

Winkfield Parish Council

Special Meeting of WPC: Planning and Highways

Dear Councillor

You are summoned to attend a Special Meeting of Winkfield Parish Council to consider Planning and Highway Matters to be held in Carnation Hall, Chavey Down Road, Winkfield Row, R42 7PA on Tuesday 10th January 2023.

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 exists, either via the lounge door or through the kitchen and out through the door to the grounds and make their way to the fire assembly point (the part of the car park near the pedestrian access to Chavey Down Road/Mushroom Castle Lane).

Yours sincerely

Marcia Milsom
Clerk to the Council

This meeting will be conducted strictly in accordance with Standing Orders as adopted by Council in December 2021. 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. If you are attending as a member of the public and wish to speak on a planning application being discussed at this meeting, please inform the Clerk no later than midday on the previous working day before the meeting.

AGENDA

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 6th December 2022.

PLANNING APPLICATIONS - New & Amended

A working party of the Council is scheduled for the Friday preceeding each meeting at 10am via Zoom 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 will be held on Friday 6th January 2023 to make suggestions to the Council which will be circulated under separate cover. Attendees will be noted in the minutes.

04 . 1	22/00267/TRTPO	Plot Ref :- 49/2022	Type :- TRTPO
	Applicant Name :- -	Date Received :- 07/12/2022	
	Parish :- Ascot	Date Returned :-	
	Location :- High Oaks 50A Fernbank Road Ascot	Agent Jan Polnik	
	Proposals :- Ascot - not Green Belt TPO 1196 - Application to fell 1 tree		
	Observations :-		
04 . 2	22/00272/TRCA	Plot Ref :- 51/2022	Type :- CONSERV
	Applicant Name :- -	Date Received :- 20/12/2022	
	Parish :- w&c	Date Returned :-	
	Location :- The Old Farm Winkfield Row Bracknell	Agent Jan Polnik	
	Proposals :- Winkfield And Cranbourne - not Green Belt CONS AREA - Application to prune 1 tree		
	Observations :-		
04 . 3	22/00876/FUL	Plot Ref :- 51/2022	Type :- FULL
	Applicant Name :- -	Date Received :- 20/12/2022	
	Parish :- Ascot	Date Returned :-	
	Location :- 13 Darwall Drive Ascot	Agent Dexter Matthews	
	Proposals :- Ascot - not Green Belt Proposed alterations to garage, including raising of the roof, replacement roof and changes to fenestration		
	Observations :-		
04 . 4	22/00881/FUL	Plot Ref :- 01/2023	Type :- FULL
	Applicant Name :- -	Date Received :- 03/01/2023	
	Parish :- W&C	Date Returned :-	
	Location :- 57 The High Pines Parkers Lane Maidens Green	Agent Benjamin Marshall	

Proposals :- Winkfield And Cranbourne - Green Belt
Retrospective application for reinstatement of a sleeper wall and
erection of a replacement fence.

Observations :-

04 . 5	22/00925/FUL	Plot Ref :- 49/2022	Type :- FULL
	Applicant Name :- -		Date Received :- 07/12/2022
	Parish :- Ascot		Date Returned :-
	Location :- Firs Cottage Long Hill Road Ascot	Agent Louise Fuller	
	Proposals :- Ascot - not Green Belt Proposed erection of a first floor rear extension and roof extension.		

Observations :-

04 . 6	22/00933/FUL	Plot Ref :- 51/2022	Type :- FULL
	Applicant Name :- -		Date Received :- 20/12/2022
	Parish :- Ascot		Date Returned :-
	Location :- Heritage House Kings Ride Ascot	Agent Shelley Clark	
	Proposals :- Ascot - Green Belt Proposed single storey rear extension and roof extension. Demolition of existing single storey front extension.		

Observations :-

04 . 7	22/00954/FUL	Plot Ref :- 49/2022	Type :- FULL
	Applicant Name :- -		Date Received :- 07/12/2022
	Parish :- Ascot		Date Returned :-
	Location :- Bodens Ride House Bodens Ride Ascot	Agent Shelley Clark	
	Proposals :- Ascot - Green Belt Section 73 application for the removal of condition 7 (Post Construction Review) of planning permission 14/01225/FUL for the erection of a new dwelling with detached outbuildings following the demolition of the existing dwelling and outbuildings.		

Observations :-

04 . 8	22/00960/FUL	Plot Ref :- 49/2022	Type :- FULL
	Applicant Name :- -		Date Received :- 07/12/2022
	Parish :- W&C		Date Returned :-
	Location :- North Street Garage North Street Winkfield	Agent Paul Corbett	
	Proposals :- Winkfield And Cranbourne - Green Belt Section 73 application for the variation of condition 2 of planning permission 20/01084/FUL for the erection of 1no. 4 bedroom dwellinghouse with basement and entrance gates wall and railings following demolition of existing buildings [For clarification the application seeks amendments to the design of the dwelling).		

Observations :-

04 . 9	22/00963/PAH	Plot Ref :- 49/2022	Type :- PAH
	Applicant Name :- -		Date Received :- 07/12/2022
	Parish :- Ascot		Date Returned :-
	Location :- 1 Beechwood Close	Agent Dexter Matthews	
	Ascot		
	Berkshire		
	Proposals :- Ascot - not Green Belt		
	Prior approval application for construction of single storey rear extension which extends overall 6.0m behind the rear wall of original house.		
	Observations :-		
04 . 10	22/00967/FUL	Plot Ref :- 49/2022	Type :- FULL
	Applicant Name :- -		Date Received :- 07/12/2022
	Parish :- Ascot		Date Returned :-
	Location :- 8 The Grove	Agent Louise Fuller	
	Ascot		
	Berkshire		
	Proposals :- Ascot - not Green Belt		
	Proposed single storey front extension, porch, first floor front/side extension, changes to fenestration and external finishes, including addition of render		
	Observations :-		
04 . 11	22/00969/FUL	Plot Ref :- 49/2022	Type :- FULL
	Applicant Name :- -		Date Received :- 07/12/2022
	Parish :- W&C		Date Returned :-
	Location :- 2	Agent Dexter Matthews	
	Albany Cottages		
	Chavey Down Road		
	Proposals :- Winkfield And Cranbourne - not Green Belt		
	Proposed loft conversion with 2no. roof lights to front elevation and rear dormer.		
	Observations :-		
04 . 12	22/00978/FUL	Plot Ref :- 51/2022	Type :- FULL
	Applicant Name :- -		Date Received :- 20/12/2022
	Parish :- Ascot		Date Returned :-
	Location :- Goaters Hill Cottage 21	Agent Paul Corbett	
	Asher Drive		
	Ascot		
	Proposals :- Ascot - Green Belt		
	Proposed redevelopment of site to provide a 3 bedroom replacement dwelling.		
	Observations :-		

04 . 13	22/01012/FUL	Plot Ref :- 01/2023	Type :- FULL
	Applicant Name :- -	Date Received :- 03/01/2023	
	Parish :- Ascot	Date Returned :-	
	Location :- Licensed Victuallers School London Road Ascot	Agent Louise Fuller	
	Proposals :- Ascot - Green Belt Creation of a new vehicular and pedestrian access gates and fencing to main entrance off London Road with living wall and associated signage at LVS Ascot.		
	Observations :-		
04 . 14	22/01013/A	Plot Ref :- 01/2023	Type :- ADVERT
	Applicant Name :- -	Date Received :- 03/01/2023	
	Parish :- Ascot	Date Returned :-	
	Location :- Licensed Victuallers School London Road Ascot	Agent Louise Fuller	
	Proposals :- Ascot - Green Belt Advertisement consent is sought for the retention of existing signs on metal posts plus new sign within proposed living wall.		
	Observations :-		
04 . 15	22/01016/FUL	Plot Ref :- 01/2023	Type :- FULL
	Applicant Name :- -	Date Received :- 03/01/2023	
	Parish :- W&R	Date Returned :-	
	Location :- 7 Crawley Chase Winkfield Row	Agent Dexter Matthews	
	Proposals :- Winkfield And Cranbourne - not Green Belt Proposed erection of detached double garage and conversion of existing garage into habitable accommodation.		
	Observations :-		
04 . 16	22/01017/FUL	Plot Ref :- 01/2023	Type :- FULL
	Applicant Name :- -	Date Received :- 03/01/2023	
	Parish :- Ascot	Date Returned :-	
	Location :- 206 New Road Ascot	Agent Dexter Matthews	
	Proposals :- Ascot - not Green Belt Proposed dropped kerb onto a classified road.		
	Observations :-		

Applicant Name :- -

Date Received :- 03/01/2023

Parish :- Ascot

Date Returned :-

Location :- manorside
Forest Road
Ascot

Agent Dexter Matthews

Proposals :- Ascot - Not Green Belt!

Proposed erection of single storey side and rear extensions following the demolition of the existing conservatory.

Observations :-

05**PLANNING APPEALS**

a. Appeals open for response (noted):

No new appeals

b. Ongoing Appeals (not open for response) (noted):

i. 21/01156/FUL - Corner Cottage Crouch Lane Winkfield - Erection of outbuilding for continued ancillary use, following demolition of existing building. Householder Appeals Service, no opportunity to submit comments

ii. 19/01072/OUT - 127 Fernbank Road Ascot Berkshire - Outline application (access, layout and scale only with all other matters reserved) for the erection of single three storey building comprised of 9no. apartments containing 5 two bed roomed flats and 4 three bed roomed flats with basement parking following demolition of existing property and outbuildings.

Written representations by 1st June 2021.

iii. 20/00571/FUL - Land R/O 89 Locks Ride Ascot Berkshire - Construction of 7no. dwellings (1no. three-bedroom and 6no. four-bedroom detached houses) with associated garages, parking, access and landscaping.

Written Representations by 7th April

iv. 21/00207/FUL - Towsbourne Winkfield Lane Winkfield - Demolition of the existing conservatory and detached garage, and erection of a replacement single storey rear extension and detached garage

Householder Appeals Service, no opportunity to submit comments

v. 21/00316/FUL - Hunters Wood 13 Prince Consort Drive Ascot - Single and two storey rear extensions following demolition of existing conservatory, 2 x rear rooflights and 1 x additional window on existing side elevation.

Householder Appeals Service, no opportunity to submit comments

vi. 21/00128/FUL - Land South Of Lambrook Chavey Down Road Winkfield Row - Erection of 6 no. dwellings with associated access, landscaping and parking.

Written Representations by 7th September 2022.

WPC Comment on application: Recommended refusal. It was proposed by Cllr Atkinson, seconded by Cllr Wall and with 13 for, one abstention and one against RESOLVED that:- The development proposed is inappropriate to the character of the area and will add unacceptable pressure on the infrastructure of the area (particularly in terms of traffic and sewerage). Moreover, such development would cause erosion of the strategic gap contrary to CS9 of the BFC Local Plan.

** No input further to the comment already submitted by WPC to be provided.

c. Decided Appeals (noted):

20/00809/OUT - Winkfield Park Winkfield Row Bracknell - Outline application for replacement stables including grooms accommodation within the roof and an all-weather arena (all matters reserved)

** Informal hearing: 10.00 a.m. 8th November 2022

As an interested party you are invited to attend and at the Inspector's discretion, give your views.

****DISMISSED****

06 BRACKNELL FOREST COUNCIL

The next meeting of the BFC Planning Committee will be held on Thursday 19th January 2023. Possible applications for consideration at that meeting include:
- 22/00778/FUL, 16 Kingswood Ascot Berkshire SL5 8AN, Section 73 application for the variation of condition 2 (Approved Plans) of planning permission 21/00668/FUL to allow for an increase in the height of the orangery by 0.15m.

07 TREE PRESERVATION ORDERS

No Tree Preservation Orders have been received.

08 HIGHWAYS MATTERS

a. Sentinal Speed Camera

More volunteers from Councillors and Residents are required to operate the scheme effectively.

b. Notification of roadworks

Priory Road update requested from BFC.

09 CURRENT ISSUES

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

a. Attendance at Planning Working Party meetings has stagnated, with only two or three Councillors commonly being present. Those members who habitually attend are minded that attendance should be at 5 or more members in order to provide accurate, informed and balanced suggestions to Council in a manner which increases the efficiency of WPC's planning process, and are not generally comfortable to proceed with fewer attendees.

It is noted that the composition and operation of the Planning Working Party is not mandated by any instrument. An alternative option could be to create a formal Planning Committee consisting of 1-2 members of each ward plus Chairman and Vice-Chairman with delegated powers.

To consider the future process of reviewing planning applications and highways matters.

10 CORRESPONDENCE

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