

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 5th February 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 8th January 2019.

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 1st February to make the recommendations to the Council which will be circulated under separate cover. Attendees will be noted in the minutes.

04 . 1	18/01227/FUL	Plot Ref :- 02/2019A	Type :- FULL
	Applicant Name :- Zerilli, Mrs Emma	Date Received :- 09/01/2019	Date Returned :-
	Parish :- W&C		
	Location :- 7	Agent Antara Kumar	
		Crawley Chase	
		Winkfield Row	
	Proposals :- Winkfield And Cranbourne		
		Erection of detached double garage and conversion of existing garage into habitable accommodation.	
	Observations :-		
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04 . 2	18/01229/OUT	Plot Ref :- 02/2019A	Type :- OUTLINE
	Applicant Name :- Daniel, Mr A	Date Received :- 09/01/2019	Date Returned :-
	Parish :- W&C		
	Location :- Land Between Mulberry	Agent Sarah Horwood	
		and The Acre	
		Crouch Lane	
	Proposals :- Winkfield And Cranbourne		
		Outline application with all matters reserved for the erection of 1no. dwelling and associated access	
	Observations :-		
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04 . 3	18/01238/REM	Plot Ref :- 04/2019	Type :- Reserved
	Applicant Name :- Hodges, Mr David	Date Received :- 24/01/2019	Date Returned :-
	Parish :- W&C		
	Location :- Land At White Gates	Agent Paul Corbett	
		Mushroom Castle	
		Winkfield Row	
	Proposals :- Winkfield And Cranbourne		
		Submission of Reserved Matters relating to appearance, scale and landscaping pursuant to outline planning permission 17/00318/OUT for the erection of detached dwellings and garages following demolition of existing outbuilding. (plot 2)	
	Observations :-		

04 . 4	18/01241/FUL	Plot Ref :- 02/2019A	Type :- FULL
	Applicant Name :- McGhee, Mr Kevin	Date Received :- 09/01/2019	
	Parish :- Harmans Water	Date Returned :-	
	Location :- 5	Agent Edgar Starmes	
	Leaffield Copse Bracknell		
	Proposals :- Martin's Heron & The Warren		
	Erection of a single storey front extension. Resubmission of 15/00566/FUL.		
	Observations :-		
04 . 5	18/01245/RTD	Plot Ref :- 02/2019A	Type :- TelecomsPA
	Applicant Name :- EE Ltd	Date Received :- 09/01/2019	
	Parish :- W&C	Date Returned :-	
	Location :- Junction Lovel Road	Agent Sarah Horwood	
	Pigeonhouse Lane and North Street		
	Proposals :- Winkfield And Cranbourne		
	Installation of 17.8m high monopole with an integrated equipment cabinet and 3 free standing equipment cabinets.		
	Observations :-		
04 . 6	19/00001/FUL	Plot Ref :- 04/2019	Type :- FULL
	Applicant Name :- Dallas-Conte, Mr & Mrs N	Date Received :- 24/01/2019	
	Parish :- W&C	Date Returned :-	
	Location :- 1	Agent Olivia Jones	
	Winkfield Row Bracknell		
	Proposals :- Winkfield And Cranbourne		
	Erection of part single, part two storey rear extension, front porch extension and internal alterations.		
	Observations :-		
04 . 7	19/00001/TRTPO	Plot Ref :- 02/2019	Type :- TRTPO
	Applicant Name :- Horridge, Rick	Date Received :- 09/01/2019	
	Parish :- W&C	Date Returned :-	
	Location :- Buckhurst Park	Agent Neil Barton	
	Mill Lane Berkshire		
	Proposals :- Winkfield And Cranbourne		
	TPO 1/1960 - Application to fell 1 tree		
	Observations :-		
04 . 8	19/00003/TRTPO	Plot Ref :- 05/2019	Type :- TRTPO
	Applicant Name :- Mrs Sponer	Date Received :- 30/01/2019	
	Parish :- Ascot Priory	Date Returned :-	
	Location :- The Spinney	Agent	
	Forest Road Ascot		

Proposals :- TPO 176 - Application to fell 4 trees and prune 11 trees.

Observations :-

04 . 9	19/00005/FUL	Plot Ref :- 02/2019	Type :- FULL
	Applicant Name :- Scafuto, Mr Vincenzo		Date Received :- 09/01/2019
	Parish :- W&C		Date Returned :-
	Location :- Mortimer House	Agent Matthew Miller	
	Bracknell Road		
	Warfield		
	Proposals :- Winkfield & Cranbourne		
	Erection of single storey side/rear extension (re-submission of 18/00802/FUL.)		

Observations :-

04 . 10	19/00008/FUL	Plot Ref :- 03/2019	Type :- FULL
	Applicant Name :- World Of Water (Bracknell)		Date Received :- 17/01/2019
	Parish :- W&C		Date Returned :-
	Location :- Oak Tree Nursery	Agent Paul Corbett	
	Bracknell Road		
	Warfield		
	Proposals :- Winkfield And Cranbourne		
	Change of use of land to an overflow car park.		

Observations :-

04 . 11	19/00009/OUT	Plot Ref :- 02/2019	Type :- OUTLINE
	Applicant Name :- Yeardley, Mr Andrew		Date Received :- 09/01/2019
	Parish :- W&C		Date Returned :-
	Location :- White Gates	Agent Trevor Yerworth	
	Mushroom Castle		
	Winkfield Row		
	Proposals :- Winkfield And Cranbourne		
	Outline application for the erection of 42no. dwellings, ancillary infrastructure and open space with vehicular access from Gardeners Road (all matters reserved except for details of access).		

Observations :-

04 . 12	19/00010/TRTPO	Plot Ref :- 05/2019	Type :- TRTPO
	Applicant Name :- Pepper, Mr Dave		Date Received :- 30/01/2019
	Parish :- Forest Park (CW)		Date Returned :-
	Location :- 44 Mendip Road	Agent	
	Proposals :- TPO 106 - Application to fell 2 trees.		

Observations :-

04 . 13	19/00011/FUL	Plot Ref :- 03/2019	Type :- FULL
	Applicant Name :- Bye, Mr Trevor		Date Received :- 17/01/2019
	Parish :- Ascot		Date Returned :-
	Location :- 16 Jubilee Avenue Ascot	Agent Antara Kumar	
	Proposals :- Ascot Erection of garden outbuilding.		
	Observations :-		
04 . 14	19/00012/FUL	Plot Ref :- 03/2019	Type :- FULL
	Applicant Name :- Davda, Mrs Melanie		Date Received :- 17/01/2019
	Parish :- W&C		Date Returned :-
	Location :- The Conifers Chavey Down Road Winkfield Row	Agent Paul Corbett	
	Proposals :- Winkfield And Cranbourne Erection of a single storey rear extension, raising of the roof height to form a chalet style bungalow with first floor living accommodation (retrospective)		
	Observations :-		
04 . 15	19/00014/FUL	Plot Ref :- 05/2019	Type :- FULL
	Applicant Name :- Quan Chen, Mr Jian		Date Received :- 30/01/2019
	Parish :- Forest Park (Crown W		Date Returned :-
	Location :- 11 Horndean Road Bracknell	Agent	
	Proposals :- Change of use of existing A1 (Retail) unit to A5 (Hot Food Takeaway) and installation of flue.		
	Observations :-		
04 . 16	19/00015/FUL	Plot Ref :- 03/2019	Type :- FULL
	Applicant Name :- Morgan, Mr Ryan		Date Received :- 17/01/2019
	Parish :- Ascot		Date Returned :-
	Location :- 14 Wentworth Avenue Ascot	Agent Antara Kumar	
	Proposals :- Ascot Erection of single storey rear extension, installation of roof lantern to existing extension and rendering to dwelling.		
	Observations :-		
04 . 17	19/00018/FUL	Plot Ref :- 03/2019	Type :- FULL
	Applicant Name :- Goodhew, Mr & Mrs R		Date Received :- 17/01/2019
	Parish :- Ascot		Date Returned :-
	Location :- Earlywood Rise Coronation Road Ascot	Agent Olivia Jones	

04 . 22	19/00036/FUL	Plot Ref :- 03/2019	Type :- FULL
	Applicant Name :- RW Rowsell Ltd		Date Received :- 17/01/2019
	Parish :- W&C		Date Returned :-
	Location :- North Street Garage North Street Winkfield	Agent Paul Corbett	
	Proposals :- Winkfield And Cranbourne Erection of 2no. dwellings with associated access, parking, turning area and landscaping following demolition of existing garage and hard standing.		
	Observations :-		
04 . 23	19/00041/FUL	Plot Ref :- 04/2019	Type :- FULL
	Applicant Name :- Mulford, Mr Charlie		Date Received :- 24/01/2019
	Parish :- Ascot		Date Returned :-
	Location :- The Brackens London Road Ascot	Agent Sarah Fryer	
	Proposals :- Ascot Section 73 application for the variation of condition 02 (approved plans) of planning permission 17/01246/FUL for the creation of 5no. apartments and construction of 51no. new dwellings, with associated parking, tree removal and landscaping and improvements to existing access to London Road.		
	Observations :-		
04 . 24	19/00046/FUL	Plot Ref :- 04/2019	Type :- FULL
	Applicant Name :- Heighes, Mr R		Date Received :- 24/01/2019
	Parish :- W&C		Date Returned :-
	Location :- Smallacre Farm Crouch Lane Winkfield	Agent Paul Corbett	
	Proposals :- Winkfield And Cranbourne Erection of 2no. storage buildings following demolition of 5no. existing storage buildings.		
	Observations :-		
04 . 25	19/00052/FUL	Plot Ref :- 04/2019	Type :- FULL
	Applicant Name :- Licensed Trade Charity		Date Received :- 24/01/2019
	Parish :- Ascot		Date Returned :-
	Location :- The Licensed Victuallers London Road Ascot	Agent Antara Kumar	
	Proposals :- Ascot Removal of existing timber sheds and erection of single storey store over existing concrete base		
	Observations :-		

04 . 26	19/00057/FUL	Plot Ref :- 04/2019	Type :- FULL
	Applicant Name :- Packham, Mr & Mrs		Date Received :- 24/01/2019
	Parish :- Ascot		Date Returned :-
	Location :- 4 Saddlers Mews Ascot	Agent Antara Kumar	
	Proposals :- Ascot Erection of single storey rear extension.		
	Observations :-		
04 . 27	19/00071/FUL	Plot Ref :- 05/2019	Type :- FULL
	Applicant Name :- Runge, Mr and Mrs P		Date Received :- 30/01/2019
	Parish :- Ascot Priory		Date Returned :-
	Location :- 162 Fernbank Road Ascot	Agent	
	Proposals :- Formation of dropped kerb and vehicular access to property.		
	Observations :-		
04 . 28	19/00072/FUL	Plot Ref :- 05/2019	Type :- FULL
	Applicant Name :- Skane, A		Date Received :- 30/01/2019
	Parish :- Ascot Priory		Date Returned :-
	Location :- 42 Blackmoor Wood Ascot	Agent	
	Proposals :- Erection of single storey side extension.		
	Observations :-		
04 . 29	19/00078/FUL	Plot Ref :- 05/2019	Type :- FULL
	Applicant Name :- Chesterton Commercial Group		Date Received :- 30/01/2019
	Parish :- Ascot Priory		Date Returned :-
	Location :- 115-117 Fernbank Road Ascot	Agent	
	Proposals :- Redevelopment of 115-117 Fernbank Road to provide 4 no. 2 bedroom dwellings with access, associated parking and landscaping.		
	Observations :-		
04 . 30	19/00081/FUL	Plot Ref :- 05/2019	Type :- FULL
	Applicant Name :- Pidgley, Mr Anthony		Date Received :- 30/01/2019
	Parish :- W&C		Date Returned :-
	Location :- Kilbees Farm Hatchet Lane Winkfield	Agent	
	Proposals :- Proposed ecological landscaping works.		
	Observations :-		

04 . 31 **19/00082/FUL** Plot Ref :- 05/2019 Type :- FULL
 Applicant Name :- Pidgley, Mr Anthony Date Received :- 30/01/2019
 Parish :- W&C Date Returned :-
 Location :- Kilbees Farm Agent
 Hatchet Lane
 Winkfield
 Proposals :- Erection of equestrian viewing lounge between the existing indoor
 area and outdoor manege.

Observations :-

04 . 32 **19/00090/OBS** Plot Ref :- 05/2019 Type :- OBS
 Applicant Name :- RBWM Date Received :- 30/01/2019
 Parish :- Date Returned :-
 Location :- Bear Farm Agent
 Twyford Road
 Binfield
 Proposals :- Formation of vehicular access and driveway to Spinning Wheel
 Lane, replacement of existing parking area and replacement of
 existing driveway with reinforced grass.

Observations :-

05 AMENDED APPLICATIONS

None received.

06 PLANNING APPEALS

Response from BFC received on query regarding powers to challenge the particular appeal process selected by Planning Inspectorate (reference to appeal on 7 Dianthus Place).

"With Householder Appeals where the applicant being appealed is a Householder application, PINS will only consider altering the appeal process under 'exceptional circumstances'. While there has been significant public interest in this application, it ultimately meets all the criteria set by PINS to be a Householder appeal, and as such there are no grounds to challenge this. The appeal at 23 Elliot Rise (18/00428/FUL) was also determined entirely under the Householder appeal process.

It is the case that with 'full' planning applications, the Local Planning Authority can have more of a say in which appeal process we wish to proceed with, i.e. written representations, hearing, or inquiry, however of course as a Householder appeal this does not apply.... ultimately there is no regulatory basis in which we can reasonably challenge PINS in this matter."

The following appeals were noted:

a. New Appeals
None.

b. Outstanding Appeals
None.

c. Decided Appeals
18/00263/FUL - APP/R0335/D/18/3214831

7 Dianthus Place, Winkfield Row, Bracknell RG42 7PQ
Revised proposals for Double Storey Front and Single Storey Side Extensions to Existing Dwelling.
Decision 30/01/2019: DISMISSED

07 TREE PRESERVATION ORDERS

No TPOs have been received this month.

08 BRACKNELL FOREST COUNCIL

The next meeting of the BFC Planning and Highways Committee will be held on Thursday 14th February 2019. Possibles for consideration at that meeting include 16/01039/FUL, - Lambrook(Installation of 8no. timber columns (maximum height 5 metres) with 8no. LED lighting units (148w each) within the existing school car park fronting Winkfield Row).

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.

i. Thames Water Local Engagement Forum

10 HIGHWAYS MATTERS

i. Archer Strips Update

ii. Road improvement works to the A3095 between the Hanworth roundabout and Golden Retriever roundabout - for noting.

11 CORRESPONDENCE

i. Royal Borough of Windsor and Maidenhead - Traveller Local Plan Issues and Options Consultation: <https://www3.rbwm.gov.uk/travellerlocalplan>. For noting.