



**SUNNINGHILL & ASCOT  
PARISH COUNCIL**

The Courtyard (Ascot Racecourse)  
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**Minutes of a meeting of the Planning Committee held at the Parish Council Office, The Courtyard, High Street, Ascot, SL5 7JF on Tuesday 18 July 2017 commencing at 7.00pm at which your attendance is requested.**

Members Present: Councillors B Hilton (Chairman), P Deason (Vice-Chairman), C Herring, B Humphreys, C Lester, A Sharpe, B Story, R Wood.

In attendance: Elizabeth Yates, Clerk to the Council and Peter Shaw (SPAЕ)

**6781 TO NOTE APOLOGIES FOR ABSENCE**

Councillors Phil Carter and David Hilton.

**6782 MINUTES**

The minutes of the meeting, held on 27 June, were approved as a correct record and signed as such.

**6783 DECLARATIONS OF INTEREST**

The Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct. None were given.

**6784 PLANNING APPLICATIONS**

Application No.	Location and Description
16/03115 (Outline - amended)	<b>Heatherwood Hospital, London Road, Ascot, SL5 8AA</b> <b>Hybrid planning application comprising: 1) Application for full planning permission for the development of a new Elective Care Hospital and associated Admin Hub with associated parking, vehicle access, highway works, plant and landscaping 2) Application for full planning permission for the change of use of existing building to provide GP Practice, Office, Data Centre and Staff Restaurant in association with the Elective Care Hospital 3) Application for outline planning permission (access and layout determined with all other matters reserved for future consideration) for demolition of existing hospital and redevelopment of up to 250 dwellings with associated vehicle access and highway works 4) Application for full planning permission for the change of use of existing woodland to Suitable Alternative Natural Greenspace (SANG) in association with the outline residential planning permission</b> <b>Further Comments: Objections. Please see Appendix A which is also to be sent directly to the Borough Planners.</b>
17/01668 (Full)	<b>Woodville, Devenish Road, Sunningdale, Ascot SL5 9PF</b> <b>Single storey side and rear extension</b> <b>Recommendation: No Objections.</b>
17/01675 (Works to Trees Covered by TPO)	<b>Oakwood, Heathfield Avenue and Holmwood, Larch Avenue, Ascot</b> <b>(T1) – Oak – reduce overhang by 3 metres. (T2) – Oak – Crown by 2-3 metres and remove deadwood. (TPO 23 of 2010)</b> <b>Recommendation: Referred to the Borough’s Tree Officer.</b>

17/01682 (Full)	<p>30 Armitage Court, Ascot SL5 9TA</p> <p>Two storey rear &amp; side extension, single storey front extension</p> <p><b>Recommendation:</b> The committee considered this to be an invalid application as to date the information requested by the Borough's Planning Officer on the outbuilding was not available and the issues raised within the Officer's letter had not been addressed. Therefore the committee asked that the application was re-submitted with the appropriate information</p>
17/01767 (Full)	<p>10 Woodlands Ride, Ascot SL5 9HN</p> <p>Construction of two storey front and side extensions and single storey rear extension with internal alterations</p> <p><b>Recommendation:</b> Objections as there was insufficient information available on the website upon which to make valid comments.</p>
17/01780 (Full)	<p>7 Silwood Close, Ascot, SL5 7DX</p> <p>Construction of x1 5 bedroom dwelling and detached garage following demolition of the existing dwelling and garage</p> <p><b>Recommendation:</b> No Objections, provided Green Belt requirements were met.</p>
17/01908 (Certificate of Lawfulness of Development)	<p>The Chase, 4 Geffers Ride, Ascot SL5 7JY</p> <p>Certificate of lawfulness to determine whether the existing side/rear extension is lawful</p> <p><b>Recommendation:</b> No Objections.</p>
17/01914 (Full)	<p>85 Upper Village Road, Ascot SL5 7AJ</p> <p>Construction of two storey side and rear extension following demolition of existing rear ground floor extension, garage and outbuilding</p> <p><b>Recommendation:</b> Objections. The committee considered the application to be an overdevelopment of the site, with inadequate parking, which would lead to a reduction in amenity space. Therefore it was considered to be contrary to Neighbourhood Plan policies NP/DG3.2, NP/DG2.1 and 2.2, NP/EN3, NP/T1 (parking and access) and NP/SV1.2. The committee asked the Borough Planners to refer this application to the Borough Officers who were involved with reviewing parking in Sunninghill Village.</p>
17/01926 (Works To Trees Covered by TPO)	<p>24 Oriental Road, Ascot SL5 7AY</p> <p>(T1, T3 and T3) Oak - crown thin of 20% (T4) Oak - removal of deadwood</p> <p><b>Recommendation:</b> Referred to the Borough's Tree Officer.</p>
17/01938 (Works To Trees Covered by TPO)	<p>13 Hurstwood, Ascot SL5 9SP</p> <p>(T1) Oak - fell (T2) Sweet Chestnut - crown lift up to 8m and crown thin by 20% (T3) Sweet Chestnut - crown lift up to 8m and crown thin by 25% (T4, T5 and T6) Scotch Pines - removal of deadwood and removal of lower hanging branches</p> <p><b>Recommendation:</b> Referred to the Borough's Tree Officer with a request that the T1 Oak should be replaced if felled.</p>
17/01941 (Works To Trees In Conservation Area)	<p>Coach House, Kennel Avenue, Ascot SL5 7PB</p> <p>(T1) x6 Oaks - remove epicormic growth up to the crown and break approximately 5m from ground level. To also lift the last Oak Tree on the right hand side, closest to the house by reducing the secondary growth by 1-1.5m (T2) Neighbouring Oak - lift away from the property to give 2m clearance by reducing the lower canopy by 1.5m (T3) Red Oak - reduce the lower canopy to 1.5m to give a 2m clearance, thin by 15% and removal of deadwood</p> <p><b>Recommendation:</b> Referred to the Borough's Tree Officer.</p>
17/01946 (Full)	<p>April Cottage, Burleigh Road, Ascot, SL5 7PA</p> <p>Extension to existing garage with loft space</p> <p><b>Recommendation:</b> No Objections.</p>

17/01969 (Works To Trees Covered by TPO)	Mulberry Lodge, Wells Lane, Ascot SL5 7DY T1, Oak, Fell. T2, Ash, Fell. T3, Beech, reduce laterals by up to 1.5m. T4, Ash, Cut back branches up to 1.5 and T5 Beech, Cut back branches by approx 1.5-2.5. (043/2001/TPO) Recommendation: Referred to the Borough's Tree Officer with a request that any trees felled should be replaced.
17/01995 (Full)	5 Beechcroft Close, Ascot SL5 7DB Construction of a rear orangery Recommendation: Objections as the proposed orangery would lead to a reduction in garden space, contrary to Neighbourhood Plan Policy NP/DG3.2.
17/02020 (Variation Under Reg 73)	St Georges School, Wells Lane, Ascot SL5 7DZ Variation of Conditions 6 and 12 (under Section 73) to substitute amended surface water drainage plans for the erection of swimming pool and changing facilities with ancillary paths, landscaping and re-surface existing adjoining car park (amendment to planning permission 13/02832) approved under 16/01889/FULL Recommendation: No Objections.
17/02047 (Works To Trees Covered by TPO)	Pegasus, 3 Spinney Close, Ascot SL5 7FS (T1) Sycamore – fell Recommendation: Objections as no sound arboricultural reasons had been given for felling an amenity tree.
17/02057 (Works To Trees Covered by TPO)	15 Woodlands Close, Ascot SL5 9HU x1 Fir Trees and x4 Pine Trees - height reduction of 5m (current height is 12-13m), x1 Silver Birch - height reduction of 2m (current height is 9m) x1 Oak Tree - height reduction of 3m (current height is 10-13m) Recommendation: Referred to the Borough's Tree Officer.
17/02068 (Works to Trees Covered by TPO)	Index House, St Georges Lane, Ascot SL5 7ET (T1) False Acacia - fell (T2) False Acacia - fell (T3) False Acacia - fell (T4) Leylandii - fell (T5) Holly Bushes - fell (T6) Leylandii - fell (T7) x4 Oak Saplings - fell (T8) Silver Birch Sapling - fell (T9) Holly Bush - fell (T10) Ash - remove overhanging limb (T11) Sycamore - remove overhanging limb (T12) Oak - remove overhanging limb (T13) Leylandii - cut back overhanging branches (T14) Oak – fell Recommendation: Objections as the arboricultural report stated that remedial works were required, no mention of felling.
17/02071 (Full)	Bramley Cottage, Burleigh Road, Ascot SL5 7LE Demolition of existing garage and construction of new carport and garden store. Laying of new driveway and erection of new boundary and garden fences Recommendation: No Objections provided the Borough's Tree Officer was satisfied.
17/02073 (Full)	16 Holmes Close, Ascot SL5 9TJ Single storey rear extension, conversion of conservatory to orangery and replacement windows to existing house Recommendation: No Objections.
17/02074 (Full)	81 Kennel Ride, Ascot SL5 7NU Single and first floor side extensions, garage conversion into habitable accommodation and alterations to fenestration Recommendation: No Objections.

17/02080 (Variation Under Reg 73)	Papplewick School, Windsor Road, Ascot SL5 7LH Variation of Condition 13 (under Section 73) to substitute amended plan (reference 40453/2001/SK01) for the erection of a teaching and boarding facility following demolition of existing ancillary buildings approved under 16/02699/FULL Recommendation: No Objections.
17/02103 (Full)	87 New Road, Ascot SL5 8PZ Part single, part two storey rear extension, detached garage, parking, 4 No.rooflights, alterations to fenestration, widening of existing vehicular access, following demolition of existing lean-too. Recommendation: Objections as the committee considered the application to be out of keeping with the street scene, contrary to the Neighbourhood Plan policy on garages and unneighbourly to number 89 New Road. PolicyNP/DG 3.3
17/02115 (Full)	31 Geffers Ride, Ascot SL5 7JY Two storey rear extension Recommendation: No Objections.

#### 6785 PLANNING APPEALS

##### 16/02142/TPO Pegasus 3 Spinney Close Ascot SL5 7FS

T1 Spruce - Fell and replace

The Hearing would take place at 10.00am on 1 August 2017 at Ascot Room, Guildhall, High Street, Windsor

#### 6786 TREE PRESERVATION ORDERS

No matters were received at the time of sending out the agenda.

#### 6787 APPROVALS AND REFUSALS

The approvals and refusals for the weeks ending 23 June to 7 July were considered.

#### 6788 OTHER BUSINESS

Councillor Allison Sharpe informed members that she and other Parish Councillors had attended two meetings regarding the Borough Local Plan with Borough Councillors and Officers. The Vice-Chairman stated that he would draft a briefing note for Parish Councillors, in advance of the Parish Council meeting to be held on 25 July, where the Borough Local Plan was on the agenda.

There being no further business, the Chairman closed the meeting at 8.05pm.

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Councillor Barbara Hilton, Chairman

## Appendix A

### Parish Council Objections to 16/03115 – Heatherwood Hospital: Hybrid - Amended

Our Parish Council is fully supportive of a new Hospital on the site of the form shown in the application, a new GP surgery and the principle of housing to support the hospital funding. However we don't support the amended application for the following reasons:

1. Hospital Location within the woodland green belt, contrary to NP/SS4. The case for "very special circumstances" has not been strongly made.
2. We are concerned at the proposal to locate the whole of the Trust's administration on the site in block 40
3. We consider the parking provision for the health facilities is totally inadequate. There is no for overspill parking locations in the likely event of the demand exceeding supply.
4. We are very concerned at the high percentage of the woodland taken up by the development (40%) and recommend that ways are sought to reduce this. For example by double decking the car parks.
5. We have a number of objections in relation to the proposed housing.
6. We have concerns re the location of two of the accesses.
7. The Traffic Impact study doesn't take into account all the developments in the emerging LP and those expected along the London Road towards Bracknell, but only takes account of a very small number of committed developments.
8. The SANG fails to provide parking. The size of the SANG exceeds that required for the proposed number of houses. It will also allow for 90 additional homes, and these homes will require access and parking.

Our objections are set out in detail below:

#### **The Hospital location.**

- a. The NP policy NP/SS4 requires all the re-development to be within the previously developed area, as does the emerging Reg 19 LP. The NP was adopted with over 90% community support at referendum.
- b. Para 88 of the NPPF states that "Very Special Circumstances ' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations". It is clear that the woodland is protected, and the construction of the Hospital within this woodland, together the enabling works, services and balancing pond, will cause significant damage. The case for very special circumstances has not been strongly made and in our view, is of insufficient weight to outweigh the damage to the GB woodland. We note that financial constraints don't constitute very special circumstances

- c. We favour a location on the street frontage where it will be far more accessible to pedestrians and will provide a strong Ascot Gateway statement.
- d. The woodland location will impact on the openness of this undeveloped green belt.
- e. The tree officer's submission in relation to 16/03115 draws attention to the presence of a S106 agreement that stipulates the "Heads of Agreement for Woodland Management Plan" is prepared. This was agreed and lasts the lifetime of the development, which remains as per the original application. **This prevents development in the woodland.**
- f. DEFRA lists the woodland as a priority habitat and requires its conservation. The development and its enabling works extend well into the woodland and will result in the destruction of well over 50% of the woodland (455 trees), including a line of trees along the western boundary with Englemere and important trees along the King's Ride frontage (Drg HHE- BDP-XX-PL-L-900005, dated 17.11.2016).
- g. The Borough's "Edge of Settlement Part 2: Constraints, Opportunities and Delivery Assessment" identifies that "The south of the parcel (parcel A3 in the emerging BLP) contains a very small area of ancient woodland. The parcel is therefore within the 500m buffer of ancient woodland".  
The site Assessment confirms that this is a constraint to deliverability.
- h. The NPPF states that planning permission should be refused for development that results in the loss of ancient woodland unless the need for, benefits of the development clearly outweigh the loss.

If the planners are minded to approve the application there should be a condition that there will not be any further incursion into the woodland area, together with other safeguards to stop over development of the site.

Indeed we recommend that the car parks are two level to reduce the area of woodland to be developed,

## **Admin Hub**

- a. The proposed hub includes a large admin hub to serve the whole of the Trust. The provision of such a facility is outside the intent of NP/SS4 and results in overdevelopment of this site.

## **Parking:**

- a. The parking provision (450 spaces) for the health related facilities is considered totally inadequate to serve hospital and admin staff, patients and visitors and the demands of the GP facilities (which requires 29+ spaces).

We understand there will be an increase in staff from 348 wte to 700wte, an increase of 362 wte. There will be more hospital patients and visitors and additional the staff and visitor for GP surgery. Despite this increase the parking provision is less than the 469 spaces currently available (and which is oversubscribed on a daily basis).

- b. Historically the parking demand in Hospitals and Offices always exceed the provision. If parking in the residential area is to be prevented these facilities must have generous parking provision as there is no suitable overspill parking.
- c. There is a considerable volume of parking in the woodland area. The whole development takes up around 35% of the woodland, and we believe this should be reduced by providing multi-story parking.
- d. Research by the NPDG finds that the borough's parking standards for housing do not reflect the high car ownership in our borough or the increased size of vehicles. The parking requirements for the site should be upgraded for this development.

### **Housing:**

We recognise that the application is only for outline approval of the residential development. None the less we consider that at the density proposed it will not be possible to deliver a solution that meets planning policies, including in the following respects:

- a. The proposals introduce a scale and density of development that is incompatible with the local area and will cause damage to the character and amenity of the area (LP H11)
- b. Contrary to paragraph 64 of the NPPF. The proposals fail to take the opportunity to improve the quality of the area and the way it functions (NPPF paragraph 64)
- c. The height and alignment of the flats along the High Street do not provide a high quality street scene appropriate to the site's gateway location. (NP/SS4.3 and NP/SS4.4 (b))
- d. No affordable housing is proposed. Owing to the severe shortage of development sites the developer should be required to provide these homes on site (LP policy H3).
- e. The secondary streets are on the pedestrian routes into and through the site. They are narrow shared surfaces with no defined pavements or parking and are not considered to safeguard the safe movement of residents, particularly children, within the site (LP policy H10 (5) and NP/DG3.1).
- f. Visitor parking isn't possible in the secondary streets, and visitors will have to find spaces well away from their hosts (NP/T1). Some of the off-street parking is in front gardens. (NP/DG3.3).
- g. There are areas where there is off-street parking in front gardens and on-street on the opposite side of roads. There is also on-street parking around the site of the Barrow. This impacts adversely on the character of the area (NP/T1.2).
- h. The amount of green space, at 9%, is considered inadequate (NP/SS4.4 (d)). LP policies require 15%.

Note: The applicant argues that the 230 homes are required to meet the funding shortfall. This statement should be subjected to close scrutiny by the borough before approving the application.

## **Traffic:**

The traffic studies fail to take into account all the known developments in the area including those along the London Road towards Bracknell They only take account of a nominal number of committed houses.

## **Access**

- a. Two site accesses, a bus bay and a pelican crossing are proposed in close proximity to the roundabout. We are concerned that the volumes of traffic entering and leaving the site at peak times will disrupt the flow of traffic, reducing the road capacity and causing traffic to back up around the roundabout.
- b. The current poor bus services and the distance from Ascot Station will limit the numbers arriving by public transport.

## **General**

- a. The enabling works drawing HHE-BLP-XX-XX-SE-L-900003 rev PO3, dated 23.11.16 shows a number of tall retaining walls, including a 5m high wall along the western boundary with Englemere. These will result in a loss of amenity to adjacent properties.
- b. Parking is required in the SANG to allow access by the wider community.