11/2018
Chavey Down Road
Winkfield Row
RG42 7NY

Proposal : Winkfield And Cranbourne
Erection of 1no. five bedroom dwelling with associated access and
parking arrangements (amendment to approved application ref:
17/00389/FUL).

Observations : Considered no objection.

04- 23 18/00992/FUL Plot Ref :42/2018 Type :- FULL
Applicant Name :- Mayer, Mr D Date Received :- 18/10/2018
Location :- 11 Date Returned :- 06/11/2018
Fernbank Place
Ascot
SL5 8HJ

Proposal : Ascot
Erection of single storey rear extension.

Observations : Considered no objection.

04- 24 18/01001/FUL Plot Ref :42/2018 Type :- FULL
Applicant Name :- Pearson, Mrs C Date Received :- 18/10/2018
Location :- 19 Date Returned :- 06/11/2018
Beaulieu Close
Bracknell
RG12 9QL

Proposal : Martins Heron & The Warren
Erection of single storey rear extension and front porch extension

Observations : Considered no objection

04- 25 18/01012/FUL Plot Ref :42/2018 Type :- FULL
Applicant Name :- Selzer, Mr B Date Received :- 18/10/2018
Location :- 14 Date Returned :- 06/11/2018
Montague Park
Winkfield
SL4 4BD

Proposal : Winkfield And Cranbourne
Erection of single storey rear extension.

Observations : Considered no objection.

04- 26 18/01027/FUL Plot Ref :43/2018 Type :- FULL
Applicant Name :- Pell-Hiley, Mr & Mrs Date Received :- 25/10/2018
Location :- 1 Date Returned :- 06/11/2018
Northbrook Copse
Bracknell
RG12 0UA

Proposal : Forest Park
Erection of single storey side, single storey rear extension to link garage to the house following demolition of existing conservatory.

Observations : Considered no objection.

04- 27 18/01034/FUL Plot Ref :44/2018 Type :- FULL
Applicant Name :- Michaels, Mr W Date Received :- 01/11/2018
Location :- Poplars Farm Date Returned :- 06/11/2018
Crouch Lane
Winkfield
SL4 4TL

Proposal : Winkfield And Cranbourne
Section 73 application to vary condition 2 (approved plans) of planning permission 15/00961/FUL for the erection of a three bedroomed detached dwelling and basement providing the main residential accommodation to the existing ancillary dwelling implemented under planning permission 617476. [This proposal is an alternative design to extant planning permission 12/00834/FUL and accords with S106 Legal Agreement dated 11th May 1992 (617476)]. (For clarification, this application seeks internal and external alterations to the approved scheme).

Observations : Considered no objection.

04- 28 18/01048/PAH Plot Ref :44/2018 Type :- PAH
Applicant Name :- Mr Toby Goodger Date Received :- 01/11/2018
Location :- 64 Date Returned :- 06/11/2018
St Christophers Gardens
Ascot
SL5 8LZ

Proposal : Ascot
Prior approval application for the erection of conservatory to the rear of the property following demolition of existing.

Observations : Considered no objection.

04- 29 18/01052/FUL Plot Ref :44/2018 Type :- FULL
Applicant Name :- Spooner, Mrs Jennifer Date Received :- 01/11/2018
Location :- Ascot Stud Farm Date Returned :- 06/11/2018
Forest Road
Ascot
SL5 8RY

Proposal : Ascot

Creation of outdoor arena, exercise track and stick and ball field.

Observations : Considered no objection.

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06

The following appeal statuses were noted:

A. New Appeals

None

B. Outstanding Appeals

None

C. Decided 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

Appeal Allowed

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

Appeal dismissed

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

Appeal allowed

Disappointment was noted by Councillors at this decision, and it was noted that residents wishing to raise any continued objections in respect of light pollution should contact Environmental Services at BFC.

07 TREE PRESERVATION ORDERS

Tree Preservation Order: TPO 1290 - Land at 184, 186 and 188 Fernbank Road, Ascot, Berkshire - 2018. Noted.

08 BRACKNELL FOREST COUNCIL

It was noted that the next meeting of the BFC Planning and Highways Committee will be held on 8th November 2018. To be considered at that meeting:

Application: 18/00961/PAA Ward: Ascot Applicant: Three Counties Ltd

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

Site Address: Land West Of Prince Albert Drive Prince Albert Drive Ascot Berkshire

Case Officer: Michael Ruddock, (01344) 351288

Date Registered: 28th September 2018 Expected Determination Date: 23rd November 2018

09 CURRENT ISSUES

Cllr Paxton noted occasions on which vulnerable residents have been forced to walk in the roads due to vehicles obstructing public walkways. Cllr Mrs Hayes noted that occasions on which public utility vehicles (bin lorries) have been unable to execute manoeuvres due to excessive street parking.

Mrs Gibson asked that photographs of such instances be provided to the Parish office and that reports be made to 101 wherever possible.

10 HIGHWAYS MATTERS

ROADWORKS OVERRUN: A329 Martins Heron Improvement scheme, noted.

ARCHER STRIPS will be installed w/c12th November for one week, noted.

PROPOSED STREET LIGHTING WORKS: Phase 10 with Warfield, Winkfield and Binfield: tubular steel posts and LED lanterns August 2018 - January 2019, noted.

Street naming and numbering: Oaklands & Willows North Street (former site of Scissor Happy), noted.

11 CORRESPONDENCE

Proposed base station installation - Grass verge at Lovel Lane, Cranbourne, SL4 2HA [Our ref: 78978], for comment. No comment made.

Cllr Ms Gaw noted that the requirement for horse signs on Crouch Lane had been agreed at the recent Winkfield Traffic Issues meeting. It was proposed by Cllr Parkin, seconded by Cllr Yates and with one abstention resolved that WPC would purchase and install signage. As this matter was not included on the agenda for the meeting, the resolution will be referred to the December meeting for ratification.

The Meeting closed at : 20.28

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council