



**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 21 February commencing at 7.00pm

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

In attendance: Elizabeth Yates, Clerk to the Council

6657 TO NOTE APOLOGIES FOR ABSENCE

Councillors David Hilton and Duncan McKay.

6658 MINUTES

The minutes of the meeting, held on 31 January, were approved as a correct record and signed as such.

6659 DECLARATIONS OF INTEREST

The Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct. None were given. The Chairman welcomed Councillor Charlotte Herring to her first meeting.

6660 PLANNING APPLICATIONS

Application No.	Location and Description
16/03115 (Outline)	<p>Heatherwood Hospital, London Road, Ascot SL5 8AA 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 Recommendation: Objections on the same grounds as the previous application which had not been determined. The committee noted the recent blanket TPO on the site which could put the entire application in jeopardy and requested that the Borough undertook a traffic survey to cover all neighbouring areas. The committee agreed to send a separate letter to the Borough on this application.</p>
17/00065 (Full)	<p>81 Upper Village Road, Ascot, SL5 7AJ Part single, part two 2 storey rear extension and part two side extension, pitched roof over single storey front porch structure, conversion of garage to habitable accommodation following demolition of rear conservatory Recommendation: No Objections, provided parking was sufficient within the site as there is little available on street parking.</p>

17/00146 (Full)	<p>Mikado, London Road, Ascot, SL5 7DL</p> <p>Single storey side and single storey rear/side extensions following demolition of existing outbuildings and decking</p> <p>Recommendation: The committee did not object to the proposed building itself which was noted as a Landmark View and Building, but did consider that parking, trees and landscaping matters needed to be resolved prior to determination, for a building within the Green Belt and located within a 'Gap between Villages' as stated in the Neighbourhood Plan.</p>
17/00176 (Full)	<p>141 Cavendish Meads, Ascot, SL5 9TG</p> <p>Two storey side extension, single storey rear extension and conversion of loft into habitable accommodation following demolition of the existing garage and conservatory</p> <p>Recommendation: Objections. The committee considered the application to be an overdevelopment of the site, which would have a detrimental impact on the street scene due to the property's prominent position at the end of the cul-d-sac, contrary to Neighbourhood Plan Policies NP/DG2.2 and NP/DG 1.2, as well as policies LPH11 and LPH14. The parking arrangements were also considered to be unsatisfactory.</p>
17/00190 (Full)	<p>Land At 1 Kinross Avenue, Ascot</p> <p>New 3 bedroom end terrace house and associated parking following demolition of existing single storey side extension and garage to No.1 Kinross Avenue</p> <p>Recommendation: Objections. The committee supported the resident's objections and considered the application to be contrary to Neighbourhood Plan Policy NP/ DG3.2, due to the insufficient garden amenity space for a 3 bed family home, and an over development of the site, which would have a negative impact on the character of the area and the street scene. The committee thought that a 2 story building should be set a minimum of 1m from the boundary, not on the boundary and that the application was also contrary to NP/DG2.2 as the front of the dwelling was on / very close to the highway, which was not in character with the established street scene. The committee further noted that the rear garden extended beyond the current boundary of 1 Kinross Avenue, so the upstairs bedroom of number 1 would look down into the garden of the new house. This would also make maintenance difficult. Furthermore the dwelling and the 4 parking spaces for the 2 houses looked to encroach on the Highway sight line resulting in safety concerns regarding cars reversing out of the parking spaces on a tight bend, with the view obstructed by the dwelling and adjacent cars when present; contrary to NP/T1.1 and NP/T1.2. In addition, the applicant's garage which forms half of a double garage with no 3 has not been accurately presented on the drawing. This is to be demolished to form a parking space and rear access to the new garden at no 1. There is no Party Wall agreement in place. The owners of no 3 were unaware of this. The proposed house also appeared to be built over a sewer which the committee thought was not allowed. The committee requested that the application was called in front of the Windsor Rural Development Control Panel should the Borough be minded to approve it.</p>
17/00229 (Full)	<p>Former Derryville, Burleigh Lane, Ascot</p> <p>Construction of building comprising of 4 x 2 bedroom and 1 x 3 bedroom apartments, detached 4 bay garage with 1 x 2 bedroom apartment above and associated parking and landscaping</p> <p>Recommendation: Objections on the following grounds:</p> <p>This site is in an area described as Villas in a woodland setting. NP/DG1 Respecting the Townscape.</p> <p>Flats are not appropriate and totally out of keeping in this area.</p> <p>This application is an overdevelopment of the site NP/DG2.</p> <p>The site is on rising ground and will totally dominate the streetscene NP/DG3.1.</p> <p>The loss of trees on site is contrary to policy NP/EN2. No information is given.</p> <p>Parking is inadequate as only 1 space has been allocated to visitors ,trades and disabled. Policy NP/T1.</p> <p>There is no ecological survey, policyNP/EN4</p> <p>Burleigh Lane is a By-way open to all traffic but part owned by Beaufort Gardens Management group.</p>

	<p>Attention should be drawn to the dismissed appeal for a similar development on the site APP/T0355/A/04/117065. The following paragraphs are relevant 16,21,24,25,39,42 and the Inspectors conclusion para 45</p> <p>The Parish Council is of the opinion that nothing has changed to make this application acceptable.</p>
17/00260 (Works To Trees Covered by TPO)	<p>Cindyan, Queens Hill Rise, Ascot, SL5 7DP (T1) English Oak - reduce and reshape by 1-2m (T2 and T3) English Oaks - reduce and reshape by 3-4m (T4) Silver Birch - reduce and reshape by 3-4m Recommendation: Referred to the Borough's Tree Officer.</p>
17/00276 (Works To Trees Covered by TPO)	<p>Ascot Place, Windsor Road, Ascot, SL5 7GZ (G1) Conifer hedge - remove x 3 stems; (G2) Thuja - cut back branches to edge of drive; (G2) Thuja - crown lift to a height of any deadwood; (T0361) Thuja - crown reduction of 2.5m; (T0362) Thuja - removal of deadwood; (T0366) Sycamore - reduce tree to previous pruning points; (T1) Thuja - fell; (T0378) Oak - remove deadwood (T0387) Birch – fell Recommendation: Referred to the Borough's Tre Officer, with a recommendation for approval, if necessary, for the minimum works required for arboricultural reasons.</p>
17/00297 (Full)	<p>Wentworth And Associates, White Hart House, 9 Silwood Road, Ascot, SL5 0PY Double storey rear extension Recommendation: No Objections.</p>
17/00311 (Full)	<p>Valentine Cottage, 6 Exchange Road, Ascot, SL5 7AW Two storey side extension Recommendation: No Objections, subject to minimising the loss of the hedge for parking. The committee also requested that a Construction Management Plan should be provided.</p>
17/00313 (Class O Permitted Development)	<p>8 Heath Villas, Queens Place, Ascot, SL5 7JD Change of use from offices (B1(a)) to 8 x Self contained flats (C3) Recommendation: Objections on the grounds of a lack of parking.</p>
17/00335 (Full)	<p>20 Oliver Road, Ascot, SL5 9DZ Single storey front and rear extension, part first, part two storey side extension and garage conversion into habitable accommodation Recommendation: No Objections.</p>
17/00345 ((Works to Trees Covered by TPO)	<p>2 Holmes Close, Ascot, SL5 9TJ (T1) Lime – crown reduction to previous reduction points Recommendation: Referred to the Borough's Tree Officer.</p>
17/00363 (Works to Trees Covered by TPO)	<p>Silverwood, London Road, Ascot, SL5 7EQ (T1) Chestnut – reduce height of canopy by 3m (T2) Oak – reduce height of canopy by 3m Recommendation: Referred to the Borough's Tree Officer. The committee asked if better plans, including photographs, could be submitted with Tree Applications to assist with formulating a recommendation.</p>
17/00368 (Works to Trees Covered by TPO)	<p>Little Halstead, Upper Village Road, Ascot, SL5 7AG (T7) Scots Pine – fell Recommendation: Referred to the Borough's Tree Officer with a recommendation that the tree should only be felled for sound arboricultural reasons and replaced with a tree as recommended by the Borough's Tree Officer.</p>
17/00432 (Full)	<p>11 Fox Covert Close, Ascot, SL5 9PA Alterations to roof by extending the roof line to form first floor rear extension with two front dormers and one roof light and single storey rear and side extension (amendments to 16/00942)</p>

	Recommendation: No Objections, although the committee queried the material change to grey for the doors, windows and fascia specification.
17/00445 (Full)	Telecommunications Mast At Junction of Kennel Avenue And Kennel Ride Ascot The removal of the existing 8m high monopole, the installation of an 8m high phase 5 monopole and an 800 RFC cabinet, measuring 600 x 400 x 700mm, and associated development Recommendation: No Objections as long as the proposed cabling did not adversely affect the root protection area of the adjacent trees.

6661 PLANNING APPEALS

16/03116 13 Cavendish Meads, Sunninghill, SL5 9TB

The development proposed was side and rear extension over existing garage.

The appeal was dismissed

16/0117 9 Llanvair Close, Ascot, SL5 9HX

The development proposed was the erection of three detached, two storey dwelling houses and new access driveways following the demolition of 9 Llanvair Close. Revision to application 14/03801.

The appeal was allowed

16/01991/VAR Former Hunters Lodge And 1 And 2 Ascot Lodge London Road Ascot

Redevelopment to provide 8 houses following demolition of existing dwellings. Amended design to planning permission 13/00974 as approved under planning permission 14/02408 without complying with conditions 14 (vehicle parking and turning space), 21 (arboriculture method statement) to amend the wording.

The above appeal is to be decided on the basis of an exchange of Written Representations. Any comments are to be received by the Planning Inspectorate no later than 14 March 2017

6662 TREE PRESERVATION ORDERS

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

6663 APPROVALS AND REFUSALS

Approvals and refusals for the weeks ending 27 January to 10 February were considered.

6664 OTHER BUSINESS

No matters were raised.

There being no further business, the Chairman closed the meeting at 8.20pm.

Councillor Barbara Hilton, Chairman