

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 5th February 2019 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 D Parkin
Cllr G Paxton
Cllr N Polydorou
Cllr S Tarrant
Cllr D Wall
Cllr R Warren

Also in Attendance :- Mrs Christina Gibson - Planning Admin Assistant

01 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Michie, Cllr Shurville, Cllr Yates and Cllr Laver.

02 DECLARATIONS OF INTEREST

Cllr Mrs Hayes noted that as Borough Councillor and member 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.

Cllr Tarrant declared an interest as a neighbour at item 4.2.

Cllr Parkin declared an interest as a neighbour at item 4.21.

03 MINUTES OF THE PREVIOUS MEETING

It was proposed by Cllr Atkinson seconded by Cllr Baretto and unanimously **RESOLVED** that the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 8th January 2019 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 1st February 2019 to make the recommendations to the Council which were circulated under separate cover.

Present at that meeting were:

Cllr Atkinson (to 19/00036/FUL)

Cllr Mrs Browne

Cllr Parkin

Cllr Paxton

Cllr Shurville

Cllr Wall entered the meeting at item 4.11.

04- 1 18/01227/FUL Plot Ref : Type :- FULL

Applicant Name :- Zerilli, Mrs Emma

Date Received :-

Location :- 7

Date Returned :-

Crawley Chase
Winkfield Row
RG42 7TB

Proposal : Winkfield And Cranbourne
Erection of detached double garage and conversion of existing garage
into habitable accommodation.

Observations : Observation

It was proposed by Cllr Atkinson, seconded by Cllr Paxton and with two
abstentions RESOLVED that:-

WPC would ask the officer to ensure that there is no loss of amenity to
neighbouring properties and no future alienation of the garage from the
main dwelling.

04- 2 18/01229/OUT Plot Ref :02/2019A Type :- OUTLINE

Applicant Name :- Daniel, Mr A

Date Received :- 09/01/2019

Location :- Land Between Mulberry
and The Acre
Crouch Lane
RG42 7TB

Date Returned :- 06/02/2019

Proposal : Winkfield And Cranbourne
Outline application with all matters reserved for the erection of 1no.
dwelling and associated access

Observations : Observation.

It was proposed by Cllr Parkin, seconded by Cllr Browne and with three
abstentions RESOLVED that:-

WPC has no objection provided the proposals comply with all
applicable Green Belt legislation and regulation.

04- 3 18/01238/REM Plot Ref :04/2019 Type :- Reserved

Applicant Name :- Hodges, Mr David

Date Received :- 24/01/2019

Location :- Land At White Gates
Mushroom Castle
Winkfield Row
RG42 7PL

Date Returned :- 06/02/2019

Proposal : 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 : Observation.

It was proposed by Cllr Paxton, seconded by Cllr Mrs Browne and with two abstentions RESOLVED that:-

WPC is concerned that the root protection zone has been reduced and would ask the tree officer to check that the tree is sufficiently protected.

04- 4 18/01241/FUL Plot Ref :02/2019A Type :- FULL
Applicant Name :- McGhee, Mr Kevin Date Received :- 09/01/2019
Location :- 5 Date Returned :- 06/02/2019
Leaffield Copse
Bracknell
RG12 9YX

Proposal : Martin's Heron & The Warren
Erection of a single storey front extension. Resubmission of 15/00566/FUL.

Observations : Considered no objection.

04- 5 18/01245/RTD Plot Ref : Type :- TelecomsPA
Applicant Name :- EE Ltd Date Received :-
Location :- Junction Lovel Road Date Returned :-
Pigeonhouse Lane
and North Street
RG12 9YX

Proposal : Winkfield And Cranbourne
Installation of 17.8m high monopole with an integrated equipment cabinet and 3 free standing equipment cabinets.

Observations : Observation:

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

The proposal is unsympathetic to the local environment. WPC would ask that relocation to the other side of the junction be considered.

04- 6 19/00001/FUL Plot Ref :04/2019 Type :- FULL
Applicant Name :- Dallas-Conte, Mr & Mrs N Date Received :- 24/01/2019
Location :- 1 Date Returned :- 06/02/2019
Winkfield Row
Bracknell
RG42 6NE

Proposal : Winkfield And Cranbourne
Erection of part single, part two storey rear extension, front porch extension and internal alterations.

Observations : Considered no objection.

04- 7 19/00001/TRTPO Plot Ref : Type :- TRTPO
Applicant Name :- Horridge, Rick Date Received :-
Location :- Buckhurst Park Date Returned :-
Mill Lane
Berkshire
SL5 7RN

Proposal : Winkfield And Cranbourne
TPO 1/1960 - Application to fell 1 tree

Observations : Observation.

It was proposed by Cllr Mrs Browne, seconded by Cllr Atkinson and with one abstention RESOLVED that:-

WPC would leave determination of the matter to the discretion of the tree officer and ask that any trees felled be replaced with those of a suitable variety in a suitable location.

04- 8 19/00003/TRTPO Plot Ref :05/2019 Type :- TRTPO
Applicant Name :- Mrs Sponer Date Received :- 30/01/2019
Location :- The Spinney Date Returned :- 06/02/2019
Forest Road
Ascot
SL5 8QU

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

Observations : Recommended refusal.

It was proposed by Cllr Tarrant, seconded by Cllr Mrs Luker and with one abstention RESOLVED that:-

The proposed felling of trees would cause significant detriment to the visual aspect and character of the area which WPC does not feel is justifiable given that the trees do not impact in any way on the main dwelling.

04- 9 19/00005/FUL Plot Ref :02/2019 Type :- FULL
Applicant Name :- Scafuto, Mr Vincenzo Date Received :- 09/01/2019
Location :- Mortimer House Date Returned :- 06/02/2019
Bracknell Road
Warfield
RG42 6JX

Proposal : Winkfield & Cranbourne
Erection of single storey side/rear extension (re-submission of 18/00802/FUL.)

Observations : Considered no objection.

04- 10 19/00008/FUL Plot Ref :03/2019 Type :- FULL
Applicant Name :- World Of Water (Bracknell) Date Received :- 17/01/2019
Location :- Oak Tree Nursery Date Returned :- 06/02/2019
Bracknell Road
Warfield
RG42 6LH

Proposal : Winkfield And Cranbourne
Change of use of land to an overflow car park.

Observations : Observation.

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

WPC would wish to maintain the character of the area but has no objection to the proposal provided that it is in compliance with all applicable Green Belt legislation and regulation

04- 11 19/00009/OUT Plot Ref :02/2019 Type :- OUTLINE
Applicant Name :- Yeardeley, Mr Andrew Date Received :- 09/01/2019
Location :- White Gates Date Returned :- 06/02/2019
Mushroom Castle
Winkfield Row
RG42 7PL

Proposal : 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 : Observation.

It was proposed by Cllr Parkin, seconded by Cllr Warren and with eight for, four abstentions and one against RESOLVED that:-

WPC has several concerns in relation to infrastructure and sustainability which it would wish to see ameliorated:

1. Drainage and sewage capacity.
 2. The proposals are detrimental to the Special Protection Area.
 3. The East Bracknell Area Character Assessment notes that the wooded gap to Bracknell is very vulnerable to erosion and should be protected. The proposals are contrary to this recommendation and actively erode the gap.
 4. The East Bracknell Area Character Assessment also recommends that development should be of low density, so that the existing landscape character is not disturbed. The proposals are contrary to that recommendation.
 5. No practical public transport is available, which will result in an increase of private car movement in the local area.
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04- 12 19/00010/TRTPO Plot Ref :05/2019 Type :- TRTPO
Applicant Name :- Pepper, Mr Dave Date Received :- 30/01/2019
Location :- 44 Mendip Road Date Returned :- 06/02/2019
RG12 0XD

Proposal : TPO 106 - Application to fell 2 trees.

Observations : Recommended refusal.

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

There is insufficient justification for the felling of these trees.

04- 13 19/00011/FUL Plot Ref : Type :- FULL
Applicant Name :- Bye, Mr Trevor Date Received :-
Location :- 16 Date Returned :-
Jubilee Avenue
Ascot
SL5 8NZ

Proposal : Ascot
Erection of garden outbuilding.

Observations : Observation.

It was proposed by Cllr Mrs Browne, seconded by Cllr Atkinson and with one abstention RESOLVED that:-

WPC would ask the officer to ensure that there is no future alienation from the main dwelling nor independent habitation of the outbuilding.

04- 14 19/00012/FUL Plot Ref :03/2019 Type :- FULL
Applicant Name :- Davda, Mrs Melanie Date Received :- 17/01/2019
Location :- The Conifers Date Returned :- 06/02/2019
Chavey Down Road
Winkfield Row
RG42 7PS

Proposal : 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 : Recommended refusal.

It was proposed by Cllr Parkin, seconded by Cllr Mrs Browne and with two abstentions RESOLVED that:-

This proposal is an overdevelopment of the site and WPC does not support the loss of garage space.

04- 15 19/00014/FUL Plot Ref :05/2019 Type :- FULL
Applicant Name :- Quan Chen, Mr Jian Date Received :- 30/01/2019
Location :- 11 Horndean Road Date Returned :- 06/02/2019
Bracknell
RG12 0XQ

Proposal : Change of use of existing A1 (Retail) unit to A5 (Hot Food Takeaway) and installation of flue.

Observations : Recommended refusal.

It was proposed by Cllr Parkin, seconded by Cllr Mrs Browne and with one abstention RESOLVED that:-

The proposal causes loss of amenity to residents of the flats.

04- 16 19/00015/FUL Plot Ref : Type :- FULL
Applicant Name :- Morgan, Mr Ryan Date Received :-
Location :- 14 Date Returned :-
Wentworth Avenue
Ascot
SL5 8HQ

Proposal : Ascot
Erection of single storey rear extension, installation of roof lantern to existing extension and rendering to dwelling.

Observations : Considered no objection.

04- 17 19/00018/FUL Plot Ref :03/2019 Type :- FULL
Applicant Name :- Goodhew, Mr & Mrs R Date Received :- 17/01/2019
Location :- Earlywood Rise Date Returned :- 06/02/2019
Coronation Road
Ascot
SL5 9LH

Proposal : Ascot
Erection of first floor side extension.

Observations : Considered no objection.

04- 18 19/00020/FUL Plot Ref :05/2019 Type :- FULL
Applicant Name :- Elloway, Mr John Date Received :- 30/01/2019
Location :- Eden Date Returned :- 06/02/2019
Gold Cup Lane
Ascot
SL5 8NP

Proposal : Conversion of loft into habitable accommodation including roof extension and installation of rear dormer.

Observations : Considered no objection.

04- 19 19/00021/PAA Plot Ref :03/2019 Type :- PAA
Applicant Name :- Mr Gary Short Date Received :- 17/01/2019
Location :- Jade Farm Date Returned :- 06/02/2019
Winkfield Lane
Winkfield
SL4 4QU

Proposal : Winkfield And Cranbourne
Application for prior approval change of use of Agricultural Building to 5
no. residential properties (C3).

Observations : Observation.

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

WPC has no objection provided the proposals are compliant with all
applicable Green Belt legislation and regulation, ensuring retention
within the footprint of the existing building.

04- 20 19/00022/FUL Plot Ref :03/2019 Type :- FULL
Applicant Name :- Oldham, Mrs Samantha Date Received :- 17/01/2019
Location :- 17 Date Returned :- 06/02/2019
Darwall Drive
Ascot
SL5 8NB

Proposal : Ascot
Erection of single storey rear extension, alterations to windows and
doors.

Observations : Considered no objection.

04- 21 19/00024/FUL Plot Ref :03/2019 Type :- FULL
Applicant Name :- Napper, Mr & Mrs J & J Date Received :- 17/01/2019
Location :- 18 Date Returned :- 06/02/2019
Emery Down Close
Bracknell
RG12 9FH

Proposal : Martin's Heron & The Warren
Erection of single storey front extension to existing garage and first floor
side extension.

Observations : Recommended refusal.

It was proposed by Cllr Mrs Browne, seconded by Cllr Paxton and with
two abstentions RESOLVED that:-

This proposal is an overdevelopment of the site.

04- 22 19/00036/FUL Plot Ref :03/2019 Type :- FULL
Applicant Name :- RW Rowsell Ltd Date Received :- 17/01/2019
Location :- North Street Garage Date Returned :- 06/02/2019
North Street
Winkfield
SL4 4TF

Proposal : Winkfield And Cranbourne
Erection of 2no. dwellings with associated access, parking, turning area and landscaping following demolition of existing garage and hard standing.

Observations : Observation.

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

WPC has no objection to the proposals but would ask that a condition be applied limiting impact of construction on the local area, particularly of the effects of vehicular storage and movement on the highways.

04- 23 19/00041/FUL Plot Ref :04/2019 Type :- FULL
Applicant Name :- Mulford, Mr Charlie Date Received :- 24/01/2019
Location :- The Brackens Date Returned :- 06/02/2019
London Road
Ascot
SL4 4RZ

Proposal : 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 : Considered no objection.

04- 24 19/00046/FUL Plot Ref :04/2019 Type :- FULL
Applicant Name :- Heighes, Mr R Date Received :- 24/01/2019
Location :- Smallacre Farm Date Returned :- 06/02/2019
Crouch Lane
Winkfield
SL4 4RZ

Proposal : Winkfield And Cranbourne
Erection of 2no. storage buildings following demolition of 5no. existing storage buildings.

Observations : Considered no objection.

04- 25 19/00052/FUL Plot Ref :04/2019 Type :- FULL
Applicant Name :- Licensed Trade Charity Date Received :- 24/01/2019
Location :- The Licensed Victuallers Date Returned :- 06/02/2019
London Road
Ascot
SL5 8DR

Proposal : Ascot
Removal of existing timber sheds and erection of single storey store
over existing concrete base

Observations : Considered no objection.

04- 26 19/00057/FUL Plot Ref :04/2019 Type :- FULL
Applicant Name :- Packham, Mr & Mrs Date Received :- 24/01/2019
Location :- 4 Date Returned :- 06/02/2019
Saddlers Mews
Ascot
SL5 8FW

Proposal : Ascot
Erection of single storey rear extension.

Observations : Considered no objection.

04- 27 19/00071/FUL Plot Ref :05/2019 Type :- FULL
Applicant Name :- Runge, Mr and Mrs P Date Received :- 30/01/2019
Location :- 162 Fernbank Road Date Returned :- 06/02/2019
Ascot
SL5 8LA

Proposal : Formation of dropped kerb and vehicular access to property.

Observations : Recommended refusal.

It was proposed by Cllr Paxton, seconded by Cllr Mrs Browne that:-

The proposal impinges on the root protection zone of the tree to the
front of the property.

04- 28 19/00072/FUL Plot Ref :05/2019 Type :- FULL
Applicant Name :- Skane, A Date Received :- 30/01/2019
Location :- 42 Blackmoor Wood Date Returned :- 06/02/2019
Ascot
SL5 8EN

Proposal : Erection of single storey side extension.

Observations : Considered no objection.

04- 29 19/00078/FUL Plot Ref :05/2019 Type :- FULL
Applicant Name :- Chesterton Commercial Group Date Received :- 30/01/2019
Location :- 115-117 Fernbank Road Date Returned :- 06/02/2019
Ascot
SL5 8JT

Proposal : Redevelopment of 115-117 Fernbank Road to provide 4 no. 2 bedroom dwellings with access, associated parking and landscaping.

Observations : Recommended refusal.

It was proposed by Cllr Mrs Browne, seconded by Cllr Parkin and with one abstention RESOLVED that:-

Although strictly in compliance with BFC's parking standards, in practical terms the proposals will result in increased on-street parking, thereby exacerbating an already dangerous highways situation. Photographic evidence is supplied to support this. WPC notes that no height measurements are indicated in the plans.

04- 30 19/00081/FUL Plot Ref :05/2019 Type :- FULL
Applicant Name :- Pidgley, Mr Anthony Date Received :- 30/01/2019
Location :- Kilbees Farm Date Returned :- 06/02/2019
Hatchet Lane
Winkfield
SL4 2EG

Proposal : Proposed ecological landscaping works.

Observations : Recommended approval.

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

WPC feels that this is an enhancement to the historic natural character of the area.

04- 31 19/00082/FUL Plot Ref :05/2019 Type :- FULL
Applicant Name :- Pidgley, Mr Anthony Date Received :- 30/01/2019
Location :- Kilbees Farm Date Returned :- 06/02/2019
Hatchet Lane
Winkfield
SL4 2EG

Proposal : Erection of equestrian viewing lounge between the existing indoor area and outdoor manege.

Observations : Recommended approval.

It was proposed by Cllr Parkin, seconded by Cllr Mrs Browne and with two abstentions RESOLVED that:-

04- 32 19/00090/OBS Plot Ref :05/2019 Type :- OBS
Applicant Name :- RBWM Date Received :- 30/01/2019
Location :- Bear Farm Date Returned :- 06/02/2019
Twyford Road
Binfield
RG42 5QE

Proposal : Formation of vehicular access and driveway to Spinning Wheel Lane, replacement of existing parking area and replacement of existing driveway with reinforced grass.

Observations : No Comment

05 AMENDED APPLICATIONS

It was noted that no amended applications had been received.

06 AMENDED APPLICATIONS

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) was noted.

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

It was noted that no TPOs have been received this month.

08 BRACKNELL FOREST COUNCIL

It was noted that 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 were invited to provide updates on any issues pertaining to planning and highways affecting the Parish. No resolutions were proposed.

i. Thames Water Local Engagement Forum. Cllr Tarrant noted that WPC had not been invited to this meeting and that elements of the report provided were inaccurate and unsatisfactory. Cllr Tarrant was asked to provide his full comments to the Clerk for discussion at the next meeting.

- ii. North Ascot Post Office relocation. The public consultation was noted.
- iii. Speed Watch. Cllr Paxton provided an update on progress and noted that a full report would be provided to Council.
- iv. Legoland development: Cllr Mrs Hayes noted that the construction of chalets had been approved with exit onto Drift Road. Cllr Hayes would keep a watching brief and update on issues as appropriate.
- v. Cllr Hayes provided a brief update on the London Road tip site, noting that developer meeting had been scheduled for Thursday 7th February.

10 HIGHWAYS MATTERS

- i. Cllr Parkin provided an update on the Archer strips, noting that BFC will provide recommendations and this will be taken up at the next Council meeting.
- ii. Road improvement works to the A3095 between the Hanworth roundabout and Golden Retriever roundabout were noted.

11 CORRESPONDENCE

- i. Royal Borough of Windsor and Maidenhead - Traveller Local Plan Issues and Options Consultation: <https://www3.rbwm.gov.uk/travellerlocalplan>. Noted.
- ii. The refusal of permission of proposals for Ascot Heath Schools was noted.

The Meeting closed at : 20.32

Signed : _____ Chairman Date: _____

On behalf of :- Winkfield Parish Council