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 8th January 2019 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 December 2018.

04 PLANNING APPLICATIONS

A working party of the Council is held on the Friday preceeding each meeting at 10am at the Parish Council Offices 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 4th January 2019 to make the recommendations to the Council which are listed below.

In attendance were: Cllr David Parkin; Cllr Geoff Paxton, Cllr Mrs Sue Luker and Cllr Mrs Angela Michie.

04 . 1 **18/00228/TRTPO** Plot Ref :- 49/2018 Type :- FULL

Applicant Name :- Chairman Date Received :- 06/12/2018

Parish :- Ascot Date Returned :-

Location :- Ascot Priory
Priory Road
Ascot

Agent Phil Gritten

Proposals :- Ascot
TPO 1219 - Application to fell 3 trees and prune 1 tree.

Working Party Comments: OBSERVATION - It was proposed by Cllr Parkin, seconded by Cllr Paxton that WPC is content to leave the decision to the expertise of the Officer.

Observations :-

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04 . 2 **18/01104/FUL** Plot Ref :- 01/2019 Type :- FULL

Applicant Name :- Stephens, Mr James Date Received :- 03/01/2019

Parish :- W&C Date Returned :-

Location :- Little Pippin
69 Locks Ride
Ascot

Agent

Proposals :- Erection of a two storey side, single storey rear extension and installation of front and rear dormers.

The Working Party had no objection.

Observations :-

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04 . 3 **18/01137/FUL** Plot Ref :- 49/2018 Type :- FULL

Applicant Name :- n/a Date Received :- 06/12/2018

Parish :- W&C Date Returned :-

Location :- Old Dairy Cottage
Sunninghill Park
Sunninghill Road

Agent Katie Walker

Proposals :- Winkfield And Cranbourne
Erection of infill extension, external alterations and change of use from agricultural building to D2 (gymnasium).

The Working Party had no objection.

Observations :-

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04 . 4 **18/01149/FUL** Plot Ref :- 50/2018 Type :- FULL

Applicant Name :- Howell, Mr Chris Date Received :- 13/12/2018

Parish :- W&C Date Returned :-

Location :- Hillside 22
Woolford Close
Winkfield Row

Agent Paul Corbett

Proposals :- Winkfield And Cranbourne
Section 73 application for the variation of condition 02 (approved drawings) of planning permission 17/00952/FUL for the erection of 1no. detached 4 bed dwelling.

Working Party Comments: OBSERVATION - It was proposed by Cllr Paxton, seconded by Cllr Mrs Luker, that WPC is concerned that this has been allowed to be constructed contrary to the agreed plans.

Observations :-

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04 . 5 **18/01153/REM** Plot Ref :- 50/2018 Type :- Reserved

Applicant Name :- Forbes, Mrs Date Received :- 13/12/2018

Parish :- W&C Date Returned :-

Location :- White Gates (ltro)
Mushroom Castle
Winkfield Row

Agent Paul Corbett

Proposals :- Winkfield And Cranbourne
Submission of reserved matters relating to access, appearance, landscaping, layout & scale pursuant to outline planning permission 17/00318/OUT for the erection of 1no. detached dwelling (Plot 1).

The Working Party had no comment.

Observations :-

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04 . 6 **18/01155/FUL** Plot Ref :- 50/2018 Type :- FULL

Applicant Name :- Sawdon, Mr Paul Date Received :- 13/12/2018

Parish :- Ascot Date Returned :-

Location :- 31
Jubilee Avenue
Ascot

Agent Olivia Jones

Proposals :- Ascot
Erection of first floor front extension, part two storey part first floor rear extension, front porch and conversion of garage to habitable accommodation.

Working Party Comments: OBSERVATION - It was proposed by Cllr Parkin, seconded by Cllr Paxton, that WPC is content to leave the decision to the expertise of the Officer but reiterates its previous comment 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.

Observations :-

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04 . 7 **18/01156/FUL** Plot Ref :- 50/2018 Type :- FULL

Applicant Name :- Hadzhi, Mr Peter Date Received :- 13/12/2018

Parish :- Harmans Water Date Returned :-

Location :- 12
Cross Gates Close
Bracknell

Agent Olivia Jones

Proposals :- Martin's Heron & The Warren
Erection of two storey side extension following demolition of existing garage/wc.

Working Party Comment: OBJECTION - It was proposed by Cllr Paxton, seconded by Cllr Mrs Luker, that WPC objects to this application as it does not support the loss of garage space and considers this an overdevelopment of the site. If the Officer is mindul to approve WPC requests that a condition is applied preventing any future alienation from the original property.

Cllr Paxton will make a site visit prior to the meeting.

Observations :-

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04 . 8 **18/01178/OBS** Plot Ref :- 50/2018 Type :- OBS

Applicant Name :- RBWM Date Received :- 13/12/2018

Parish :- Date Returned :-

Location :- Hornbuckle Farm /
Hawthorn Hill
Warfield

Agent Sarah Horwood

Proposals :- Royal Borough Of Windsor and Maidenhead
Erection of 30M radio mast, anntenae and shelter cabin.

Working Party Comment: OBSERVATION - It was proposed by Cllr Parkin, seconded by Cllr Paxton, that WPC is content to leave

the decision to the expertise of the Officer.

Observations :-

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04 . 9 **18/01184/FUL** Plot Ref :- 51/2018 Type :- FULL

Applicant Name :- Arkle, Mr Colin Date Received :- 20/12/2018

Parish :- Harmans Water Date Returned :-

Location :- Wisteria Cottage 12 Setley Way Bracknell Agent Olivia Jones

Proposals :- Harmans Water
Erection of outbuilding.

Working Party Comment: No documents available - to be discussed at the meeting.

Observations :-

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04 . 10 **18/01189/FUL** Plot Ref :- 01/2019 Type :- FULL

Applicant Name :- Bradford, Mr and Mrs Patrick Date Received :- 03/01/2019

Parish :- Crown Wood (FP) Date Returned :-

Location :- 20 Bruton Way Bracknell Agent

Proposals :- Erection of single storey rear extension.

Working Party Comment: No objection.

Observations :-

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04 . 11 **18/01190/FUL** Plot Ref :- 51/2018 Type :- FULL

Applicant Name :- Runge, Mr & Mrs P Date Received :- 20/12/2018

Parish :- Ascot Date Returned :-

Location :- 162 Fernbank Road Ascot Agent

Proposals :- Ascot
Erection of a part two storey part single storey rear extension and single storey front extension.

Working Party Comment: OBSERVATION - It was proposed by Cllr Paxton, seconded by Cllr Mrs Luker, that WPC would ask the Officer to ensure there is no loss of amenity to neighbouring properties. WPC is concerned that there is currently insufficient parking provision for this dwelling and this application will exacerbate this already considerably congested area.

Observations :-

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04 . 12 **18/01192/FUL** Plot Ref :- 01/2019 Type :- FULL

Applicant Name :- Cortez, Mr Orlando Date Received :- 03/01/2019

Parish :- Ascot Priory Date Returned :-

Location :- The Firs
London Road
Bracknell

Agent

Proposals :- Raising the roof height to convert loft space into habitable accommodation.

Working Party Comment: To be further discussed at the meeting.

Observations :-

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04 . 13 **18/01196/FUL** Plot Ref :- 51/2018 Type :- FULL

Applicant Name :- Walker, Mr Date Received :- 20/12/2018

Parish :- W&C Date Returned :-

Location :- Handpost Barns
Bracknell Road
Warfield

Agent Katie Walker

Proposals :- Winkfield And Cranbourne
Formation of shallow pond as SUDS drainage.

Working Party comment: OBSERVATION - It was proposed by Cllr Parkin, seconded by Cllr Paxton - WPC would leave the decision to the expertise of the Officer.

Observations :-

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04 . 14 **18/01232/OBS** Plot Ref :- 01/2019 Type :- OBS

Applicant Name :- Wokingham Borough Council Date Received :- 03/01/2019

Parish :- Neighbouring Borough Date Returned :-

Location :- Land SE of
Finchampstead Rd
South Wokingham

Agent

Proposals :- Application for a Scoping Opinion to determine the content of an Environmental Impact Assessment for the residential development of up to 200no dwellings.

Working Party Comment: No documents were available.

Observations :-

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05 AMENDED APPLICATIONS

None received.

06 PLANNING APPEALS

a. New Appeals
Appellant: Mr & Mrs Lesley and Kusum Martin
Site Address: 7 Dianthus Place Winkfield Row Bracknell
Proposal: Erection of two storey front, first floor side and single storey side

extensions.
P.I. Reference: APP/R0335/D/18/3214831
Our Reference: 18/00263/FUL /PTCHH1
(Householder Appeals: no opportunity for further comment).

b. Outstanding Appeals
None

c. Decided Appeals
None.

07 TREE PRESERVATION ORDERS

None received.

08 BRACKNELL FOREST COUNCIL

a. The next meeting of the BFC Planning and Highways Committee will be held on 17th January 2019.

b. The second Bracknell Forest Rights of Way Improvement Plan 2017 - 2027 is published together with the 2018 - 2023 Biodiversity Action Plan (for noting).

09 CURRENT ISSUES

Councillors are invited to provide updates on any issues pertaining to planning and highways affecting the Parish.

No resolutions have been proposed.

10 HIGHWAYS MATTERS

a. Fernbank Road Traffic Issues Update.
Clerk to provide update.

11 CORRESPONDENCE

No correspondence requiring the attention of the Council has been received.