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Minutes from a meeting of the Planning Committee held at 7.00pm on Tuesday 18 December 2018 in 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, C Lester, B Story.

In attendance: Mr B Livingstone and Mr P Shaw (SPAЕ) (Society for the Protection of Ascot and Environment), Mrs P Williams (Committee Administrator), two members of the public for item 1 on the agenda.

AGENDA REF.	DISCUSSION / ACTION	WHO	WHEN
7243	APOLOGIES FOR ABSENCE Apologies were received and accepted from Cllrs D Hilton, A Sharpe and R Wood. Cllr P Carter was absent.		
7244	DECLARATIONS OF INTEREST The Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct. There were none.		
7245	MINUTES To approve the minutes of the meeting held on 4 December 2018.		
7246	PLANNING APPLICATIONS Two members of the public were present at the meeting with an interest in the Annexe Kingswick House so the schedule of Planning Applications on the agenda was considered in the order as shown below. Cllr B Hilton explained to the residents that they would have the opportunity to share their objections and these would then be considered by the Committee.		

Application No.	Response date	Location and Description
18/02653 (Full) – amended drawings	24/12/18	<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: Objections for the following reasons:</p> <ul style="list-style-type: none"> ▪ 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. ▪ Contrary to NP/T1.3 and borough parking standards as the spaces outside the property boundary do not count (1 short + visitor parking). ▪ 2 of the 1-bed flats are too small NPDG3.1 (between 38 and 47 sq m and are considered unacceptably small – below 50 sq m for a 1-bed flat). ▪ Health & Safety concerns raised regarding radiation from the electricity substation within the dwelling structure and transformers possibly being below ground. ▪ No boundary separation along the Kingswick House boundary and on opposite (eastern) boundary. There should be a minimum separation of 1m but the height of the development and proximity to neighbouring properties requires a larger boundary separation. ▪ Erection of a 2-metre-high wall would be too close to the neighbouring property (within 1 metre). ▪ Insufficient consideration was shown to the change of use of the building and loss of employment NPE1.1

		<ul style="list-style-type: none"> ▪ Concern that the site occupied by the cycle sheds isn't owned by the applicant. ▪ Massive over-development of the site (42% larger). <p>The Committee asked for the application to be brought to the Windsor Rural Management Development Panel should planners be minded to approve the application.</p>	
<i>The residents left the meeting at 7.15pm.</i>			
18/03350 (Full)	1/1/19	Hunters Moon, Kennel Avenue, Ascot SL5 7PB Extension to existing garage. Recommendation: No objections.	
18/03420 (Full)	2/1/19	Sainsbury's, 3 The Hermitage, High Street, Ascot SL5 7HD Alterations to existing shopfront, installation of 1no. new shopfront, at ATM, ram bollards and plant equipment with alterations to fenestration following sub-division into two units. Recommendation: No objections to the alterations to the shop front, ATM or ram bollards. Concerns that the plant on the roof might be noisy. However, there were objections to the lack of clarity on parking – notably the multi-storey car park not being included within the planning application, thereby losing a significant number of parking spaces which would be required by the units – and the lack of information regarding delivery bays for large vehicles. The Committee required more information on both of these issues in order to consider the development as a whole.	
18/03421 (Advertisement)	2/1/19	Sainsbury's, 3 The Hermitage, High Street, Ascot SL5 7HD Consent to display x5 fascia signs (x4 internally illuminated and x1 non-illuminated), x2 internally illuminated projecting signs, x1 internally illuminated totem sign, x1 non-illuminated vinyl, x11 non-illuminated wall mounted signs, x4 non-illuminated post mounted signs and x1 non-illuminated ATM surround sign. Recommendation: No objections (see above).	
18/03464 (Full)	28/12/18	Robinswood, Burleigh Road, Ascot SL5 7PA Single storey rear extension. Recommendation: No objections.	
18/03467 (TPO)	31/12/18	St Georges School, Wells Lane, Ascot SL5 7DZ (T1) Oak tree - reduce to ground level and (T2) Beech tree - tip reduce overall crown by 3m. Recommendation: Objections to the felling of a valuable Oak tree. No objections to the reduction in the Beech tree. Refer to Borough Tree Officer.	
18/03474 (Full)	31/12/18	Land and Buildings West of The White Cottage, Buckhurst Road, At Mill Lane, Ascot Erection of a single dwelling with associated landscaping and parking following demolition of existing residential outbuilding/stable. Recommendation: No objections subject to previous conditions being met.	
18/03516 (Full)	8/1/19	13 Sutherland Chase, Ascot SL5 8TE Single storey front/side extension, garage conversion and replacement boundary treatment. Recommendation: No objections provided adequate car parking remains following the removal of the carport.	
18/03545 (Full)	8/1/19	10 Langdale Drive, Ascot SL5 8TQ First floor side extension, single storey rear extension and alterations to fenestration. Recommendation: Objections for the following reasons: <ul style="list-style-type: none"> ▪ Overdevelopment of the site. It becomes a 5-bed property contrary to NP/DG2 bulk and scale. ▪ Contrary to NP/DG3.2 The existing property has very little external recreation space and the proposals reduce this significantly ▪ Detrimental to the street scene as the 2-storey side extension is effectively on the back of pavement line, ie too close. ▪ The application form states that there is no change to the parking. However, the existing garage will be reduced in length by 2.1m, making it unusable as a garage. There is no information regarding the replacement parking location. 	
18/03456 (TPO)	8/1/19	20 Lower Village Road, Ascot SL5 7AU (T1) Sycamore - Fell. (TPO 79 of 2001). Recommendation: Refer to Borough Tree Officer and request to plant a replacement tree of an appropriate type.	
AGENDA REF.	DISCUSSION / ACTION		WHO
7247	PLANNING APPEALS		
	The Planning Appeals were noted, and previous Committee objections remained unchanged. Cllr B Hilton informed Cllrs that Parish Council Planning Committee objections had been submitted to the Planning Inspectorate on 4/5 Claver Drive.		

AGENDA REF.	DISCUSSION / ACTION	WHO	WHEN
7248	<p>TREE PRESERVATION ORDER</p> <p>Cllrs noted the new RBWM TPO 013/2018, Hatchet Lane Farm.</p>		
7249	<p>APPROVALS AND REFUSALS</p> <p>Councillors noted that there were only two decisions which were contrary to their recommendations. Both were in regard to Tree Officer decisions on TPO applications and Councillors were disappointed to note the felling of significant trees at Columba, Monks Walk.</p>		
7250	<p>ANY OTHER BUSINESS</p> <p>Cllrs noted that change to the planning application for 4-6 Brockenhurst Road, which no longer contained a change of use.</p> <p>Cllrs discussed the necessity for the Borough to undertake a traffic survey as the significant amount of development was having a major impact on traffic which was adversely affecting the area. Cllr P Deason had made several requests for the Borough to undertake the survey and requested that Cllr D Hilton make another request.</p> <p>Action 1: Cllr D Hilton asked to speak to the Borough regarding our request</p>	<p>Cllr D Hilton</p>	<p>8/1/18</p>

Meeting ended: 7.47pm.

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