



The Courtyard (Ascot Racecourse)
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**Minutes from a meeting of the Planning Committee held at 7.00pm on Tuesday 18 September 2018
 at the Parish Council Office, The Courtyard, High Street, Ascot, SL5 7JF.**

Members present: Councillors B Hilton (Chairman), P Deason (Vice-Chairman), C Herring, B Humphreys, B Story, R Wood.

In attendance: Mr P Griffin (Chairman SPAE) (Society for the Protection of Ascot and Environment), Mr G Meier (Architectural Director, Millgate Homes), Mr E Smith (Land Manager, Millgate Homes), Mr K Smith (Member of the Public), Mrs P Williams (Committee Administrator)

AGENDA REF.	DISCUSSION / ACTION	WHO	WHEN
7159	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies were received from Councillors P Carter, D Hilton, C Lester and A Sharpe.</p>		
7160	<p>DECLARATIONS OF INTEREST</p> <p>The Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct. There were none.</p>		
7161	<p>MINUTES</p> <p>The minutes of the meeting held on 28 August 2018 were agreed to be an accurate record and were signed by the Chairman.</p>		
7162	<p>PRESENTATION FROM MILLGATE HOMES (BEEHCROFT PLANNING APPLICATION)</p> <p>Cllr B Hilton welcomed an interested Member of the Public and representatives from Millgate Homes to the meeting and explained that they would be leaving after the presentation by Millgate Homes regarding their planning application for Beechgrove. Mr Smith gave a PowerPoint presentation outlining:</p> <ul style="list-style-type: none"> ▪ The boundary of the site and existing structures ▪ Planning permissions granted in 2011 and 2016 ▪ Square footage of existing planning permissions ▪ Green Belt constraints ▪ Proposed development ▪ Volume comparisons ▪ CiL (Community Infrastructure Levy) and SANG (Suitable Alternative Natural Greenspace) <p>Mr Smith stated that a Public Exhibition for the development was being provisioned for Tuesday 2 October 2018 in the evening, but no venue had been agreed to date.</p> <p>Action 1: PowerPoint presentation from Millgate Homes to be circulated to all Parish Councillors.</p>	<p>Clerk Admin.</p>	<p>18/9/18</p>
7163	<p>PLANNING APPLICATIONS</p>		

	The following Planning Applications were received by the Committee. It was agreed to discuss the Beechgrove Planning Application as the first item following the presentation.		
Application No.	Location and Description		
18/02547 (Full)	<p>Beechgrove And Cottage at Beechgrove, Church Lane, Ascot Erection of 15 dwellings comprising a building accommodating 12 apartments plus basement parking, and three detached houses with detached triple garages. Re-use of the existing access from Church Lane to serve the apartments, plus the creation of a new access to serve the detached houses following demolition of all existing buildings and outbuildings.</p> <p>Recommendation: Objections as the proposal:</p> <ul style="list-style-type: none"> ▪ No Development Brief was available and Public Consultation had not taken place (contrary to NP/H1) ▪ Parking for the detached houses inadequate and does not meet Borough standards ▪ Garages in front of the development contrary to NP/DG3.3 ▪ Increased intensification of the site (15 vs 1 dwelling) ▪ Conflicts with existing Green Belt regulations – flats inappropriate for Green Belt and out of character with surrounding properties. (Contrary to GB3.2), GB3.3), GB3.6, Contrary to NPPF Para 145 green belt policies and contrary to NPPF DG2) ▪ Detached houses contrary to policy NP/H2.1 not in keeping with area ▪ The 3 detached houses are in a line and would be very visible from the road, plus the garage construction, resulting in a reduction in the openness of the Green Belt (Contrary to LP policy GB2 A and B2). The 3 detached houses are in a different place on the site from the existing Coach House ▪ Narrowness of the road and poor sightlines at roundabout adjoining the site – Highways report required ▪ No Affordable homes proposed ▪ No landscaping schemes included– important for such a large development (Contrary to LP DG 1.6) ▪ Parking and garage within Root Protection Area of 2 large trees (T15 and T18). <p>This is a proposed major development within the Green Belt, therefore Councillors requested that the application is called into the WRDMP, irrespective of the planners' recommendation.</p>		
18/02320 (Listed Building Consent)	<p>Stewards House, Ascot Racecourse, High Street, Ascot Consent to display a pvc banner and remove the existing metal fixings from the face of the brickwork and reinsert into the face of the mortar on the west flank.</p> <p>Recommendation: No objections.</p>		
18/02327 (Advertisement)	<p>Stewards House, Ascot Racecourse, High Street, Ascot Consent to display a pvc banner to the west flank wall for advertising forthcoming events.</p> <p>Recommendation: No objections but a time limit be placed on the display of each banner.</p>		
18/02543 (TPO)	<p>59 Geffers Ride, Ascot SL5 7JZ Oak - Crown thin by 30% (TPO 11 of 2012).</p> <p>Recommendation: Refer to the Borough's Tree Officer.</p>		
18/02555 (TPO)	<p>Westminster House, London Road, Ascot SL5 7EG (A) - Yew - Balance crown to 4 metres from ground level. (B, C, D) - Leyland Cypress - Fell. (TPO 4 of 1965).</p> <p>Recommendation: Objections to the felling of the Leyland Cypress (as the tree appears to be in good health) and removal of any further trees on the site. Refer to the Borough's Tree Officer.</p>		
18/02528 (Full)	<p>19 Llanvair Drive, Ascot SL5 9HS Two storey front and rear extensions with a new raised roof to provide accommodation within the roof space, 2 No. side and 2 No. rear rooflights, garage conversion and roof over the existing single storey garage to provide first floor accommodation and detached garage.</p> <p>Recommendation: Objections as: the proposed garage is intrusive within the street scene, resulting in a terracing effect; the gate at the front is not in keeping with the rest of the street scene; the garage at number 17 was approved prior to the development of the Neighbourhood Plan and cannot be taken into consideration as a precedent; trees at the front require protection and the Borough's Tree Office recommendations of 6/9/18 should be taken into consideration.</p>		

Application No.	Location and Description		
18/02624 (TPO)	Ellerslie, Coronation Road, Ascot SL5 9LQ (T1) Oak - Fell. (TPO 003 of 2015). Recommendation: Strong objection as no arboricultural report was submitted regarding the health of the tree and as such, this should be referred to the Tree Officer.		
AGENDA REF.	DISCUSSION / ACTION	WHO	WHEN
7164	PLANNING APPEALS None were received.		
7165	APPROVALS AND REFUSALS		
7166	ANY OTHER BUSINESS There was no other business to discuss.		

Meeting ended: 8.00pm

Signed.....Date.....

Actions List

AGENDA REF.	ACTION	WHO	WHEN
7162	Action 1: PowerPoint presentation from Millgate Homes to be circulated to all Paris Councillors.	Clerk Admin.	18/9/18