



**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 26 June 2018 commencing at 7.00pm

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

In attendance; Elizabeth Yates, Clerk to the Council

7095 TO NOTE APOLOGIES FOR ABSENCE

Councillors Barbara and David Hilton, Christine Lester and Allison Sharpe.

7096 MINUTES

The minutes of the meeting, held on 5 June, were approved as a correct record and signed as such.

7097 DECLARATIONS OF INTEREST

The Vice-Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct. None were received.

7098 PLANNING APPLICATIONS

Application No.	Location and Description
18/01394 (Full)	Santana , 54 Llanvair Drive, Ascot SL5 9LN Single storey rear extension Recommendation: Referred to the Borough's Tree Officer.
18/01476 (Works To Trees In Conservation Area)	Chartwood 8 Hancocks Mount, Ascot SL5 9PQ (T1) Pinus Sylvestris - fell (T2) Castanea Sativa - prune away from structure and remove basal growth (T3) Quercus Robur - reduce decayed limbs growing towards third party property and remove major deadwood (T6) Castanea Sativa - deadwood and remove basal growth (T7) Quercus Robur – deadwood Recommendation: Referred to the Borough's Tree Officer.
18/01527 (Works To Trees In Conservation Area)	3 Windsor Grey Close, Ascot SL5 7FZ (T1) Cedar of Lebanon - Crown reduction to 2.5m Recommendation: Referred to the Borough's Tree Officer. The committee noted the importance of the tree and that the houses had only recently been built. Therefore they requested that the tree only be crown reduced if there were sound arboricultural reasons for doing so, otherwise the Parish Council would object to the works.
18/01553 (Full)	10 Woodlands Ride, Ascot SL5 9HN Construction of a detached four bedroom dwelling with associated landscaping and parking following demolition of existing Recommendation: No Objections.

18/01586 (Full)	31 Geffers Ride, Ascot SL5 7JY Two storey rear extension Recommendation: No Objections.
18/01618 (Works To Trees Covered by TPO)	Controma, 1 Fir Tree Close, Ascot SL5 9LJ (T1 and T2) x2 Pines – fell Recommendation: Objections. The trees were not diseased or dangerous and no arboricultural report had been submitted with the application. The committee requested that the trees should only be felled if sound reasons were given and that they then should be replaced.
18/01629 (Works To Trees Covered by TPO)	15 Llanvair Drive, Ascot SL5 9HS T1 and T1 Birch Trees: Fell Recommendation: Referred to the Borough’s Tree Officer.
18/01656 (Full)	Land At Queens Beeches House, London Road, Ascot New dwelling and access Recommendation: Concerns were expressed at the bulk and scale of the proposal which would be visible from the London Road, contrary to Neighbourhood Plan policy NP/DG1, as well as about the access site lines and the viability of the parking arrangements.
18/01673 (Outline)	<p>Land To The Rear of 4 And 5 Claver Drive, Ascot Outline application for access, layout and scale to be considered at this stage with all other matters to be reserved for the construction of x14 apartments with associated access and landscaping works Recommendation: Objections on the following grounds:</p> <p>Consultation: No development brief had been drafted or meaningful public consultation undertaken for this application. The consultation statement was brief and only identified consultations held regarding the initial (refused) application. The committee thought that the Parish Council’s consultation feedback had been misrepresented, as more detail had been given regarding issues such as access, proximity to Victory Field, the bulk of development, the lack of useable amenity space and the impact on trees. No evidence was provided from the public meeting held in September 2017. This was considered to be contrary to Neighbourhood Plan (NP) policy NP/H1</p> <p>Access: the committee did not consider it appropriate that 30 flats would have access directly onto Victory Field which is a public park within the Green Belt. The adjoining footpath is uneven, narrow, with a long stepped ramp and unlit, raising safety and disability access concerns. The swept path analysis for refuse collection suggested that the movements were only possible safely if the car park was not fully occupied.</p> <p>Parking: the proposed parking only meet the needs of residents. There was no disabled, visitor or trade vehicle parking, contrary to policy NP/T1.</p> <p>Trees: the development required the removal of 11 category B1 and C1 trees, contrary to policy NP/EN2. The many trees on the site, particularly those toward the north end, were thought to provide a significant backdrop to Victory Field and that their loss would damage its setting. This would be compounded by the removal of a large tree on the Victory Field boundary which would expose the flats to view from within the Field and lead to light pollution.</p> <p>Neighbourhood Amenity: the proposed removal of a line of 6 C1 trees to the back of the car park and along the north and north/west boundaries of the property to the north would affect the amenity of that property and open up a gap in the tree cover which would expose part of the Beechcroft development to view from within Victory Field, particularly in the winter. There was also thought to be a loss of amenity to the adjacent property to the north as the gable end was close to this properties boundary and to the Victory Field boundary.</p> <p>Gardens: the development was considered to adversely affect the greenness of the site and its vegetation due to the recent and proposed tree removal and the clearing of vegetation from part of the site, contrary to NP/EN3.</p>

	<p>Character: the site is formed by combining a part of the rear garden of three properties, each being a detached house. To build flats would be contrary to the character of the area. The development would be visually separate from those along the London Road and Sunninghill Road and there is only one house visible from within Victory Field. The development should therefore take its character from the green and leafy site on the edge of the Green Belt which it does not.</p> <p>Environment: no environmental assessment was issued with the initial application. The committee thought that an assessment had now been carried out but was undertaken after much of the site was cleared thus making it less meaningful, contrary to NP/EN4.</p> <p>Overdevelopment: the development was considered to be an overdevelopment of the site in terms of density, footprint, bulk and scale, contrary to NP/DG2. The density of 28 dph was thought to be inappropriate in this location. The committee noted that the Glen preceded the Neighbourhood Plan and Townscape Assessment and that residents had objected to the Beechcroft development.</p> <p>Housing Mix: concerns were also raised that the development would not contribute toward a mix of houses, particularly when combined with recently approved and currently processing applications for flats.</p> <p>As a consequence of the number of Neighbourhood Plan policies that applied to this application the Parish Council wished to call the application in to the Windsor Rural Development Management Panel regardless of the decision of the Borough Planners.</p>
18/01692 (Works To Trees Covered by TPO)	<p>Burwood House, Ravensdale Road, Ascot SL5 9HL T1 Sweet Chestnut: Crown reduction by 1.5 - 2.5m and height reduction by 2 - 3m Recommendation: Referred to the Borough's Tree Officer.</p>
18/01730 (Full)	<p>155 New Road, Ascot SL5 8QA First floor rear and ground floor rear extensions Recommendation: Concerns were expressed as to whether the development extended over the entire width of the party wall and onto the neighbours land.</p>
18/01744 (Full)	<p>4 Oaklands Drive, Ascot SL5 7NE Single storey side extension Recommendation: No Objections.</p>

7099 PLANNING APPEALS

17/01385 Tinkers Lodge, Brockenhurst Road, Ascot, SL5 9HB

The demolition of existing and the erection of a 4 bedroom dwelling
The appeal was allowed.

7100 TREE PRESERVATION ORDERS

No matters were received at the time of sending out the agenda. The Clerk informed the committee that she had contacted the Borough regarding the Parish Council's notification of Tree Preservation Orders.

7101 APPROVALS AND REFUSALS

The approvals and refusals for the weeks ending 1 June to 15 June were considered. Concerns were expressed as to the number of applications where the Parish Council recommendation differed from the Borough's decision. The Vice-Chairman suggested that the committee analyse the reasons for this and Councillor Robin Wood agreed to do so for the applications related to this committee meeting.

7102 OTHER BUSINESS

The Vice-Chairman informed the committee that the Borough was due to run training courses for Borough and Parish Councillors on planning matters. He also stated that the Gas Holder site application in Sunninghill was due to go to appeal by means of a public enquiry.

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

Councillor Peter Deason, Vice-Chairman