



The Courtyard (Ascot Racecourse)  
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**Minutes from a meeting of the Planning Committee held at 7.00pm on Tuesday 20 November 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, C Herring (later arrival), B Humphreys, B Story, R Wood.

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

AGENDA REF.	DISCUSSION / ACTION		WHO	WHEN
7211	<b>APOLOGIES FOR ABSENCE</b>  Apologies were received from Councillors D Hilton, C Lester and A Sharpe.			
7212	<b>DECLARATIONS OF INTEREST</b>  The Chairman requested to receive any Declarations of Interest in accordance with the adopted Code of Conduct. There were none.			
7213	<b>MINUTES</b>  Prior to the meeting, the Planning Committee minutes FINAL 30 Oct 2018 were circulated. These were agreed to be a correct record of the meeting and were signed by the Chairman.			
7214	<b>PLANNING APPLICATIONS</b>  No members of the public were present, so the schedule of Planning Applications listed on the agenda were reviewed in numerical order as shown below:			
Application No.	Response date	Location and Description		
18/00273 (Full)	16/11/18	Hatchet Lane Farm, Hatchet Lane, Ascot SL5 8QE Conversion of existing residential dwelling and outbuildings to 7 No. dwellings with associated works. <b>Recommendation: No objections provided the issues and concerns raised in the Borough's flood risk, tree and ecology assessments are resolved.</b>		
18/02528 (Full) Amended drawings	28/11/18	19 Llanvair Drive, Ascot SL5 9HS Two storey front and rear extensions with a new raised roof to provide accommodation within the roof space and 3 No. rear dormers, garage conversion and roof over the existing single storey garage with 1 no rooflight to provide first floor accommodation and detached garage. <b>Recommendation: Objections were made as previously stated and the Committee asked for the application to be brought to the Windsor Rural Management Development Panel should planners be minded to approve the application.</b>		
18/02830 (Full)	3/12/18	Winslow House, Ashurst Park, Church Lane, Ascot SL5 7ED Change of use of part of ground floor from Offices (Class B1) to Cosmetic and Aesthetic Clinic (Class D1) and/or offices (Class B1). <b>Recommendation: Objections as for the previous application as there was insufficient information provided on the volume of parking required for clinicians and clients to ensure that sufficient spaces were provided.</b>		
18/02850 (Full)	20/11/18	43 Cheapside Road, Ascot SL5 7QR Extension to existing rear dormer and new Juliet balcony.		

		<b>Recommendation: Objections as for the previous application due to the loss of amenity (juliet balcony overlooking no. 39), the dormer to be set back from the roof line and unsympathetic design.</b>
18/03006 (Full)	21/11/18	8 Langdale Drive, Ascot SL5 8TQ Erection of a front porch and two storey side extension. <b>Recommendation: No objections.</b>
18/03022 (Full)	26/11/18	Connifer Cottage, Watersplash Lane, Ascot SL5 7QP Erection of a front porch, single storey side extension, replacement 3no. front dormers and alterations to fenestration. <b>Recommendation: No objections as long as green belt guidelines are met.</b>
18/03044 (Full)	27/11/18	The Mallows, 4 Hermitage Drive, Ascot SL5 7LA Replacement rear conservatory and new first floor rear window. <b>Recommendation: No objections.</b>
18/03065 (Full)	28/11/18	Ascot United Football Club, Winkfield Road, Ascot SL5 7LJ New Artificial Grass Pitch (AGP), installation of fencing and entrance gates to AGP perimeter, pitch perimeter barrier and entrance gates within AGP enclosure, new hard standing areas, replacement floodlight system, maintenance equipment store, gates to football ground boundary and soft landscaping. <b>Recommendation: No objections. Very thorough application and supports the community as there is a shortage of football pitches in the area</b>
<i>Cllr C Herring arrived 7.10pm.</i>		
18/03080 (TPO)	22/11/18	6 Martingales Close, Ascot SL5 9FQ T1) - Austrian pine - Fell. (TPO 16 of 1985). <b>Recommendation: Objections as several trees (5 holly trees, 2 Lawson Cyprus trees and 1 sycamore tree) would need to be felled which are on the boundary so would adversely affect the street scene (contrary to NP/EN2) and these would need to be replaced.</b>
18/03083 (TPO)	21/11/18	2 Stonehill Gate, Hancocks Mount, Ascot SL5 9WA (T1) - Beech - Prune back branches that overhang neighbouring garden by 1.5 - 2 metres. (T2) - Beech - Reduce in height by 3 - 4 metres. (TPO 3 of 1990). <b>Recommendation: Refer to Borough Tree Officer.</b>
18/03084 (Full)	23/11/18	Briar House, Carbery Lane, Ascot SL5 7EJ Detached garage with first floor accommodation. <b>Recommendation: Concerns that the garage is too big for the garden. No detailed site plan has been provided. Councillors requested a condition of single-family occupancy.</b>
18/03095 (Full)	3/12/18	Kerlands, 56 Llanvair Drive, Ascot SL5 9LN Two storey front extension to existing garage/gym. <b>Recommendation: Concerns raised regarding the large extension being situated so close to the boundary – 5m closer than existing – and therefore more dominant on the street scene. Concerns were also raised regarding the long-term health of a category A tree (T5 Scots Pine) which should be referred to the Borough Tree Officer. Councillors requested a condition of single-family occupancy.</b>
18/03103 (Full)	29/11/18	5 Norton Park, Ascot SL5 9BW Single storey front and rear extensions, raising roof to form habitable accommodation and 2no. rear dormers. <b>Recommendation: Objections for the following reasons: the street is predominately bungalows and this would be out of keeping. The exterior design and finish would be totally out of character (contrary to NP/DG 2.1 and NP/DG3.1); and very close to neighbouring bungalow, so concerns raised over loss of amenity. Concern that this would set a precedent when bungalows are in short supply.</b>
18/03118 (Full)	7/12/18	Hafan, Burleigh Lane, Ascot SL5 8PF Part single storey part first floor side extension to link existing garage, with reorientation to garage, new open porch, part single storey and two storey rear extension and new entrance gates to existing access. <b>Recommendation: No objections.</b>
18/03139 (Full)	29/11/18	18 Highgrove Avenue, Ascot SL5 7HR Single storey side and rear extension. <b>Recommendation: No objections.</b>
18/03152 (Full)	29/11/18	73 Lower Village Road, Ascot SL5 7AF Single storey side extension incorporating new garage <b>Recommendation: No objections.</b>
18/03194 (Full)	4/12/18	4 - 6 Brockenhurst Road, Ascot Change of use of the ground floor restaurant (Use Class A3) to retail (Use Class A1), alterations to the front, side and corner elevations, demolition of the existing sheds and provision of a new goods entrance, delivery and service bay. Amended access to the residential flats on the first floor and the provision of a new private roof garden.

		<b>Recommendation: Strong objections for the following reasons: a traffic survey for this site was required – this is at a very busy junction close to a bend under a bridge from which cars emerge at speed and could collide with delivery trucks reversing in the road; a truck could not easily be reversed in; loading bay not sufficiently long; more parking spaces would be required for the shop and flats; air conditioning could be noisy for the flats; a large retail unit would be inappropriate for the setting; the appearance is out of keeping for the Victorian street scene; the shop is near to a green so could encourage an increase in antisocial behaviour (the green is in a protected area and in the Parish Council lease). Councillors requested that the application be brought to the Windsor Rural Management Development Panel, should planners be minded to approve the application.</b>		
18/03209 (Full)	5/12/18	18 Highclere, Sunninghill, Ascot SL5 0AA Garage conversion, single story rear extensions and new detached outbuilding. <b>Recommendation: Objections for the following reasons: the garage is too short to accommodate a car; no tree report was provided, and it appears as if the garden room would be located by a belt of trees (shown in the aerial photo).</b>		
18/03211 (Full)	5/12/18	9 Armitage Court, Ascot SL5 9TA First floor side extension. <b>Recommendation: No objections.</b>		
18/03230 (TPO)	4/12/18	Hazeltine, 9A Llanvair Close, Ascot SL5 9HX (T13) Oak - crown lift to 2.5m above existing ground level and re-profile the canopy to provide a maximum branch clearance of 2m from the North elevation of the building. <b>Recommendation: Refer to Borough Tree Officer.</b>		
18/03275 (Full)	11/12/18	57 New Road, Ascot SL5 8PZ Part single part two storey side/rear extension. <b>Recommendation: No objections.</b>		
<b>AGENDA REF.</b>	<b>DISCUSSION / ACTION</b>		<b>WHO</b>	<b>WHEN</b>
<b>7215</b>	<b>PLANNING APPEALS</b>  The following appeal had been notified: APP/T0355/C/18/3197660.  15 Brockenhurst Road, Ascot, Berkshire SL5 9DJ  Mrs Hannah Lewis has appealed to the Secretary of State against the Enforcement Notice issued by the Local Planning Authority without planning permission, the erection of a fence (also referred to as a means of enclosure) adjacent to a Highway at 15 Brockenhurst Road Ascot Berkshire SL5 9DJ. Response date: 6 December 2018  <b>Recommendation: Councillors agreed that fence was very unsightly.</b>			
<b>7216</b>	<b>APPROVALS AND REFUSALS</b>  Councillors reviewed the recent planning application approvals and refusals from the Borough.			
<b>7217</b>	<b>TREE PRESERVATION ORDER</b>  Prior to the meeting, a tree preservation order 016/2018 was circulated which related to land at Kimberley, Burleigh Rd, Ascot and 15, 17, 19. The Burlings, Ascot. The Chairman had noted that the plan did not include no 15 TPO boundary so had written to the Borough for further information.			
<b>7218</b>	<b>ANY OTHER BUSINESS</b>  <b>Post Office:</b> Due to the closure of the Budgens store in Ascot, the Post Office was seeking relocation to another retail unit. It was anticipated that one would be found in due course.			

Meeting ended: 7.45pm

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