



**The Courtyard (Ascot Racecourse)**  
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Minutes from a meeting of the Planning Committee held at 7.00pm Tuesday 30 October 2018 at the Parish Council Office,  
The Courtyard, High Street, Ascot, SL5 7JF.

**Members present:** Councillors B Hilton (Chairman), P Deason (Vice-Chairman), P Carter, D Hilton, C Lester, R Wood.

**In attendance:** Mr P Shaw (SPAEC) (Society for the Protection of Ascot and Environment), Mrs P Williams (Committee Administrator)

AGENDA REF.	DISCUSSION / ACTION	WHO	WHEN
7195	<b>APOLOGIES FOR ABSENCE</b>  Apologies were received from Councillors C Herring, B Humphreys, A Sharpe and B Story.		
7196	<b>DECLARATIONS OF INTEREST</b>  The Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct. There were none.		
7197	<b>MINUTES</b>  Prior to the meeting the Planning Committee minutes 9 October 2018 were circulated. These were agreed to be an accurate record and would be signed by the Chair at the next meeting.		
7198	<b>PLANNING APPLICATIONS</b>  To consider a schedule of new Planning Applications, a copy of which is below:		

Application No.	Location and Description
18/02547 (Full)	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. <b>Recommendation:</b> Councillors noted that the developer had now submitted a Development Brief and conducted a community consultation (with only 11 attendees). However, the same objections remained from the previous application. In addition, the following objections were raised: the intensification of use is contrary to LP GB2 B2); The housing density is significantly increased contrary to NP/DG2.1.  Cllr B Hilton had emailed the Borough Council and the developer's representative to inform them that the Chairman of the Parish Council had attempted to visit the public consultation at 5.30pm but found that the hall was closed earlier than advertised. The developer's representative contested that the hall had been open as specified.
18/02773 (Full) (cont'd PTO)	31 Woodend Drive, Ascot SL5 9BD Replacement dwelling following demolition of existing dwelling <b>Recommendation:</b> Objections raised due to: increased bulk and scale (contrary to NP/DG2.1; the 2.5 storey dwelling with dormer windows front and back and a 2.5 storey high front gable results in a scale and style of dwelling that is out of keeping with the neighbouring properties and the street scene which is exacerbated by being closer to the road (contrary to NP/DG2.0 and NP/GB2).

	<b>Drawing 232 GA001 shows a maple tree in the front garden but the proposed plan in the D&amp;A statement shows this to be (or already) removed. The large windows in the rear dormer windows will overlook and impact negatively on the amenity of neighbouring gardens. The accommodation in the loft is such that it can provide separate living accommodation. Councillors requested a condition be imposed that the dwelling should be for single family occupation and side windows to 1st floor to be fixed with frosted glass to prevent overlooking.</b>
18/02797 (Variation Under Reg 73)	Former Brockenhurst Hotel, Brockenhurst Road, Ascot Variation of Condition 20 (under Section 73a) to substitute plans approved under 18/01116/VAR (for the Redevelopment to provide a building comprising 12 apartments with basement parking and caretaker's accommodation following demolition of existing hotel as approved under 13/01995/FULL and varied under 17/02712/VAR) with amended plans. <b>Recommendation: No objections.</b>
18/02816 (Full)	Whitefriars, Friary Road, Ascot SL5 9HD Demolition of existing conservatory and replacement of existing pool house structure with proposed single storey side/rear extension with front canopy <b>Recommendation: No objections.</b>
18/02830 (Full)	Winslow House, Ashurst Park, Church Lane, Ascot SL5 7ED Change of use of part of the ground floor from B1 (Office) to D1 (Medical/Health Services). <b>Recommendation: The application was unclear regarding the scale of the new use and therefore the quantity of parking spaces required, so concerns were raised whether sufficient parking had been provisioned.</b>
18/02834 (TPO)	25 Woodlands Ride, Ascot SL5 9HP (T14) - Scots Pine - Fell. (TPO 3 of 2015). <b>Recommendation: No arboricultural report was included. If the tree were diseased then this should be replaced. Referred to Borough Tree Officer.</b>
18/02839 (Full)	17 Kings Road, Sunninghill, Ascot SL5 9AD Detached outbuilding <b>Recommendation: Application withdrawn.</b>
18/02848 (Full)	9 Ancaster Drive, Ascot SL5 8TR Reconfiguration of the driveway. <b>Recommendation: No objections.</b>
18/02858 (TPO)	Wells House And The Old House, Wells Lane, Ascot (G7) Lawson Cypress - Trim by 1m on side facing garden. (T2) Purple Beech - Raise low canopy to 2.5m, remove major dead wood. (TPO 25 of 2005). <b>Recommendation: There was a query over the location of T2 and T3 which may have been a numbering error. Referred to Borough Tree Officer.</b>
18/02866 (TPO)	Rosewood Cottage, Burleigh Road, Ascot SL5 7LD (T1) Oak - Crown lift over house by removing the two lowest limbs. (T2) Reduce 4 branches overhanging the road by 2-3 metres to bring in line with the rest of the canopy. (TPO 9 of 1992). <b>Recommendation: Referred to Borough Tree Officer.</b>
18/02868 (Variation Under Reg 73)	Claydon, Woodlands Ride, Ascot SL5 9HN Variation of Condition 8 (Approved plans) (under Section 73A) to substitute the approved plans for the amended plans for the construction of new 4 bed dwelling following demolition of existing dwelling approved under 15/03921/FULL and amended under 18/01009/NMA. <b>Recommendation: No objections, but suggest a condition that the hedge must be retained if owned by the applicant.</b>
18/02875 (TPO)	Springdale, Friary Road, Ascot SL5 9HD T1) - Beech - reduce by 3 metres all over and crown thin by 30% and deadwood. (TPO 57 of 2004). <b>Recommendation: Referred to Borough Tree Officer.</b>
18/02894 (Full)	1 Kinross Avenue, Ascot SL5 9EP Two storey side extension to form a new house following demolition of the single storey extension, conservatory and garage. <b>Recommendation: Councillors were disappointed that this application had been passed at appeal but the developers were now looking to increase the size of the dwelling, had moved closer to the pavement, designed a car port which was too small to house a car and bins. Therefore, Councillors objected for the same reasons as previously in application 17/03331 Adverse effect on street scene, contrary to NP policies DG3.2, EN3, DG2 We request that this be brought to the Windsor Rural Management Development Panel should planners be mindful to approve the application.</b>
18/02904 (TPO)	Land At Queensbury Gardens And Martingales Close, Ascot T5) Scots Pine - Remove major deadwood. (T8) Sweet Chestnut - Remove major deadwood. (T9) Sweet Chestnut - Cut back over road by 2m. (T10) Sweet Chestnut - Crown reduce by 2m. (T19) Sweet Chestnut - Crown thin by 20%, remove major deadwood. (T25) Corsican Pine - Crown lift 5m and crown thin by 20% on road side, remove major deadwood. (T27) Sweet Chestnut - Crown lift 4 m over

	<p>the road. (T28) Scots Pine - Crown thin over road by 20%, remove major deadwood. (T29) Sweet Chestnut - Remove 2 lowest limbs. (T30) Scots Pine - Crown reduce limbs overhanging garage by 2 m. (T40) Acer - Cut back from lamp column by 2m, remove major deadwood and shape. (T48) Sweet Chestnut - Crown lift 5 m and shorten lateral growth over garage by 2m. (TPO 16 of 1985)</p> <p><b>Recommendation:</b> Councillors were unsure that a formal arboricultural report had been included. Referred to Borough Tree Officer.</p>
18/02921 (Variation under Reg 73)	<p>Columba, Monks Walk, Ascot SL5 9AZ</p> <p>Variation of Condition 11 (under Section 73) to substitute amended plans for the approved plans for erection of detached dwelling and garage following demolition of existing dwelling and garaging, approved under 18/02028/FULL.</p> <p><b>Recommendation:</b> Councillors expressed concerns that the erection of the gates and pillars would affect the root protection area of nearby trees. refer to Tree Officer</p>
18/02924 (Full)	<p>4 Woodlands Close, Ascot SL5 9HU</p> <p>Erection of two storey and single storey front extensions, single storey side extension following garage conversion, alterations to fenestration and render to all elevations.</p> <p><b>Recommendation:</b> No objections but with the condition that the dwelling be used for single family occupancy.</p>
18/02927 (Full)	<p>15 Beaufort Gardens, Ascot SL5 8PG</p> <p>Part two storey/part first floor front extension and part conversion of garage</p> <p><b>Recommendation:</b> Concerns were expressed as the garage was too shallow to park a car and the resulting parking space did not seem adequate for 3 vehicles, as required, contrary to borough parking standards, particularly as the boundary to the right of the existing garage did not match the boundary on the block plan.</p>
18/02947 (TPO)	<p>Columba, Monks Walk, Ascot SL5 9AZ</p> <p>(T1) Oak - Lift canopy to 5m above ground level. (T5,6) Scots Pine - Fell. (T8) Oak - Lift canopy to 5m above ground level. (T9) Hornbeam - Lift canopy to 5m above ground level. (T10) Beech - Lift canopy to 3.5m above ground level. (T13) Oak - Lift canopy to 3.5m above ground level. (G18) Cypress and Birch - Fell all. (T19) Oak - Reduce canopy overall by 3m. (T20) Oak - Reduce canopy by 3m over West side, over house. (T21) Oak - Fell. (T22) Oak - Reduce canopy by 2m overall. (T23) Scots Pine - Remove over-extended limb on south side. (T24,25,26) Oak - Lift canopy to 3m from ground level. (T39) Oak - Fell. (TPO 025 of 2010).</p> <p><b>Recommendation:</b> Strong objections were raised due to the loss of a number of important amenity trees and the raising of the canopy to 5m above ground which would negatively impact the street scene.</p>
18/02977 (Full)	<p>Chatsworth, Buckhurst Road, Ascot SL5 7RS</p> <p>Proposed 1.8m timber acoustic fence &amp; brick gate wing walls to front elevation</p> <p><b>Recommendation:</b> Objections were raised: not in character with the neighbouring properties which have hedges in this location in green belt area; question raised as to whether the gate was too close to the highway.</p>
18/03009 (Variation under Reg 73)	<p>Claydon, Woodlands Ride, Ascot SL5 9HN</p> <p>Variation of Condition 8 (under Section 73) to substitute plans approved under 15/03921/FULL for the construction of new 4 bed dwelling following demolition of existing dwelling, with amended plans.</p> <p><b>Recommendation:</b> No objections.</p>
18/03014 (TPO)	<p>Grand Regency Heights, Burleigh Road, Ascot SL5 8FE</p> <p>G1 (x5 Sycamore) - Crown reduction by 3/4m (TPO 44 of 2011).</p> <p><b>Recommendation:</b> Referred to Borough Tree Officer.</p>
18/03026 (Full)	<p>2 Marston Way, Ascot SL5 8TH</p> <p>Detached single garage.</p> <p><b>Recommendation:</b> (See also 18/03035 below) Concerns were raised: the location of the garage isn't ideal owing to its location by the front boundary and Councillors were unsure if a car would turn to get into the garage (should comply with NP/T1.2.) If 18/03035 is approved this won't be possible, and the garage access would be blocked by the 2 car parking spaces; conditions were recommended that the garage should be used for parking and that the dwelling be used for single family occupation.</p>
18/03031 (Full)	<p>3 Hermitage Drive, Ascot SL5 7LA</p> <p>First floor rear extension and alterations to first floor rear fenestration.</p> <p><b>Recommendation:</b> No objections.</p>
18/03035 (Full)	<p>2 Marston Way, Ascot SL5 8TH</p> <p>Single storey front/side extension and garage conversion.</p> <p><b>Recommendation:</b> See 18/03026 above.</p>
18/03050 (TPO)	<p>81 Sutherland Chase, Ascot SL5 8TE</p> <p>(T1) - Oak - Reduce branches overhanging Number 71 Sutherland Chase by 3m. (TPO 14 of 1996).</p> <p><b>Recommendation:</b> Referred to Borough Tree Officer.</p>

AGENDA REF.	DISCUSSION / ACTION	WHO	WHEN
7199	<p><b>PLANNING APPEALS</b></p> <p>Councillors considered the following Planning Appeals:</p> <p>18/3207532 (Planning application 17/03056)</p> <p><b>Land To The Rear of 4 And 5 Claver Drive, Ascot</b></p> <p>Outline application (access) for the construction of 11 x 2 bed apartments and associated access.</p> <p><b>Recommendation:</b> It was understood that this Planning Application had been refused but after the appeal was already underway. The same objections applied as previously stated.</p> <p>18/3198815 (Planning application 17/03504)</p> <p><b>48 High Street, Sunninghill, Ascot SL5 9NF</b></p> <p>Change of use of retail unit to mixed A1 (retail) and D1 (dental surgery).</p> <p><b>Recommendation:</b> Objections as previously stated.</p> <p>18/3206645 (Planning application 18/00790)</p> <p><b>19 Llanvair Drive, Ascot SL5 9HS</b></p> <p>The development proposed is the erection of two storey front and rear extensions to an existing house, with a new raised roof to provide accommodation within the roof space, and roof over the existing single storey garage to provide first floor accommodation. To the front of the house a new garage is proposed with automatically opening gates, with new brick piers and metal railing fencing to the front.</p> <p>Appeal dismissed.</p> <p><b>Action 1:</b> It was requested that the Committee Administrator include the date by which representations should be made for appeals in future agendas.</p>	P Williams	Et seq
7200	<p><b>APPROVALS AND REFUSALS</b></p> <p>Councillors noted which Planning Applications had been accepted or refused by the Borough Council vs the recommendations of the Parish Council. It was noted that planning application 18/02223 did not show the objections of the Parish Council when being considered by the Borough Planners. A discussion was also held regarding the Borough continuing to over-ride concerns being repeatedly expressed in Planning Applications by the Parish Council regarding the lack of parking in Sunninghill. The resultant congestion was unsurprising.</p> <p>Councillors also considered the possibility of commissioning an independent Highways Engineer report regarding traffic flows around the exit of the A329M which were a concern for one specific Planning Application.</p> <p><b>Action 2:</b> Cllr D Hilton to send Planning Committee members the details of a Highways Engineer consultant for their consideration.</p>		
7201	<p><b>ANY OTHER BUSINESS</b></p> <p><b>Closure of Budgens in Ascot:</b> Cllr C Lester reported that, due to retirement, the shop would be closed but would become another supermarket and hopefully the Post Office would be retained.</p>		

Meeting ended: 8.05pm

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