



**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 28 November 2017 commencing at 7.00pm

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

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

6898 TO NOTE APOLOGIES FOR ABSENCE

Councillor Phil Carter.

6899 MINUTES

The minutes of the meeting held on 7 November were approved as a correct record and signed as such.

6900 DECLARATIONS OF INTEREST

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

Councillor Peter Deason, Barbara Hilton, David Hilton and Christine Lester declared a personal interest in application 17/03504 regarding Location 48 High Street, Sunninghill, Ascot SL5 9NF as they were users of the dentist.

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.

Application No.	Location and Description
17/03190 (Full)	The Chalet, The Covert, Ascot SL5 9JS Erection of two five bedroom detached houses with rooms in the roof and detached double garages following demolition of the existing house Recommendation: No Objections.
17/03282 (Advertisement)	Barclays Bank, 19 High Street, Ascot, SL5 7JG Consent to display 1 x internally illuminated ATM surround Recommendation: No Objections.
17/03331 (Full)	1 Kinross Avenue, Ascot, SL5 9EP Construction of x1 dwelling following demolition of the existing single storey extension, conservatory and part demolition of the existing garage at 1 Kinross Avenue Recommendation: : Objections. The committee objected to this application on the same grounds as stated in our previous comments on this applications and considered the reasons given for RBWM refusal of application ref 17/01334 still applied. Furthermore, they considered this application adversely affected the amenity, garden space and parking of number 1 and 1A Kinross Avenue, contrary to Neighbourhood Plan policies NP/DG3.2, NP/DG2 and NP/EN4; Gardens. The committee requested that the application was called in front of the Windsor Rural Development Management Panel should the Borough be minded to approve it and also requested that a condition was imposed that the garage should only be used for parking should the application be then approved.

17/03351 (Full)	<p>32 Upper Village Road, Ascot SL5 7AG</p> <p>Hip to gable to form loft conversion, rear dormer and 3 no rooflights</p> <p>Recommendation: The committee raised a serious concern about the parking as they considered the application needed to provide an extra parking space. They requested that the application was referred to the Borough's Parking Manager as it was thought to be contrary to the Borough's parking standards and that the Parking Manager was aware of the parking issues in Sunninghill. Councillor David Hilton, in his capacity as a Borough Councillor, stated that he would seek to gain an understanding of 'severe' highway impact as defined in NPPF para 32 as many of the applications within Sunninghill had parking implications.</p>
17/03363 (Works to Trees Covered by TPO)	<p>1 Ridgemount, St Marys Hill, Ascot SL5 9AT</p> <p>(T4)- Oak, Reduce crown by 2 metres</p> <p>Recommendation: Referred to the Borough's Tree Officer.</p>
17/03364(Full)	<p>3 Gainsborough Drive, Ascot SL5 8TA</p> <p>Single storey front and rear with 2 x rooflights, extensions following the removal of existing porch</p> <p>Recommendation: No Objections.</p>
17/03365 (Full)	<p>4 Sunninghill Road, Sunninghill, Ascot SL5 7BU</p> <p>Construction of two storey side extension. Single storey rear extension with basement and single storey front extension</p> <p>Recommendation: Objections on the grounds of inadequate parking as there was currently no parking provision and parking spaces could not be created. The lack of sufficient information on the possible effect of a basement on adjacent trees was noted and concerns were raised over the construction management. The committee requested that the application was called in front of the Windsor Rural Development Management Panel should the Borough be minded to approve it.</p>
17/03380 (Full)	<p>26 Sutherland Chase, Ascot SL5 8TF</p> <p>Part single part two storey rear extension, new front porch following demolition of the existing conservatory</p> <p>Recommendation: No Objections.</p>
17/03395 (Works to Trees Covered by TPO)	<p>Montrose Court, London Road, Ascot SL5 7FX</p> <p>(T1 and T2) x2 Oaks - tip reduce on North side by 1.5m to clear from property (T3) Sweet Chestnut - deadwood (T4) Lime - crown lift to 4m to obtain ground clearance and crown clean (T5) Sweet Chestnut - crown clean and remove low branch on east side (T6) Sweet Chestnut - crown clean and remove hanging ivy (T15) Oak - crown clean and crown lift to statutory 5.2m over drive for ground clearance</p> <p>Recommendation: Referred to the Borough's Tree Officer with a question as to why there was a need for the proposed clearance height for T4 and T15.</p>
17/03411 (Full)	<p>Rays Court, Friary Road, Ascot SL5 9HD</p> <p>Erection of 2 x detached dwellings and the provision of an additional access, following demolition of the existing dwelling</p> <p>Recommendation: No Objections but with a need to clarify the Community Infrastructure Levy contributions regarding self builds.</p>
17/03417 (Works to Trees Covered by TPO)	<p>Land adjacent to 1 Jones Corner, Ascot</p> <p>TVH002681 - Silver Birch - Fell. TVH002682 - Rowan - Fell. (TPO 23 of 1994)</p> <p>Recommendation: Objections as no sound arboricultural reasons had been given and a request that the stumps were ground out to below the surface and the trees replaced if felled.</p>
17/03449 (Variation Under Reg 73)	<p>Woodside, Horse Gate Ride, Ascot SL5 9LS</p> <p>Variation of condition 22 (approved plans) of application 15/03153/VAR to substitute approved plans with amended plans for the erection of 2no. detached dwellings with associated garaging following demolition of existing dwelling and outbuildings approved under 14/03953/FULL</p> <p>Recommendation: No Objections.</p>

17/03458 (Full)	3 Carroll Crescent, Ascot SL5 9EJ Two storey rear extension, new porch to side entrance and alterations to fenestration Recommendation: No Objections.
17/03481 (Full)	33 Llanvair Drive, Ascot SL5 9HS First floor side extension and detached garage Recommendation: No Objections.
17/03504 (Full)	Location 48 High Street, Sunninghill, Ascot SL5 9NF Change of use of retail to mixed A1 (retail) and D1 (dental surgery) Recommendation: Concerns were raised that the change of use would have a detrimental effect on the retail offering in Sunninghill and that the application had a parking deficit. The committee asked if disability access could be improved if there were any changes to the shop front.

6901 PLANNING APPEALS

17/01304 9 Ancaster Drive, Ascot, SL5 8TR

The development proposed was the erection of a first floor extension over the existing garage and single storey rear extension
The appeal was dismissed.

17/00031 Burleigh Bushes Cottage, Burleigh Road, Ascot, SL5 7LE

The erection of 2 x detached houses with double garages and improvements to access
The appeal was dismissed.

17/00695 Central Chambers, 48b High Street, Sunninghill, Ascot, SL5 9NF

The demolition of the existing single storey building to be replaced by a double storey building, for residential use, including side extension.

The appeal was dismissed.

17/00055 Burwood House, Ravensdale Rod, Ascot, SL5 9HL

Sweet Chestnut standing in rear lawn: Fell

The appeal was dismissed.

6902 TREE PRESERVATION ORDERS

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

6903 APPROVALS AND REFUSALS

Approvals and refusals for the weeks ending 3 November to 17 November were considered.

6904 OTHER BUSINESS

Councillor Robin Wood questioned the approval given to Application Number: 17/03074 regarding the change of use from B1a (office) to C3 (x3 apartments) at 76 High Street, Sunninghill due to the parking issues and the adverse impact on the Sunninghill Village policy as set out in the Neighbourhood Plan. Councillor David Hilton stated that he would raise this with the Borough, in his capacity as a Borough Councillor.

The Chairman informed members that the planning application details for application 17/03216 regarding 4 Steeple Point, Ascot were now available on the public portal but, in her view, there were no matters of concern with the application.

There being no further business, the Chairman closed the meeting at 8.00pm.

Councillor Barbara Hilton, Chairman