



**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 5 June 2018 commencing at 7.00pm.

Members Present: Councillors B Hilton (Chairman), P Carter, D Hilton, B Humphreys, C Lester, A Sharpe, R Wood

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

7075 TO NOTE APOLOGIES FOR ABSENCE

Councillors Peter Deason, Charlotte Herring and Barbara Story.

7076 MINUTES

The minutes of the meeting, held on 15 May, were approved as a correct record and signed as such.

7077 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 member of 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.

7078 PLANNING APPLICATIONS

Application No.	Location and Description
18/01104 (Full)	Woodville, Devenish Road, Sunningdale, Ascot SL5 9PF Single storey side and rear extensions Recommendation: No Objections.
18/01159 (Full)	85 Upper Village Road, Ascot SL5 7AJ Construction of new four bedroom detached dwelling with associated parking, additional new vehicular access and 2 no. drop kerbs to provide exit and entrance driveway following demolition of existing dwelling and outbuildings. (Retrospective) Recommendation: Objections on the following grounds: <ul style="list-style-type: none">• Over development of the site, contrary to Neighbourhood Plan (NP) policy NP/DG3.• Inadequate amenity space,• contrary to NP/DG3.2. What space there is would be in the shade much of the time owing to the tall trees within the railway boundary.• The viability of the proposed on parking, contrary to NP/T1. The ground floor is approximately 600mm below the road level, with difficult egress to both spaces. The likelihood is that only two of the spaces will be used, possibly only one which with the additional drop kerb would impact negatively on the on-street parking. The committee thought that three parking spaces were needed as it is an area with virtually no public transport within a reasonable distance. The two access points was also raised as a concern as was the west elevation which showed a level section from road to the front of the house and then a ramp. This suggested that the ground would be raised to the street level in front of the house, but this would be at windowsill level. 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.

18/01236 (Full)	<p>Hardwick House, Woodlands Ride, Ascot SL5 9HP</p> <p>Single storey front extension to garage and conversion of existing garage to habitable accommodation</p> <p>Recommendation: No Objections.</p>
18/01281 (Full)	<p>Columba, Monks Walk, Ascot SL5 9AZ</p> <p>Construction of detached dwelling and attached garage, following demolition of existing dwelling and garage</p> <p>Recommendation: Objections. The committee thought that there was not enough room to build without negatively affecting the root protection area of the adjacent trees to the west of the site, which have Tree Preservation Orders on them. Also there could be pressure to remove the trees due to shading. The lack of amenity space was noted as was the insufficient private garden space in relation to the scale of the proposed dwelling. Thus the application was considered contrary to Neighbourhood Plan policy NP/EN3.2</p>
18/01309 (Full)	<p>Hafan, Burleigh Lane, Ascot SL5 8PF</p> <p>Construction of single storey side and two storey rear extensions</p> <p>Recommendation: Objections on the same ground as the previous application, 17/02202, as the committee thought that no significant changes had been made. These objections were: 'Objections as the application was considered to be contrary to Neighbourhood Plan policies NP/EN3, NP/DG1, NP/DG2, NP/T1.2 and LP H11. The proposal was thought to be excessive in bulk and scale and out of keeping with the Townscape Assessment which would adversely affect the street scene. The limited amenity space and parking concerns were also raised. The committee asked that a single dwelling condition was imposed and that the application was called in front of the Windsor Rural Development Management Panel should the Borough be minded to approve it.'</p>
18/01337 (Full)	<p>43 Cheapside Road, Ascot SL5 7QR</p> <p>Replacement rear extension with decking</p> <p>Recommendation: No Objections provided Green Belt requirements were met.</p>
18/01345 (Works To Trees Covered by TPO)	<p>Briar House Carbery Lane Ascot SL5 7EJ</p> <p>(T1) Oak - reduce and reshape by 2m overall</p> <p>Recommendation: Referred to the Borough's Tree Officer.</p>
18/01362 (Advertisement)	<p>Stewards House, Ascot Racecourse, High Street, Ascot</p> <p>Consent to display a pvc banner to the west flank wall for advertising forthcoming events</p> <p>Recommendation: No Objections although the committee called for a condition that the advertising did not become permanent on the gable end of a listed building and should only be granted for a time period half way through that specified in the application so that the impact of the advertising could be reviewed.</p>
18/01372 (Full)	<p>37 Hurstwood, Ascot SL5 9SP</p> <p>First floor side extension above existing attached garage</p> <p>Recommendation: No Objections.</p>
18/01381 (Outline)	<p>Bellapais, St Marys Hill, Ascot SL5 9AP</p> <p>Outline application (all matters reserved) for three detached dwellings</p> <p>Recommendation: Objections as the committee considered the proposed development to be an overdevelopment of the site due to its bulk and scale, which was out of keeping with the area and did not respect the Townscape Assessment which was defined as being a 'leafy residential suburb.' The committee referred back to the original application, which had been withdrawn, and thought little had changed. They also thought the application was sketchy with too little information provided, that no tree survey had been included and raised concerns about access. Thus the application was thought to be contrary to Neighbourhood Plan policies NP/T1, NP/DG1 and NP/DG2.1</p>
18/01393 (Full)	<p>Santana, 54 Llanvair Drive, Ascot SL5 9LN</p> <p>Single storey side extension</p> <p>Recommendation: The committee requested that the application was referred to the Borough's Tree Officer so that they could ascertain if the measures specified within the application to protect the trees were acceptable.</p>

18/01395 (Full)	<p>Santana, 54 Llanvair Drive, Ascot SL5 9LN Proposed shed Recommendation: Objections as the proposed shed was considered to be too close to the root protection area of the adjacent trees and located three metres from the footway and to have a negative impact on the street scene. The committee also queried if the security fencing had been put up without a planning application and asked for information on the status of planning application 18/01394 relating to this property.</p>
18/01420 (Full)	<p>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.</p>
18/01422 (Variation)	<p>Woodlands Lodge, Heathfield Avenue, Ascot SL5 0AL Variation to planning permission 15/01501/VAR (allowed on appeal) to remove condition 4 (Code for Sustainable Homes) Recommendation: No Objections.</p>
18/01433 (Listed Building Consent)	<p>Stewards House, Ascot Racecourse High Street Ascot Retention of metal fixings Recommendation: No Objections – please refer to application 18/01362.</p>
18/01464 (Full)	<p>Millstone, London Road, Ascot SL5 7EQ Construction of three blocks comprising 22 no. apartments with basement parking and new access from London Road following demolition of existing dwellinghouse and outbuildings Recommendation: Objections on the following grounds: Firstly the committee noted that the name and address of the site was incorrect. The site is known as Mile Stones Queens Hill Rise Ascot SL5 7DP. Secondly the committee noted that no development brief had been provided, neither had any public consultation been carried out, both of which were required by the Neighbourhood Plan for a proposed development of this size as the site at 1.2 Ha is more than 0.5 Ha, thus this was contrary to Neighbourhood Plan (NP) policy NP/H1. The committee also questioned the Borough’s notification list which seemed not to include the properties on Queens Hill Rise.</p> <p>The committee then considered the following aspects of the application and objected accordingly: Access The access for this site is via Queens Hill Rise and the new access onto the A329 London Road, which is a trunk road is contrary to policy The government document, ‘Vehicular access to all purpose trunk Roads’ states. ‘The primary purpose of the trunk road network is to provide for the safe and expeditious movement of long distance through traffic.’ That means strictly limiting the number of direct accesses to trunk roads. The committee argued that the A329 is not a trunk road but the traffic flows together with future development in Ascot and Bracknell suggest that the following statement should be enforced – ‘Direct vehicular access on to trunk roads shall be avoided as far as practicable. Where feasible, access should be to a local road.’</p> <p>Planning Policies NP/DG1.2 The proposals are in an area designated as ‘Villas in a Woodland’ setting. The key characteristics are extremely low density comprising large villas set in large irregular plots and dwellings that occupy large footprints set within extremely large garden. 22 apartments in 1.2 Ha is 18 dwellings per Ha which fails to meet this requirement and is contrary to NP/DG1.2. The site lies within townscape area 14C and takes its character from other dwellings on Queens Hill Rise and north to Kier Park, not Properties to the south of London Road.</p> <p>NP/DGEN2.1 and N6 Not only would 30 trees be lost contrary to policies N6 and NP/EN2.1 but the applicant has failed to indicate how the southern walls of Block 1 and eastern walls of Block 2 would be built given the close proximity of the tree protection measures.</p> <p>NP/DG2.1 This policy proposes that new development should be similar in density, footprint, separation, scale and bulk of buildings in the surrounding area and neighbouring properties in particular. The proposals are contrary to this policy</p>

	<p>NP/DG3.1 NPPF para 64. All new development should demonstrate good quality design and respect the character and appearance of the surrounding area. Development that fails to take the opportunities available for enhancing the local character and quality of the area and the way it functions shall not be permitted.</p> <p>The applicant quotes “forces for change” from the Townscape Assessment</p> <ul style="list-style-type: none"> • Replacement of older dwellings and development intensification including flatted development on larger plots, and resultant loss of mature trees. • Larger and more modern housing designs, often accompanied by open or ‘urbanised’ frontages. • Loss of hedgerows along garden frontages. <p>These are all threats to the Townscape character that the Neighbourhood Plan strives to protect.</p> <p>Loss of Amenity The balconies on all three blocks create opportunities for overlooking particularly of Ballards from Block 3 which is poor design and contrary to NPPF para 64. The committee also thought there was a loss of green space, contrary to NP/EN3 and noted that there was no environmental impact assessment or landscaping proposals.</p> <p>As a consequence of the number of Neighbourhood Plan policies that apply to this application the Parish Council wishes to call the application in to the Windsor Rural Development Management Panel regardless of the decision of the Borough Planners.</p>
18/01471 (Full)	<p>Holly Cottage, Watersplash Lane, Ascot SL5 7QP Single storey rear extension, enlargement of existing rear dormer, x1 front rooflight, alterations to the roof and the ground floor side fenestration following demolition of the existing single storey rear element and removal of the existing chimney Recommendation: No Objections provide Green Belt requirements were met.</p>
18/01478 (Works To Trees Covered by TPO)	<p>3 Tenby Drive, Ascot SL5 0AF (T1) Douglas Fir - crown lift to a height of 6m over ground level and tip reduce branches over hanging the boundary of 5 Tenby Drive to give a completed crown spread of 4m from boundary. (T3) - fell. (T5) – fell Recommendation: Referred to the Borough’s Tree Officer.</p>

7079 PLANNING APPEALS

17/03036 Former British Gas Site, Bridge Road, Ascot

Demolition of two existing redundant cottages and redevelopment of the former Sunninghill Gasworks site to provide 53 residential houses, 24 residential apartments and 4 residential coach houses (Class C3) including the provision of new pedestrian and vehicular accesses and routes, car parking, landscaping, open space, remediation and associated works.
The above appeal would be decided on the basis of a Public Inquiry. Any comments were to be received by the Planning Inspectorate no later than 6 July 2018.

7080 TREE PRESERVATION ORDERS

No matters were received at the time of sending out the agenda. The Parish Council Chairman asked the Clerk to check on the Borough’s notification process regarding Tree Preservation Orders.

7081 APPROVALS AND REFUSALS

The approvals and refusals for the weeks ending 11 May to 25 May were considered. The committee requested a copy of the swept path analysis for planning application 18/00452 regarding 25 Hilltop Close, Ascot.

7082 OTHER BUSINESS

The Parish Council Chairman raised the restaurant at Wells Lane and the planning status of the previous application. Councillor David Hilton stated that the Parish Council could support planning applications at Development Management Panels as well as calling them in.

There being no further business, the Chairman closed the meeting at 8.15pm.

Councillor Barbara Hilton, Chairman