

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 4th December 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.

04 . 3 **18/01082/FUL** Plot Ref :- 46/2018 Type :- FULL
Applicant Name :- Element Six Technologies Limit Date Received :- 15/11/2018
Parish :- Ascot Date Returned :-
Location :- Units 2 - 4 Agent
Kings Ride Park
Kings Ride
Proposals :- Ascot
Section 73 application for the variation of condition 2 (Approved Plans) and removal of condition 7 (Noise Mitigation) of planning permission 18/00146/FUL. (For clarification: this application relates to units 2 and 4 only and is to substitute the proposed acoustic fence with a hit and miss fence and remove condition 6 as it is concluded that there is no need for a noise mitigation condition in light of new technical evidence.
Observations :- Observation.

It was proposed by Cllr Shurville, seconded by Cllr Atkinson that WPC would leave determination of this matter to the expertise of the Officer.

04 . 4 **18/01101/FUL** Plot Ref :- 46/2018 Type :- FULL
Applicant Name :- Newstead, Mr L Date Received :- 15/11/2018
Parish :- Crown Wood Date Returned :-
Location :- 7 Agent
Froxfield Down
Bracknell
Proposals :- Forest Park
Erection of single storey rear extension, part conversion of garage to habitable accommodation and replacement of existing conservatory roof.
Observations :- Recommended Refusal.

It was proposed by Cllr Shurville, seconded by Cllr Paxton that WPC has no objection to the extension but insufficient detail is provided to determine whether the remaining garage space leaves sufficient parking. WPC Does not support the loss of garage space.

04 . 5 **18/01103/RTD** Plot Ref :- 46/2018 Type :- TelecomsPA
Applicant Name :- EE Ltd Date Received :- 15/11/2018
Parish :- W&C Date Returned :-
Location :- Junction Lovel Road, Agent
Pigeonhouse Lane
and North Street
Proposals :- Winkfield And Cranbourne
Application for the installation of 17.5m high monopole with an integrated equipment cabinet at its base supporting shrouded antennas and 2 external dishes, along with 3 free standing equipment cabinets and ancillary development.
Observations :- Observation.

It was proposed by Cllr Shurville, seconded by Cllr Paxton that WPC would leave determination of this matter to the expertise of the

04 . 9 **18/01123/FUL** Plot Ref :- 48/2018 Type :- FULL
Applicant Name :- Lewington, Mr & Mrs Date Received :- 29/11/2018
Parish :- Harmans Water Date Returned :-
Location :- 5 Agent Paul Corbett
Fawler Mead
Bracknell
Proposals :- Martin's Heron & The Warren
Erection of two storey rear extension.
Observations :- Observation.

It was proposed by Cllr Shurville, seconded by Cllr Mrs Michie that WPC would ask the officer to take into account the loss of light which the proposal causes to the property at no.6, and to ensure that the proposals do not encroach on the ability of the resident of no.6 to make any future application for extension.

04 . 10 **18/01126/FUL** Plot Ref :- 48/2018 Type :- FULL
Applicant Name :- Selli Date Received :- 29/11/2018
Parish :- Ascot Date Returned :-
Location :- 125 Agent Paul Corbett
Fernbank Road
Ascot
Proposals :- Ascot
Section 73 application for the removal of condition 19 (soft landscaping) of planning permission 12/01009/FUL for the erection of four bedroom detached house following demolition of existing dwelling. (For clarification this application seeks retrospective permission for a gravel driveway.)
Observations :- Considered no objection.

04 . 11 **18/01131/FUL** Plot Ref :- 48/2018 Type :- FULL
Applicant Name :- G Jones Date Received :- 29/11/2018
Parish :- W&C Date Returned :-
Location :- Lambrook Agent Paul Corbett
Winkfield Row
Bracknell
Proposals :- Winkfield And Cranbourne
Erection of fence to full extent of playing field following removal of existing fence.
Observations :- Considered no objection.

05 AMENDED APPLICATIONS

05 - 1 **18/00777/OUT** Plot Ref :- 33/2018 Type:- OUTLINE
Applicant Name :- Marplace Limited Date Received :- 29/11/2018
Parish :- Ascot
Location :- Ascot Heath Infant School Agent Simon Roskilly
Rhododendron Walk
Ascot
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).

****Amended Application to replace the proposed 'Golf Academy' with a 'Recreation Ground'.**

It was proposed by Cllr Atkinson, seconded by Cllr Mrs Michie that WPC is aware that BFC has sufficient funding to rebuild the school without the need for any further development, and would wish to see this avenue pursued. WPC's original comments on the application as amended remain.

**** Previously submitted comment: 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.

05 . 1	18/00832/FUL	Plot Ref :- 34/2018	Type :- FULL
	Applicant Name :- Beni, Mr & Mrs		Date Received :- 29/11/2018
	Parish :- W&C		Date Returned :- 05/09/2018
	Location :- Don Beni Restaurant	Agent Sarah Fryer	
		Winkfield Row	
		Bracknell	
	Proposals :- Winkfield And Cranbourne		
		Erection of 2 no. detached 3 bedroom dwellings with associated parking and amenity space.	

Amended at 29/11/2018 - detail of amendment: reduction to size of dwellings and simplification of design, addressed highway concerns regarding onsite turning and parking.

WPC's comment on this application as amended remain.

** Previously submitted comment:

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.

06 PLANNING APPEALS

A. New Appeals
None

B. Outstanding Appeals
None

C. Decided Appeals
None

07 TREE PRESERVATION ORDERS

i. TPO 1290 - Land at 184, 186 and 188 Fernbank Road, for noting.

08 BRACKNELL FOREST COUNCIL

i. The next meeting of the BFC Planning and Highways Committee will be held on 13th December 2018, for noting.

09 CURRENT ISSUES

Councillors may provide updates on any current issues pertinent to the Parish.

The Chairman has been notified of no issues and accordingly no resolutions have been proposed.

10 HIGHWAYS MATTERS

i. BFC Traffic Issues In Winkfield Meeting - 20th November 2018 - Minutes, for noting.

ii. 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 and seconded by Cllr Yates that WPC would purchase and install signage - for voting.

CORRESPONDENCE

i. Central and Eastern Berkshire - Joint Minerals & Waste Plan: Further Call for Sites, for noting.

ii. Public Consultation - Proposed Residential Development, Land rear of White Gates, Mushroom Castle, Winkfield Row, for noting.

iii. Old Windsor Neighbourhood Plan (2018-2033) Submission version (Regulation 16) Consultation, for noting.

iv. Surrey Heath Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2018 Consultation: Friday 30th November 2018 to Friday 11th January 2019:
<https://consult.surreyheath.gov.uk/consult.ti/SPASPD/>, for noting.