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Minutes from a meeting of the Planning Committee held at 7.00pm Tuesday 9 October 2018 in the Parish Council Office, The Courtyard, High Street, Ascot, SL5 7JF.

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

In attendance: Mr P Griffin (Chairman SPAE (Society for the Protection of Ascot and Environment), Mrs P Williams (Committee Administrator), 5 members of the public.

AGENDA REF.	DISCUSSION / ACTION	WHO	WHEN
7176	APOLOGIES FOR ABSENCE Apologies were received from Councillors B Hilton (Chairman), P Carter, D Hilton, A Sharpe. Councillor B Story was absent. Councillor P Deason kindly acted as Chairman for the meeting.		
7177	DECLARATIONS OF INTEREST The Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct. Cllr C Herring declared an interest in Planning Application 18/02578 (The Dolls House) and Cllr P Deason declared an interest in 18//02696 (80-82 Upper Village Road).		
7178	MINUTES Prior to the meeting the Planning Committee minutes 18 September 2018 were circulated. These were agreed to be an accurate record of the meeting and approved for the Chairman to sign.		
7179	PLANNING APPLICATIONS The following Planning Applications were received by the Committee. Members of the public were present to provide their views on two applications (18/02653 and 18/02695), so these were taken first on the agenda. Councillors listened to their views and then provided their conclusions below:		

Application No.	Location and Description
18/02427 (Variation Under Reg 73)	Chatsworth, Buckhurst Road, Ascot SL5 7RS. Variation of Condition 20 (under Section 73) to substitute approved plans for the amended plans for the construction of a replacement dwelling with alterations to front boundary approved under 17/01650/FULL. Recommendation: No objections.
18/02432 (TPO)	Cissbury, Windsor Road, Ascot SL5 7LF. (T1 and T2) Holly - reduce to 20ft in height and 12ft in width and shape (T3) Holly - reduce to 8ft in height and 5ft in width and shape (T4) reduce the spread of the crown by 5ft all round and shape. Recommendation: Referred to Borough's Tree Officer.
18/02466 (TPO)	28 Llanvair Drive, Ascot SL5 9HT Silver Birch - Fell (TPO 3 of 2015). Recommendation: Objections as there was no arboreal reason for felling. If felling were to take place, suggest a replacement of silver birch in a different position.

Application No.	Location and Description
18/02515 (TPO)	<p>Oaklands, Kier Park, Ascot SL5 7DS (T1) Leylandii Conifers x 3 - Fell. (T2) Lawson Champyris x 7 - Crown reduce by 2.5m. (T3) Thuja - Crown reduce by 2.5m. (TPO12 of 1966).</p> <p>Recommendation: Referred to Borough's Tree Officer and suggest the felled trees are replaced by trees recommended by the Tree Officer.</p>
18/02536 (Full)	<p>65 Bouldish Farm Road, Ascot SL5 9EW Part single part two storey rear extension, following demolition of the existing single storey rear element.</p> <p>Recommendation: No objections.</p>
18/02577 (Full)	<p>8 Stanmore Close, Ascot SL5 9EU Single storey side and rear extension following demolition of existing conservatory.</p> <p>Recommendation: No objections. Concern was raised regarding the diminished parking capacity due to the new porch location.</p>
18/02578 (Full)	<p>The Dolls House, 30 High Street, Sunninghill, Ascot SL5 9NE. Single storey flat roofed rear extension with first floor amenity space over to form 1 x 1-bed flat and 1 x 2-bed flat.</p> <p>Recommendation: Objections on several grounds: loss of amenity NPDG1.4 / NPDG2.2C; roof and first floor terrace are out of character NPDG1.4 and overlooking neighbouring properties; no room for bicycles NPSU1.2; retail shop does not show staff toilets which would not comply with Health & Safety requirements; parking inadequate contrary to NP/SV1. The changes result in the need for 1 extra parking space. As the RBWM parking manager will confirm, Sunninghill has a severe shortfall of parking and this is being exacerbated by developments being approved in and close to the High Street without the benefit of off-street parking. This is damaging the amenity of residents, village workers and the vitality of the village. NPPF paragraph 106 states that maximum parking standards should only be set where there is a clear and compelling justification that they are necessary to manage the local road network. We consider that there is a compelling justification in Sunninghill, and the maximum parking standard should therefore be enforced.</p>
18/02634 (Full)	<p>Jane Anne Court, 4 Norton Park, Ascot SL5 9BW. Two storey rear infill extension and new detached carport with habitable roof space.</p> <p>Recommendation: No objections.</p>
18/02653 (Full)	<p>Annexe, Kingswick House, Kingswick Drive, Ascot SL5 7BH Change of use/conversion and extension of existing mixed-use office/residential building to provide 9 self-contained flats with associated parking to include electronic gates.</p> <p>Recommendation: See commentary in Appendix A at the end of the minutes.</p>
18/02668 (Full)	<p>107 Cavendish Meads, Ascot SL5 9TG Single storey front, first floor side extension above garage including x1 front facing dormer and two storey side/rear extension.</p> <p>Recommendation: Concerns raised regarding the steepness of the driveway in the new location and the lack of site plan provided.</p>
18/02671 (TPO)	<p>8 Sovereign Mews, Ascot SL5 7FY. (T1)- Oak - Reduce crown by reducing branches by a maximum of 3m, crown lift lower overhanging branches to 4.5m. (TPO 83 of 2002).</p> <p>Recommendation: Referred to Borough's Tree Officer.</p>
18/02695 (Full)	<p>80 - 82 Upper Village Road, Ascot Construction of pair of semi-detached dwellings and 10 x apartments with associated parking, new vehicular and pedestrian access following demolition of existing dwellings and shed.</p> <p>Recommendation: See commentary in Appendix A at the end of the minutes.</p>
18/02704 (Full)	<p>Former British Gas Site, Bridge Road, Ascot Redevelopment of the site to provide x53 dwellings and x23 apartments (Class C3) including the provision of new pedestrian and vehicular accesses and routes, car parking, landscaping, open space, remediation and associated works, following demolition of two existing redundant cottages.</p> <p>Recommendation: See commentary in Appendix A at the end of the minutes.</p>

Application No.	Location and Description
18/02714 (Full)	22 Dorian Drive, Ascot SL5 7QL Erection of a detached double garage following demolition of existing garage. Recommendation: There was a server problem so Councillors/SPAE were unable to open the documents associated with this Planning Application. We have now downloaded them and will issue our comments shortly.
18/02729 (Full)	Ascot Racecourse, High Street Ascot SL5 7JX Replacement glazing to Royal Ascot boxes. Recommendation: No objections.
18/02755 (TPO)	7 Hurstwood, Ascot SL5 9SP (T1) - Cedrus Deodara - Crown lift to give 4m highway clearance, remove ends of overhanging branches and remove deadwood. (T2) - Western Red Cedar - Fell. (T3) - Cypress - Fell. (TPO 2 of 1990). Recommendation: Referred to Borough's Tree Officer with a request to replace felled Red Cedar tree with a suitable alternative.
18/02814 (TPO)	Hazeltine, 9A Llanvair Close, Ascot SL5 9HX (T13) Oak - fell to ground level. Recommendation: Objections as no valid reason provided for felling a significant tree.
18/02815 (TPO)	Former Brockenhurst Hotel, Brockenhurst Road, Ascot (T1) Western Red Cedar - Fell. (TPO 30 of 1998). Recommendation: Objections as no valid reason provided for felling a significant tree.

AGENDA REF.	DISCUSSION / ACTION	WHO	WHEN
7180	PLANNING APPEALS Councillors were disappointed to learn of the approval of the Planning Application for 1 Kinross Avenue given their previous objections.		
7181	APPROVALS AND REFUSALS Councillors were disappointed to learn of the approval of Planning Application 18/02042 given their previous objections.		
7182	ANY OTHER BUSINESS Sunningdale Park: The Chair noted that this Planning Application had now been approved.		

Meeting ended: 8.25pm

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

18/02653 (Full)	<p>Annexe, Kingswick House, Kingswick Drive, Ascot SL5 7BH</p> <p>Change of use/conversion and extension of existing mixed-use office/residential building to provide 9 self-contained flats with associated parking to include electronic gates.</p> <p>Recommendation: Councillors listened to the views of residents before making the following recommendations:</p> <ul style="list-style-type: none"> ▪ Councillors considered that this Planning Application was very similar to one previously submitted and so similar objections applied: ▪ Out of scale and character NPDG1, NPDG2.1 ▪ Contrary to NP DG2.1 – Out of character with the density, footprint, separation, scale, and bulk of its neighbouring properties and the surrounding area. Not compatible with Kingswick house, an imposing old manor house. ▪ Adversely affecting neighbouring properties by decreasing their light and privacy, including overlooking balconies NPDG2.2 ▪ Inadequate parking provisioned NPT1. 3 spaces are outwith the development boundary, and this is ineligible. ▪ Amenity inadequate NPDG3.2 ▪ Health & Safety concerns were raised regarding radiation from the electricity substation within the dwelling structure and transformers possibly being below ground ▪ Over development of the site ▪ 4 of the 1-bed flats were too small NPDG3.1 (between 38 and 47 sq m and are considered unacceptably small – below 50 sq m for a 1 bed flat). ▪ 3 of the 2-bed flats were just above accepted minimum size and therefore very small NPDG3.1 ▪ No boundary separation along the Kingswick House boundary and on opposite (eastern) Boundary. There should be a min separation of 1m but the height of the development and proximity to neighbouring properties requires a larger boundary separation. ▪ Erection of a 2metre high wall would be too close to the neighbouring property (within 1 metre). Elsewhere there is 1.5 to 2m+ of separation, which is considered to be contrary to NP/DG2.1. ▪ Insufficient consideration was shown to the change of use of the building and loss of employment NPE1.1 ▪ Concern that the site occupied by the cycle sheds isn't owned by the applicant. <p>Councillors therefore objected to this Planning Application and called it into the Rural Panel for consideration.</p>
18/02695 (Full)	<p>80 - 82 Upper Village Road, Ascot</p> <p>Construction of pair of semi-detached dwellings and 10 x apartments with associated parking, new vehicular and pedestrian access following demolition of existing dwellings and shed.</p> <p>Recommendation: Councillors listened to the views of residents before making the following recommendations:</p> <p>Councillors raised strong objections:</p> <ul style="list-style-type: none"> ▪ Not in keeping with the character of a Victorian village NPDG1.4. The development is out of character with the immediate area. The flats, in particular, are totally out of context, being surrounded by 9 small to medium houses. The change from a small bungalow to a 2 ½ story house changes the character significantly. ▪ Loss of amenity to all adjacent properties. Owing to the gradient down to Lower Village Rd the flats rise high above and overpower the houses in Lower Village Road, which are only 15m from the rear of the flats. On the basis of the applicant's plans the flats will rise approx 12m above the gardens of the houses in Lower Village Road, but an inspection of the un-surveyed part of the site shows that they will actually rise 20m above the gardens. ▪ Similarly the flats overpower the dwellings on either side (No 59 (3.5m away) and No 2 (8m away)), which are very close and have ridge heights well below that of the flats. ▪ The impact is made worse by the retaining wall in the rear and N boundary. ▪ Increased density, footprint, scale and bulk NPDG2 and LP H11. At a density of 103 dph the development represents a gross over development of the site. The flats are located within 1m of the western boundary, contrary to statements by the applicant, and it is proposed to build a retaining wall along the boundary itself. ▪ Proximity to the pub garden adds to the poor amenity for residents. ▪ Insufficient space for suitable gardens for families NPEN3 ▪ Parking should be provisioned between houses and not in front of the new houses on Upper Village

18/02695 (Full)
cont'd

Rd NPDG3.3

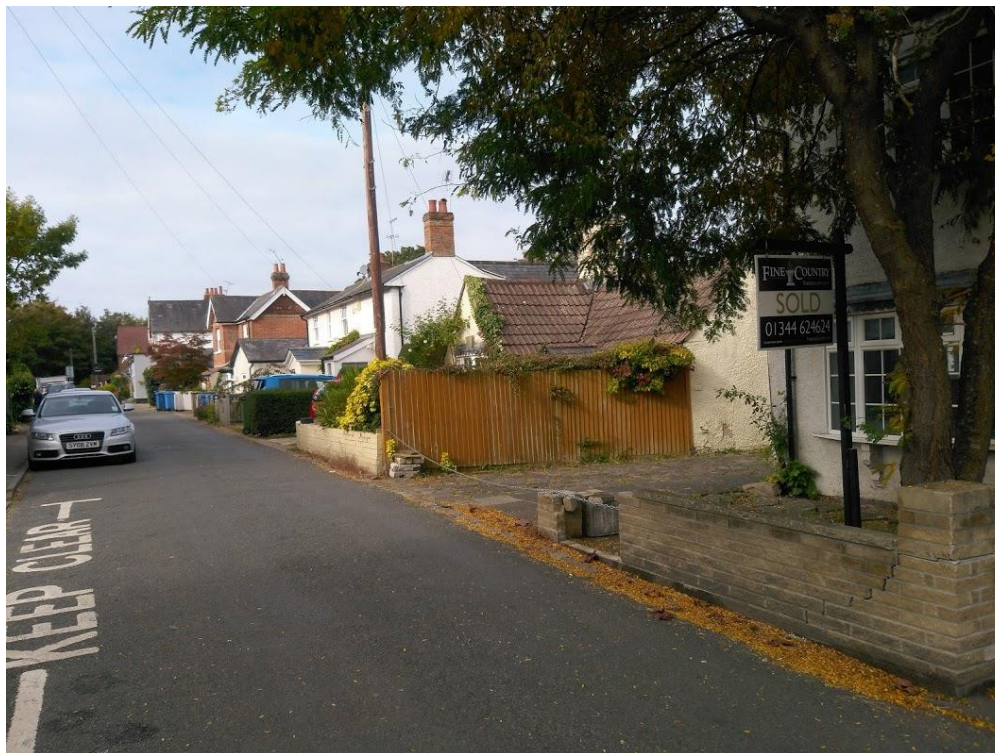
- **Contrary to NP T1 and RBWM parking standards, Inadequate parking. Need 6 for 1 bed + 12 for 2 /3 bed dwellings = 18 + visitor parking. Only 15. NO parking available on UVR. We are concerned that the difficulty of parking beneath the flats will mean that residents will park on the street, where there is a shortfall of parking, particularly in the lunchtimes and evenings.**
- **3-bed semi-detached houses have inadequate parking provisioned NPDG3**
- **Tree removal will be necessary to accommodate the construction NPDG3**
- **Potential impact on privacy in Lower Village Road and adjacent properties in Upper Village Road and the pub LPH11**
- **New building is 2.5 stories high so will impose on neighbours, rooflines are too high (18 metres above Upper Village Road properties) and too close**
- **Some 1-bed flats are only 53 sq metres, so very small, and some 2-bed flats only 63 sq metres**
- **All windows on one side of the construction are opaque, so some flats will only have opaque windows**
- **Balconies are very small indeed**
- **The steepness of the drive is 1:7 and the RBWM ruling is 1:12**
- **The tree survey appears to have a questionable regard to the value of established trees**
- **Concerns about the correct ownership of the site were expressed when a resident provided his deeds of ownership of part of the proposal. Part of the site had a sharp, sandy incline which would not support structures**
- **There are discrepancies on the drawings in relation to the boundary between No 82 and 84 (?), which need investigating.**

View from ground level / GF level of flats by small trees on the site looking down on houses in Lower Village Road. Shows the steep 7 – 8 m drop down to the gardens of No 61 Lower Village Rd



18/02695 (Full)
cont'd

View along Upper Village Rd from site on the right towards the Dog and Partridge pub.



Councillors recommended that the Planning Application be withdrawn and, failing this, to be called up to the Rural Panel.

18/02704 (Full)

Former British Gas Site, Bridge Road, Ascot

Redevelopment of the site to provide x53 dwellings and x23 apartments (Class C3) including the provision of new pedestrian and vehicular accesses and routes, car parking, landscaping, open space, remediation and associated works, following demolition of two existing redundant cottages.

Recommendation: Councillors were pleased to note that some previous objections had been partially addressed, such as a reduction in the overall number of dwellings, reduction in the dwellings accessed via Bridge Road, the cycle route through the development, increased visitor parking, relocation of the public open space, increased tree planting and improved integration of affordable housing. Notwithstanding, there were objections:

- **Pedestrian and cycle routes are too narrow and of a poor standard – their improvement should form part of the development**
- **The affordable housing was not entirely integrated but simply split into two**
- **5-bed houses required 3 parking spaces – currently two were in-tandem and one in the garage, such that if a car were in the garage there would be nowhere for the bins to go. Contrary to NPDG3.2. It was suggested that these be turned into 4-bed houses**
- **There remained a shortfall in open public space NPSS7 (NP requires 15%, and this to be in a single usable area)**
- **While the overall number of houses had decreased, there had been a diminution of affordable housing, 3 and 4-bed houses, but an increase in 5-bed housing, whereas local demand was for smaller properties**
- **Affordable accommodation too small – 14 No 1 bed flats are 51 sq.m and 3 No 2 beds are 61 sq.m. These are right on the recommended minimum areas.**
- **Adequate storage provision was queried**
- **The boundary of the site was very adjacent to the walls of the flats (block 13-26) and right next to the railway which could be noisy**
- **3 gardens (plots 51 – 53) were next to railway lines**
- **Insufficient account was taken to provide modern living e.g. provision for electric car charging and the plans seemed old-fashioned**
- **Too little consideration was shown to the removal of so many trees NPEN2 (particularly between the boundary and substation) and the adequacy of remediation of the root protection areas e.g. contamination from the trim trail**

18/02704 (Full) cont'd	<ul style="list-style-type: none">▪ Councillors questioned the assessment that car ownership in apartments is lower than for houses. Car ownership in out parish is high and the 1 and 2-bed apartments will be shared ownership. This suggested that there would not be any difference between the apartments and houses in terms of parking requirements or trip generation.▪ Bridge road access concerns re visibility at Junction with High Street, ability to accommodate increased traffic flow and in relation to the pedestrian and cycle usage.▪ NPSV1 not addressed.
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