



**SUNNINGHILL & ASCOT
PARISH COUNCIL**

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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 31 January 2017 commencing at 7.00pm

Members Present_Councillors B Hilton (Chairman), P Deason (Vice-Chairman), D Hilton, B Story, R Wood.

In attendance: Elizabeth Yates, Clerk to the Council and Peter Standley, SPAE.

6636 TO NOTE APOLOGIES FOR ABSENCE

Councillors Brian Humphreys, Christine Lester, Duncan McKay and Allison Sharpe

6637 MINUTES

The minutes of the meeting, held on 10 January, were approved as a correct record and signed as such.

6638 DECLARATIONS OF INTEREST

The Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct.

Councillor Barbara Story declared a nonpecuniary interest in applications 17/00027 regarding Elibank, St Marys Hill, Ascot and 17/000124 regarding Tinkers Lodge, Brockenhurst Road, Ascot.

Councillor David Hilton stated that as a substitute on the Windsor Rural Development Management Panel any views given on applications are on the basis of information available to date and he would review the position when all information was available at the meeting when the decision is made.

6639 PLANNING APPLICATIONS

Application No.	Location and Description
16/03738 (Full)	5 Onslow Drive, Ascot, SL5 7UL Part two storey, part first floor side extension, part garage conversion and single storey front garage extension - amendments to planning permission (15/03222) Recommendation: No Objections.
16/03739 (Full)	Claydon, Woodlands Ride, Ascot SL5 9HN Front porch and part single part two storey side extension following demolition of existing garage Recommendation: No objections but concerns were expressed that the proposed windows would overlook Tiberon.
16/03825 (Full)	Heatherwood Hospital, London Road, Ascot, SL5 8AA Enabling works in association with hybrid application (ref: 16/03115/Out) and change of use application (ref: 16/03824/Full) for the redevelopment of Heatherwood Hospital. Enabling works to be site clearance, drainage diversions, services diversions, earthworks, construction of retaining walls, advanced planting and creation of balancing pond Recommendation: Objections. The committee considered the application should be withdrawn until planning applications 16/03115 and 16/03824 had been determined. The Parish Council is still of the view that the hospital should remain at the front of the site and the committee supported the Borough Tree Officer's report objecting to the ancient woodland being developed.

	The Parish Council had concerns about a number of issues with regard to the application and will be submitting a separate document on these matters.
16/03838 (Full)	4 Beaufort Gardens, Ascot, SL5 8PG Two storey rear extension and alterations to fenestration following demolition of existing conservatory Recommendation: Concerns were expressed that the application could be contrary to Neighbourhood Plan policy NP/DG3.2 (design/ amenity space) and that the parking may be insufficient.
16/03911 (Works to Trees Covered by TPO)	Domino House, Brockenhurst Road, Ascot, SL5 9HB (T1) Oak – fell Recommendation: Objections as no sound arboricultural reasons had been given for the felling of the oak.
17/00004 (Full)	Little Murtle, Sunninghill Road, Sunninghill, Ascot, SL5 7DA Part single, part two storey side and rear extension and alterations to fenestration following partial removal of porch Recommendation: No Objections subject to the Borough’s Tree Officer being satisfied with the application and that there would be no compaction of the root protection zone of the adjacent tree.
17/00007 (Full)	17 Oliver Road, Ascot, SL5 9DN Part single, part two storey rear/side extension Recommendation: No Objections.
17/00027 (Full)	Elibank, St Marys Hill, Ascot SL5 9AP Part single, part two storey rear extension, single storey side extension, garage conversion into habitable accommodation and new detached garage Recommendation: Concerns were expressed about the possible impact on the root protection zone of the adjacent TPO trees where the proposed garage is situated. No detail has been given and the committee therefore requested that the application was referred to the Borough’s Tree Officer. There is a long standing issue with overflowing sewerage affecting adjacent properties and this needs to be addressed.
17/00031 (Full)	The Burleigh Bushes Cottage, Burleigh Road, Ascot, SL5 7LE Erection of 2x detached dwellings with double garages and improvements to access road Recommendation: Objections. The committee considered the application to be an overdevelopment of the site which was contrary to the Townscape Assessment of ‘villas in a woodland setting.’ Plot 1 was thought to be cramped and the roof height excessive at 9.2 metres. Plot 2 was considered to be excessive in bulk, scale and ridge height, with inadequate separation, leaving limited amenity space for the Cottage. Thus the application was considered to be contrary to Neighbourhood Plan Policies NP/ DG1.1, NP/DG1.2, NP/DG2, NP/DG3.2 and NP/EN4. The committee also noted that Plot 1’s access road is jointly owned by the Crown Estate and Waites and that access to plot 2 is not unfettered and infringes land owned by the Burleigh Wood Management Company. There are also issues around covenants and the committee noted that the land in question is not all in the ownership of the applicant. The committee further noted a lack of detail as to the connection with the main drain for Plot 1 and that the proposed sewer would be on unfettered land. They also raised concerns about parking during construction and thought that the removal of the hedge on the driveway to Plot 1 would adversely affect the setting; as well as raising concerns over the root protection zone of adjacent trees. The reference to Furlong Drive should be viewed in the context that this development was pre Neighbourhood Plan.

17/00052 (Full)	43 Cheapside Road, Ascot, SL5 7QR Single storey rear extension, replace existing flat roof with glazed roof, rear dormer to provide additional loft accommodation and extension to the existing raised terrace Recommendation: No Objections subject to Green Belt requirements and parking provision being met.
17/00055 (Works to trees Covered by TPO)	Burwood House, Ravensdale Road, Ascot, SL5 9HL (T1) Sweet Chestnut –fell Recommendation: Objections as no sound arboricultural reasons had been given for the felling of the Sweet Chestnut and the previous refusal was noted.
17/00124 (Full)	Tinkers Lodge, Brockenhurst Road, Ascot, SL5 9HB Erection of 4 bedroom dwelling following demolition of existing dwelling Recommendation: Objections on the basis of a known problem with sewerage in the area which has not been addressed in the application for the replacement house.
17/00140 (Full)	The Garden Lodge, Bagshot Road, Ascot, SL5 9JG Construction of one new detached dwelling (Plot 1) served from the existing access on St. Marys Road, one new dwelling (Plot 2) with attached garage following demolition of Orchard Cottage, served from extending the existing access serving The Garden Lodge. Part two, part first floor rear extension to Garden Lodge Recommendation: Objections, the application was still considered to be an overdevelopment of the site and contrary to the Townscape Assessment as being ‘villas in a woodland setting.’ The reasons for the appeal Dismissal decision APP/TO355/W/16/3153088 in the Planning Inspectorate’s report, paragraphs 15 and 22 still apply, as very little has changed.
17/00166 (Class 0 Permitted Development)	Nataliya, Somerset House, 1 London Road, Ascot, SL5 7EN Change of use from B1 (office) to C3 (x5 apartments) Recommendation: Objections on the grounds of parking, contrary to Neighbourhood Plan policy NP/T1.2. The statement that there was a bus stop in close proximity the property is untrue. The property is long way from Ascot Station and the nearest bus stop is situated opposite Ascot Racecourse. No busses run down Ascot High Street or Winkfield Road. The committee also noted that no information had been given about the windows in the basement Flat 1.
17/00188 (Full)	Roundabout Adjacent to Heatherwood Hospital, London Road, Ascot Installation of a Bronze War Horse stature and stone plinth with associated landscape surrounds <i>Recommendation: Please see the response as set out in Appendix A.</i>
17/00189 (Full)	10 Gatcombe Crescent, Ascot, SL5 7HA Single storey rear extension Recommendation: No Objections.
17/00197 (Full)	31 Elizabeth Gardens, Ascot, SL5 9BJ Single and two storey rear extension and alterations to fenestration Recommendation: No Objections.
17/00206 (Works To Trees Covered by TPO)	Old Huntsmans House, Kennel Avenue, Ascot, SL5 7NZ (T1) Oak - reduction of lowest limbs by 3m (T2) Oak - raise canopy to 4m from ground level Recommendation: Objections as no sound arboricultural reasons had been given and the committee requested that the application was referred to the Borough’s Tree Officer as the property is a Landmark View referenced in the Ascot & Sunnings Neighbourhood Plan.

17/00219 (Full)	<p>Land At And Including 5 Ranald Court Cottages, The Avenue, Ascot Construction of 2 bedroom end terrace dwelling with associated parking and access from Kennel Close and provision of 2x parking spaces for No 5 Ranald Court Cottages following demolition of existing store Recommendation: Objections as the application was considered to be an overdevelopment of the site which would have a negative impact on the street scene, with awkward parking arrangements. Thus the application was contrary to Neighbourhood Plan policy NP/DG3.2</p>
17/00221 (Full)	<p>13 Cavendish Meads, Ascot, SL5 9TB First floor side/rear extension over the existing garage Recommendation: Objections on the grounds of inadequate parking arrangements, contrary to Neighbourhood Plan policy NP/T1 and design, contrary to Local Plan DG1 and Neighbourhood Plan policy NP/DG3.</p>
17/00237 (Works To Trees Covered by TPO)	<p>53 Gaffers Ride, Ascot, SL5 7JZ (T2) Common Hornbeam - tip reduce overhanging branches to provide 2m, crown thin regrowth from previous thinning and reduction points by no more than 20% to include all dead, diseased wood and crossing and rubbing branches and removal of epicormic growth (G1) Oak - tip reduce overhanging branches to provide a 2m clearance from house roof line (G1 T3) Oak - crown thin regrowth from previous thinning and reduction points by no more then 20% to include all dead, diseased wood and crossing and rubbing branches and remove epicormic growth Recommendation: Referred to the Borough's Tree Officer.</p>

6640 PLANNING APPEALS

15/01500 Woodlands Lodge, Heathfield Avenue, Ascot, SL5 0AL – Appeal A

The application sought planning permission for the erection of 8 apartments plus basement parking, access and landscaping following demolition of the existing dwellings without complying with condition 15 attached to planning permission reference 13/00731

The appeal was allowed.

15/01501 Woodlands Lodge, Heathfield Avenue, Ascot, SL5 0AL – Appeal B

The application sought planning permission for the erection of 10 apartments plus basement parking, access and landscaping following demolition of the existing dwellings without complying with condition 16 attached to planning permission reference 12/02854

The appeal was allowed.

16/03166 13 Cavendish Meads, Ascot, SL5 9TB

Single storey rear, first floor side and front infill extension

The appeal will be decided on the basis of Written Representations under the Householder Appeals Service.

16/02310 Four Seasons, Bagshot Road, Ascot, SL5 9JL

New building consisting of 5 no. apartments with associated parking and amenity following demolition of existing dwelling

The appeal will be decided on the basis of an exchange of Written Representations. Comments to the Planning Inspectorate by 8 February.

6641 TREE PRESERVATION ORDERS

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

6642 APPROVALS AND REFUSALS

The approvals and refusals for the weeks ending 6 January to 20 January were considered

6643 OTHER BUSINESS

No matters were raised.

There being no further business, the meeting closed at 9.00pm.

Councillor B Hilton, Chairman

17/00188 Roundabout adjacent to Heatherwood Hospital London Road Ascot

There has been no public consultation with local residents or the Parish Council on the plans for what is a permanent feature, prior to this application.

The Parish Council does not object to a War Horse Statue in principle, but has a number of objections concerning the chosen position on the roundabout which should be considered.

Heatherwood Roundabout is in the Greenbelt and there needs to be Very Special Circumstances provided.

There is no evidence submitted to support the claim of possible vandalism to the statue

There is uncertainty regarding the future and shape of the roundabout due to the Hospital Redevelopment plan

A point was put forward that it was in fact an 'exit from Ascot' not a 'gateway to', due to its facing position

There is no report included in the application dealing with Highway Safety and the possibility of driver distraction at this extremely busy junction of two major roads. Has this been assessed?

Its position offers a relatively narrow view from the pavement on the NE corner of the Racecourse. The roundabout is heavily tree'd on 3 sides. A statue of this importance deserves a better location where it can be seen in the round and is approachable on foot.

We question the need for a 2 metre plinth? It creates a statue out of proportion with its surroundings. It will be impossible to read any inscription on the plinth from the pavement. Hence the need to place the inscription on a plaque in a 'viewing area 'on the pavement

It is impossible for visitors in cars to park in the vicinity of the roundabout due to parking restrictions on the A322 and the A329 and Burleigh Road the nearest residential road has traffic restrictions in place. This may encourage motorists to park illegally. Also the pedestrian footfall in this location is low.

A point was put forward that the sentiment portrayed in the statue was at odds with the image of Ascot Racecourse and would be better placed in a more sympathetic environment such as a Cavalry Barracks

We believe this private project should be at zero cost to the council. FOI information given to the Parish Council confirms a cost of £40K+ of S106 funding which is used to mitigate the impact of development in the area and question how this application meets this criteria