



**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 7 August 2018 commencing at 7.00pm**

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

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

**7126 TO NOTE APOLOGIES FOR ABSENCE**

Councillor Brian Humphreys and Christine Lester.

**7127 MINUTES**

The minutes of the meeting, held on 17 July, were approved as a correct record and signed as such.

**7128 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.

Application No.	Location and Description
18/01693 (Full)	Land At Fox Hollow, Larch Avenue, Ascot Construction of 2 dwellings, garage and associated access road and landscaping <b>Recommendation: Objections as the application was considered to be inappropriate development in the Green Belt as identified in the HELAA Housing and Land Availability Assessment as 0139. The Deliverability Comments/ reasons for refusal state. "Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes." It is listed as not being developable in the next 15 years</b>
18/01802 (Works to trees covered by TPO)	Armitage Court, St Marys Hill, Ascot SL5 9AU T1 Unknown Specie, T2 Oak, T3 Scotts Pine, T4, T5 and T6 Leylandii: Prune branches to boundary line between Armitage Court and 10 Murray Court <b>Recommendation: Referred to the Borough's Tree Officer.</b>
18/01960 (Works to trees covered by TPO)	6 Queensbury Gardens, Ascot SL5 9GG (G1) - Sweet Chestnut - Clean up trunks by the removal of epicormic growth to a height of 5m. (TPO 16 of 1985) <b>Recommendation: Referred to the Borough's Tree Officer.</b>
18/01993 (Full)	Oaktree House, Bagshot Road, Ascot SL5 9JL Single storey rear extension following demolition of the existing conservatory <b>Recommendation: No Objections.</b>

18/01994 (Full)	<p>Former Wetherby And Queenswood, Burleigh Lane, Ascot Construction of x3 detached dwellings with detached garages Recommendation: Objections as the proposal was considered to be out of keeping with the Townscape Assessment Villas in a Woodland setting, as it was an overdevelopment of the site, contrary to Neighbourhood Plan policy NP/DG1.2. Concerns were raised about shading to the property caused by the trees in the relatively small garden, of plot 3 This could put pressure on the trees in the future. The committee noted that the previous application for three dwellings, 08/02269, had been refused and that the extant planning permission for two dwellings had been approved prior to the Neighbourhood Plan.</p>
18/02002 (Works to trees covered by TPO)	<p>2 Wellswood Ascot SL5 7EA T1 - Multi Stemmed Himalayan Birch - Reduce height by approximately 1.5m and reduce crown to match. (TPO73 of 2002) Recommendation: Referred to the Borough's Tree Officer.</p>
18/02020 (Full)	<p>2 Oaklands Drive, Ascot SL5 7NE Part single part two storey front/side/rear extension with garage and a front flat roof canopy, alterations to fenestration including a new bay window to the ground floor rear elevation following demolition of existing garage Recommendation: No Objections provided the conditions for the approved application, 17/03597, still applied.</p>
18/02021 (Full)	<p>Ararat House, Burleigh Road, Ascot SL5 8ES Two storey front/side extension, single storey front infill extension, alterations to roof including x1 side facing dormer, garage conversion, alterations to fenestration, new detached garage and a new sliding entrance gate Recommendation: Objections as the proposal was considered to be out of keeping with the street scene the green and leafy feel of the area.NP/DG1.3 &amp; NP/DG2.2 Concerns were raised about the contrived and incoherent roof design out of keeping with the existing dwellings. ref. Appeal Decision APP/T0355/W/17/3189293 at 4 Dorian Drive Ascot. The garage at the front of the house was not in the spirit of NP/DG3.3and the sliding gates could cause road safety issues due to their proximity to the road. The committee thought that a 5 metre distance for the gates would be needed.</p>
18/02028 (Full)	<p>Columba, Monks Walk, Ascot SL5 9AZ Erection of detached dwelling and garage following demolition of existing dwelling and garaging Recommendation: Objections as the proposal was considered to be too big for the plot in terms of bulk and scale because of the trees. The lack of amenity space, being just 6 metres before the tree line, and the resultant shading could put pressure on the trees. The committee also noted that no arboricultural report had been submitted with the application. Thus the application was considered to be contrary to Neighbourhood Plan policies NP/DG2, NP/EN3 and Local Plan policy LP/N6.</p>
18/02032 (Full)	<p>161 New Road, Ascot SL5 8QA Two storey side extension Recommendation: No Objections.</p>
18/02042 (Full)	<p>41 Exchange Road, Ascot SL5 7AW Two storey side and part single, part two storey rear extension with rear steps Recommendation: Objections on the grounds of insufficient parking space. The committee noted that the previously amended drawings had not been submitted to the Parish Council for their comment.</p>
18/02048 (Works to trees covered by TPO)	<p>Five Trees Cottage, Burleigh Road, Ascot SL5 7LD (T1) Oak – fell Recommendation: No Objections. The committee asked that the same conditions should apply as for the permitted planning application 16/03476.</p>

18/02049 (Full)	43 Cheapside Road, Ascot SL5 7QR Extension to existing rear dormer Recommendation: Objections on the grounds of inadequate parking and overdevelopment of the site, contrary to Neighbourhood Plan policy NP/DG3 and Local Plan policies LP/DG1 and H11.
18/02115 (Full)	25 Bowden Road, Ascot SL5 9NJ Part single, part two storey side extension, first floor side extension, rear bay window, rear Juliet balcony and alterations to fenestration Recommendation: Objections on the same grounds as the previous planning application 18/01062 which were: 'Objections. The committee thought that there was insufficient parking, contrary to Neighbourhood Plan policy NP/SV1, and were concerned that the proposed extension extended to the boundaries of the neighbouring property. The negative impact on the street scene due to the terracing affect was also noted.' The committee considered there to be non-compliance with planning guidance as the first floor was not one metre away from the boundary.
18/02191 (Full)	5 Ascot Wood, Station Hill, Ascot SL5 7HF Part garage conversion and single storey rear extension following demolition of the existing rear conservatory Recommendation: No Objections provided Green Belt requirements were met. The committee queried if a car could be parked.
18/02194 (Works to trees covered by TPO)	Nutfield, Wells Lane, Ascot SL5 7DY (T1) Oak - crown reduction of 3-4m Recommendation: Referred to the Borough's Tree Officer.
18/02195 (Works to trees covered by TPO)	Chartwood, 8 Hancocks Mount, Ascot SL5 9PQ (T1, T3, T5, T6, T7 and T8) x4 Sweet Chestnuts and x2 Oaks - canopy reduction of 2-2.5m, removal of dead, dying, dangerous, rubbing, crossing or fused branches and removal of epicormic or secondary growth, (T2) Oak - fell and (T4) Pine – fell Recommendation: Objections to the felling of T2 oak and T4 pine. The committee noted that no arboricultural report had been submitted with the application.

## 7129 PLANNING APPEALS

### 17/03331 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

The appeal would be decided on the basis of an exchange of written representation. Any comments are to be received by the Planning Inspectorate by 13 August.

The Chairman stated that she would be writing to the Planning Inspectorate on behalf of the Parish Council.

## 7130 APPROVALS AND REFUSALS

The approvals and refusals for the weeks ending 13 July to 27 July were considered along with the previously circulated analysis of decisions compiled by Councillor Robin Wood.

## 7131 OTHER BUSINESS

Councillor Charlotte Herring raised a concern about the use of large sheds in back gardens.

Councillor Allison Sharpe raised a concern about the felling of a tree on Coombe Lane.

There being no further business, the Chairman closed the meeting at 7.50pm.

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Councillor Barbara Hilton, Chairman