



**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 9 January 2018 commencing at 7.00pm**

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

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

**6945 TO NOTE APOLOGIES FOR ABSENCE**

Councillors Phil Carter, Charlotte Herring, Christine Lester and Allison Sharpe.

**6946 MINUTES**

The minutes of the meeting held on 19 December 2017 were approved as a correct record and signed as such.

**6947 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.

**6948 PLANNING APPLICATIONS**

Application No.	Location and Description
17/03681 (Full)	Tittenhurst, London Road, Sunninghill, Ascot SL5 0PN Replacement single storey side extension for use as staff accommodation Recommendation: No Objections subject to Green Belt requirements being met and that there was no intensification of use of the site.
17/03730 (Variation Under Reg 73)	16 Holmes Close, Ascot, SL5 9TJ Variation of condition 5 (approved plans) (under Section 73) to substitute approved plans with amended plans for a single storey rear extension, conversion of conservatory to orangery and replacement windows to existing house approved under (17/02073) Recommendation: No Objections.
17/03752 (Full)	5 Ringwood Close, Ascot, SL5 9ES Single storey side/rear extension, garage conversion into habitable accommodation and alterations to fenestration Recommendation: Objections as the parking was thought to be insufficient and not meet with the Borough's standards. The application would also need to meet the 60 degree rule.
17/03824 (Works To Trees Covered by TPO)	Fairacre, Ravensdale Road, Ascot SL5 9HJ (T1) - Eucalyptus - reduce in height by 10m (TPO 003 of 2013) Recommendation: Referred to the Borough's Tree Officer.

17/03833 (Full)	<p>Hope Technical Developments Ltd, High Street, Ascot SL5 7HP</p> <p>Redevelopment of the site to provide x8 dwellings with associated landscaping, hardstanding and parking</p> <p><b>Recommendation:</b> The committee supported the Borough Planners decision and noted that the applicant had not addressed all the comments made in the refusal notice.</p>
17/03874 (Full)	<p>14 Truss Hill Road, Ascot SL5 9AL</p> <p>Single storey front and rear extensions, alterations to fenestration, x3 front facing dormers, x3 rear facing dormers including alterations to the roof and x1 rear facing rooflight</p> <p><b>Recommendation:</b> Concerns were expressed over the parking arrangements on a narrow, steep hill and bend and that the ‘in line’ parking was impractical. The committee requested that the application was referred to the Borough’s Highway Officer as a matter of urgency and requested that a condition was imposed that the garage should only be used for parking, should the application be approved.</p>
17/03898 (Full)	<p>95 Cavendish Meads, Ascot SL5 9TB</p> <p>Single storey rear extension, two storey side extension with Juliette balcony and front infill extension with canopy</p> <p><b>Recommendation:</b> No Objections.</p>
17/03909 (Full)	<p>Red leaf Copse, Truss Hill Road, Ascot SL5 9AL</p> <p>Replacement front porch</p> <p><b>Recommendation:</b> No Objections.</p>
17/03945 (Full)	<p>Keren, 2 Kiln Lane, Winkfield, Windsor SL4 2DU</p> <p>Construction of x2 front facing dormers, new front porch and a new single bay detached garage following demolition of the single storey rear element</p> <p><b>Recommendation:</b> No Objections provided Green Belt requirements were met.</p>
17/03992 (Full)	<p>Former Missanda, Wells Lane Ascot, SL5 7DY</p> <p>Erection of block of x10 apartments</p> <p><b>Recommendation:</b> Objections. The previous application 15/00246 had been refused and therefore the committee considered their original objections still stood as this new application was almost identical. These objections were:</p> <p>‘The committee considered that the application for 10 x 2 bed flats represented a gross over-development and over intensification of use of a site which is described as ‘Villas in a Woodland Setting’ and damages the openness of the Green Belt opposite.</p> <p>The committee considered the application to be contrary to the following policies:</p> <ul style="list-style-type: none"> <li>• NP/DG1.1, DG1.2 DG1.3 and DG1.6 – respecting the townscape assessment criteria. NP/DG1.2 requires dwellings in “villas in a woodland setting’ to be for “occupation typically by a single household, each house sitting in its own plot with a garden for its exclusive use”. Apartments are not therefore permitted.</li> <li>• NP/DG1.6 and LP policy H10 require developers “to demonstrate how their proposals will enhance the character of the local area”. The committee considered that the application had not and cannot demonstrate that this development will enhance the local character, which is rural.</li> <li>• NP/DG1.3 – retaining and enhancing the sylvan, leafy nature of the area. There is no soft landscaping or space for such, to meet this policy.</li> </ul>

	<ul style="list-style-type: none"> <li>• NP/DG2.1, DG2.2 and Local Plan policies DG1 and H11 – density, footprint separation, scale, bulk. The building is 2 metres higher than Ascot Corner and 3 metres taller than Warners. At a height of 12 metres, the building overlooks surrounding properties from the 2<sup>nd</sup> floor on all sides. The density is equivalent to 39.4 dph</li> <li>• NP/DG 3.1 – respecting the character and appearance of the surrounding area.</li> <li>• NP/EN3 a &amp; b – gardens. Represents an unacceptable reduction in greenspace to the rear and the removal of all greenspaces on south east, north east and front of the site which will impact on the environmental value of the site. The building and hardstanding occupy the full width of the site. The garden depth is less than 30% of the plot depth, contrary to P/DG3.2.</li> <li>• NP/EN2.1 – trees. A large number of screening trees were removed from the south east boundary with ‘Warners’, leaving this property exposed. The screening should be replaced. The tree survey does not show any category A trees and only 3 category B trees. The other 16 trees are categorized as C or unclassified. Google Maps shows that the site was covered by many important mature trees.</li> <li>• The development does not respect the established building lines in Wells Lane, or the arrangements of front gardens, walls, railings or hedges, which are important to retaining the green and leafy character of this semi-rural lane. Nor does it respect the privacy and amenity of neighbouring properties, all were considered to be contrary to NP/DG2.2 and LP DG1. There is no screening shown along the south west boundary or space for any, and the screening to the street is sparse with a number of wide gaps.</li> <li>• It is essential that the landscaping proposals are included in the application, so as to be able to assess the application as to how it sits in the green and leafy character of the area and how it is screened from neighbouring properties. They are not, contrary to LP DG1 (6).</li> <li>• NP/T1.1, 1.2 – parking and access. There appeared to be a complete lack of surface parking, with this policy not addressed. There are only 2 parking spaces for visitors at ground level and no off street space for trades people etc to park off the narrow Lane, contrary to NP/T1.</li> <li>• The committee noted that no ecological survey had been provided, contrary to NP/EN4 – biodiversity.</li> </ul> <p>A comparison with Ascot Corner was not considered valid in that permission for this development was prior to the Neighbourhood Plan which relates to properties on the London Road.</p> <p>Under Neighbourhood Plan Guidelines, there should be a full Development Brief and Statement of Community Consultation before this application for 10 flats can be considered – reference Appendix C &amp; D of the Neighbourhood Plan.</p>

**6949 PLANNING APPEALS**

**17/01914            85 Upper Village Road, Ascot SL5 7AJ**

The development proposed was demolition of existing rear ground floor extension, garage and outbuilding and replacement with new two storey rear and side extension.

The appeal was dismissed.

**6950 TREE PRESERVATION ORDERS**

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

**6951 APPROVALS AND REFUSALS**

The approvals and refusals for the weeks ending 15 December to 29 December were considered.

**6952 OTHER BUSINESS**

The Chairman reminded Members of the presentation by the Ascot Centre Development Group on the Draft Development Brief for Ascot Centre to members of Sunninghill & Ascot Parish Council on Thursday 25 January, at 7pm, at Ascot Racecourse.

Councillor Brian Humphreys raised concerns over possible alterations to local bus services.

Councillor Peter Deason alerted Members attention to an email from the Clerk regarding cladding options for the Pavilion at Victory Feld Recreation Ground, Sunninghill.

There being no further business, the Chairman closed the meeting at 7.45pm

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Councillor Barbara Hilton, Chairman