

# 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 December 2018 at 7.30pm.**

Committee Members Present :- Cllr N Atkinson  
Cllr O Barreto  
Cllr Ms E Blyth  
Cllr Mrs V Browne  
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 R Shurville  
Cllr S Tarrant  
Cllr R Warren  
Cllr C Yates

Also in Attendance :- Mrs Annemarie Edwards - Clerk.

#### **01 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Wall & Laver.

#### **02 DECLARATIONS OF INTEREST**

Cllr Mrs Hayes noted that as Borough Councillor and members of the Planning Committee, she could be present when any of the applications presented to Winkfield Parish Council are considered by BFC.

It was therefore noted that she 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.

Cllrs Shurville and Browne declared an interest at item 5.1.

#### **03 MINUTES OF THE PREVIOUS MEETING**

It was proposed by Cllr Paxton seconded by Cllr Mrs Michie and unanimously RESOLVED that with the addition of the attendance of Cllrs Mrs Hayes and Gaw the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 6th November were a correct record of that meeting and would be duly signed as such.

#### **04 PLANNING APPLICATIONS**

It was noted that a working party of the Council was held on 30th November to make the recommendations to the Council which were circulated under separate cover. In attendance were Cllrs Atkinson, Mrs Michie, Paxton and Shurville .

Cllr Yates joined the meeting at item 4.10.

04- 1 18/01073/FUL Plot Ref :46/2018 Type :- FULL  
Applicant Name :- Saunders, Mr Malcolm Date Received :- 15/11/2018  
Location :- 31 Date Returned :- 05/12/2018  
Mill Ride  
Ascot  
SL5 8LF

Proposal : Ascot  
Erection of detached dwelling following demolition of the existing dwelling on the site.

Observations : Considered no objection

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04- 2 18/01082/FUL Plot Ref :46/2018 Type :- FULL  
Applicant Name :- Element Six Technologies Limit Date Received :- 15/11/2018  
Location :- Units 2 - 4 Date Returned :- 05/12/2018  
Kings Ride Park  
Kings Ride  
SL5 8BP

Proposal : 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 and with one abstention RESOLVED that:

WPC would leave determination of this matter to the expertise of the Officer.

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04- 3 18/01101/FUL Plot Ref :46/2018 Type :- FULL  
Applicant Name :- Newstead, Mr L Date Received :- 15/11/2018  
Location :- 7 Date Returned :- 05/12/2018  
Froxfield Down  
Bracknell  
RG12 9YB

Proposal : 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 and with one abstention RESOLVED that:

WPC has no objection to the extension but insufficient detail is provided to determine whether the remaining garage space leaves sufficient

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parking. WPC does not support the loss of garage space.

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04- 4 18/01103/RTD Plot Ref :46/2018 Type :- TelecomsPA  
Applicant Name :- EE Ltd Date Received :- 15/11/2018  
Location :- Junction Lovel Road, Pigeonhouse Lane and North Street Date Returned :- 05/12/2018

Proposal : 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 and with one abstention RESOLVED that:

WPC would leave determination of this matter to the expertise of the officer, but notes that the monopole seems to be rather high and may be better situated on the opposite side of the road to provide screening and reduce the visual impact of the structure.

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04- 5 18/01118/FUL Plot Ref :47/2018 Type :- FULL  
Applicant Name :- Munisami, Mr & Mrs Date Received :- 22/11/2018  
Location :- 10 Ferrard Close Ascot SL5 8LN Date Returned :- 05/12/2018

Proposal : Ascot  
Erection of two first floor front extensions and conversion of garage into habitable accommodation.

Observations : Recommended refusal.

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

The parking provisions indicated are impractical in an area where there is no street parking available. WPC does not support the loss of garage space.

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04- 6 18/01119/FUL Plot Ref :47/2018 Type :- FULL  
Applicant Name :- Barter, Mr Richard Date Received :- 22/11/2018  
Location :- Street Record Kingswood Ascot Date Returned :- 05/12/2018

Proposal : Ascot  
Erection of entrance feature walls.

Observations : Considered no objection.

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04- 7 18/01121/FUL Plot Ref :47/2018 Type :- FULL  
Applicant Name :- Aurelien, Mr & Mrs Date Received :- 22/11/2018  
Location :- 28 Date Returned :- 05/12/2018  
Carnation Drive  
Winkfield Row  
RG42 7QT

Proposal : Winkfield And Cranbourne  
Erection of part single, part two storey rear extension, 1.5 storey side extension following demolition of existing garage, conversion of loft to habitable accommodation with rear facing box dormer and the insertion of a window at first floor level to eastern side elevation.

Observations : Observation.

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

Although the proposal appears to be compliant with parking standards, the provision is unsympathetic to the street scene. WPC would request that landscaping and permeable surface materials be employed suitably to ameliorate the detrimental impacts to the character of the area caused by the proposal. WPC does not support the loss of garage space.

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04- 8 18/01123/FUL Plot Ref :48/2018 Type :- FULL  
Applicant Name :- Lewington, Mr & Mrs Date Received :- 29/11/2018  
Location :- 5 Date Returned :- 05/12/2018  
Fawler Mead  
Bracknell  
RG12 9YW

Proposal : Martin's Heron & The Warren  
Erection of two storey rear extension.

Observations : Observation.

It was proposed by Cllr Shurville, seconded by Cllr Mrs Michie and with one abstention RESOLVED 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.

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04- 9 18/01126/FUL Plot Ref :48/2018 Type :- FULL  
Applicant Name :- Selli Date Received :- 29/11/2018  
Location :- 125 Date Returned :- 05/12/2018  
Fernbank Road  
Ascot  
SL5 8JT

Proposal : 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.

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04- 10 18/01131/FUL Plot Ref :48/2018 Type :- FULL  
Applicant Name :- G Jones Date Received :- 29/11/2018  
Location :- Lambrook Date Returned :- 05/12/2018  
Winkfield Row  
Bracknell  
RG42 6LU

Proposal : Winkfield And Cranbourne  
Erection of fence to full extent of playing field following removal of existing fence.

Observations : Considered no objection.

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## 05 AMENDED APPLICATIONS

05- 1 18/00777/OUT Plot Ref :33/2018 Type :- OUTLINE  
Applicant Name :- Marplace Limited Date Received :- 29/11/2018  
Location :- Ascot Heath Infant School Date Returned :- 05/12/2018  
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).

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

Observations : Recommended Refusal.

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

WPC's concerns remain unchanged and its original comment is therefore resubmitted.

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,

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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.

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05- 2	18/00832/FUL	Plot Ref :34/2018	Type :- FULL
	Applicant Name :- Beni, Mr & Mrs		Date Received :- 29/11/2018
	Location :- Don Beni Restaurant Winkfield Row Bracknell RG42 6NH		Date Returned :- 05/09/2018

Proposal : 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.

Observations : Recommended Refusal.

It was proposed by Cllr Shurville, seconded by Cllr Parkin and with two abstentions RESOLVED that:

WPC's originally submitted objections to the proposal remain. In addition, WPC would like it noted that the adjacent car park at King George V cannot be facilitate overspill parking as it is closed at dusk.

**\*\* Originally submitted comment follows\*\***

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.

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## 06 PLANNING APPEALS

The following appeal statuses were noted:

A. New Appeals

None

B. Outstanding Appeals  
None

C. Decided Appeals  
None

**07**

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

**08 BRACKNELL FOREST COUNCIL**

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

**09 CURRENT ISSUES**

Cllr Tarrant ask that the minutes of the recent meeting with Thames Water be circulated to all Councillors.

**10 HIGHWAYS MATTERS**

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

ii. It was proposed by Cllr Shurville, seconded by Cllr Yates and with one abstention RESOLVED that WPC would purchase and install signage for horses on Crouch Lane.

iii. Cllr Yates commented on the Martin's Heron roundabout replacement and the huge amount of additional traffic diverting through Chavey Down Village.

iv. Cllr Paxton noted that that there is delay to the Ascot street lighting upgrade, as a result of which he was concerned about the stability of lamp posts already excavated and the continued obstruction of pavements. Cllr Paxton informed WPC that he would be addressing this by email with BFC.

**11 CORRESPONDENCE**

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

ii. Public Consultation - Proposed Residential Development, Land rear of White Gates, Mushroom Castle, Winkfield Row, on Friday 7th December 2018 from 3pm to 7.30pm. A preview session, to which the Parish Council is invited, will be held from 2pm-3pm. noted.

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

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>, noted.

The Meeting closed at : 20:05

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Winkfield Parish Council