



**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 6 June 2017 commencing at 7.00pm

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

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

6747 TO NOTE APOLOGIES FOR ABSENCE

Councillors Phil Carter and Christine Lester.

6748 MINUTES

The minutes of the meeting held on 16 May were approved as a correct record and signed as such.

6749 DECLARATIONS OF INTEREST

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

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.

Councillor Barbara Story declared a non-pecuniary interest in application 17/01385 regarding Tinkers Lodge, Brockenhurst Road, Ascot.

6750 PLANNING APPLICATIONS

Application No.	Location and Description
17/01304 (Full)	9 Ancaster Drive, Ascot, SL5 8TR Erection of a first floor extension over the existing garage and single storey rear extension Recommendation: Objections due to the adverse impact on the neighbourhood amenity of number 8 because of the difference in levels between the properties, exacerbated by the proposed gable end roof. Also, the application was considered to be out of keeping with the street scene with the proposed extension over the garage potentially setting a precedent. Thus the application was thought to be contrary to Local Plan policy H11 and Neighbourhood Plan policy NP/DG3.
17/01313 (Full)	10 High Street, Sunninghill, Ascot, SL5 9NE Change of use of ground floor from residential to commercial, single storey rear extension, new steps and new external staircase to first floor flat Recommendation: Objections due to inadequate parking arrangements, contrary to Neighbourhood Plan policy NP/SV1. The committee called on the Borough Planners to explain how the application met the Borough's parking standards and referred the application to the Borough's Parking Team in view of the emerging parking strategy for Sunninghill.

17/01334 (Full)	<p>1 Kinross Avenue, Ascot, SL5 9EP</p> <p>A new 1 bedroom end of terrace house, on land to the side of the existing No. 1 Kinross Avenue</p> <p>Recommendation: Objections. Despite the reduction in bedroom numbers compared with application 17/00190, the application was still considered to be a cramped overdevelopment of the site. The committee raised concerns about road safety issues, car parking arrangements, the loss of garden area, the unusual design features, such as the narrow bathroom, the kitchen overlaying the back of the neighbouring property and the stairs being accessed from the porch. The proposed French windows opening 3 yards from the street were thought to adversely affect the street scene. Thus the application was considered to be contrary to Neighbourhood Plan policies NP/EN4, NP/DG2, NP/DG3 and the Borough's parking standards. 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>
17/01385 (Full)	<p>Tinkers Lodge, Brockenhurst Road, Ascot, SL5 9HB</p> <p>Erection of 4 bedroom dwelling following demolition of existing dwelling</p> <p>Recommendation: Objections. The application was considered to be an overdevelopment of the site and out of keeping with the Townscape Assessment of 'Villas in a Woodland Setting.'</p> <p>The proposed gates were thought to be too near the A road and the parking arrangements were not clear, as there was no indication of the number of spaces. The committee supported the Borough Tree Officer's opinion as Members were concerned about the impact of the proposal on the adjacent trees. Thus the application was considered to be contrary to Neighbourhood Plan policies NP/DG2 and NP/DG1.3</p>
17/01391 (Full)	<p>19 Llanvair Drive, Ascot, SL5 9HS</p> <p>Two storey front and rear extension, first floor side extension, garage conversion into habitable accommodation, new roof, 2 No. front and 2 No. rear dormers and 2 No. side roof lights to facilitate a loft conversion</p> <p>Recommendation: No Objections but concerns were raised about the front dormers which were considered to be out of keeping with the street scene which could set a precedent.</p>
17/01418 (Full)	<p>25 Gainsborough Drive, Ascot, SL5 8TA</p> <p>Two storey side extensions, single storey front extension and first floor extension over existing garage</p> <p>Recommendation: No Objections.</p>
17/01433 (Full)	<p>4 Exchange Road, Ascot, SL5 7AW</p> <p>Two storey rear extension</p> <p>Recommendation: No Objections.</p>
17/01482 (Full)	<p>Former British Gas Site, Bridge Road, Ascot</p> <p>Environmental improvement works (remediation) to the decommissioned below ground electrical cable route corridor</p> <p>Recommendation: No Objections provided constraints were imposed on the time, noise levels and vibrations of the proposed works.</p>
17/01486 (Full)	<p>Mandalay, Burleigh Road, Ascot, SL5 8ES</p> <p>Erection of electric gates to existing driveway</p> <p>Recommendation: No Objections.</p>
17/01520 (Full)	<p>19 Sunninghill Road, Sunninghill, SL5 7BX</p> <p>New vehicle access hardstanding and two parking spaces</p> <p>Recommendation: Objections on highway safety grounds. The committee asked that the application was referred to the Borough's Highway Officer as Members did not consider the application to be feasible due to the steepness of the slope. They also considered the application to be detrimental to the street scene due to the proposed loss of the front garden.</p>

<p>17/01560 (Telecom Dev Determination 56 days)</p>	<p>Land To The North of Morton Lodge, London Road, Sunninghill, Ascot Installation of a 20m high slim line telecommunications tower with 3 No. antennas within a GRP stroud, 2 No. dishes and 3 No. ground based equipment cabinets and other ancillary equipment thereto Recommendation: Objections as the proposed location was within the Green Belt, in a residential area, on a busy junction, in close proximity to a Nursery School. The height of the tower would be taller than the adjacent trees. The lack of community consultation and limited notification list was noted, despite the statements in the supporting documentation to the contrary, as was the lack of further technical information. The committee supported the investigation into alternative sites and suggested to the resident who had attended for this application wrote to the Harlequin Group under FOA asking them for the communication they had with Silwood College, Coworth Park and other sites. The committee requested that the application was called in front of the Windsor Rural Control Panel should the Borough be minded to approve it.</p>
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6751 PLANNING APPEALS

16/01991 Former Hunters Lodge and 1 and 2 Ascot Lodge, London Road, Ascot, SL5 7EQ

The development proposed was redevelopment to provide 8 houses following demolition of existing dwellings. Amended design to planning permission 13/00974.

The appeal was dismissed.

6752 TREE PRESERVATION ORDERS

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

6753 APPROVALS AND REFUSALS

The approvals and refusals for the weeks commencing 12 May to 26 May were considered.

6754 OTHER BUSINESS

Peter Standley raised a concern about a closeboard fence in South Ascot and the Chairman agreed to raise this with the Borough's Enforcement Team.

Councillor Barbara Story asked about the status of the Ben Lynwood application 17/01188. Members raised concerns about the status of the application and it was agreed that the Parish Council would write to the Borough's Head of Planning asking about the strategic need underlying the application and the need for missing information. The Chairman informed Members that the Parish Council had been approached by King's Corner Surgery in Sunninghill who had asked to attend a Parish Council meeting and it was agreed that this could be arranged when appropriate.

The Chairman also informed Members that the developers involved with Blacknest Park had asked to present to the Planning Committee and it was agreed that they would be invited to attend a pre-meeting in advance of the Planning Committee to be held on 1 August, starting at 6.15pm.

Councillor Peter Deason informed Members that he would write a note to all Parish Councillors following recent meetings regarding the Shorts site and Sunningdale Park.

Councillor Deason also raised the forthcoming meeting with the Leader of the Borough regarding the Borough Local Plan. Councillor David Hilton explained the background and purpose of the meeting, to which Councillors Allison Sharpe and Robin Wood would be attending on behalf of the Parish Council. Councillor Deason had drafted a number of questions for them to ask and it was agreed that he would draft a letter to the Borough Councillors, on behalf of the Parish Council, setting out the background and concerns behind the questions to be raised.

There being no further business, the Chairman closed the meeting at 8.45pm.

Councillor Barbara Hilton, Chairman