



**SUNNINGHILL & ASCOT
PARISH COUNCIL**

The Courtyard (Ascot Racecourse)
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Minutes of a meeting of the Planning Committee held at the Parish Council Office, The Courtyard, High Street, Ascot, SL5 7JF on Tuesday 23 April 2019 commencing at 7.00pm

Members Present: Councillors B Hilton (Chairman), P Deason (Vice-Chairman), B Story, R Wood.

In attendance: Elizabeth Yates, Clerk to the Council and Brian Livingstone from SPAE.

7355 TO NOTE APOLOGIES FOR ABSENCE

Councillors Phil Carter, Charlotte Herring, David Hilton, Brian Humphreys, Christine Lester and Allison Sharpe.

7356 MINUTES

The minutes of the meeting, held on 2 April, were approved as a correct record and signed as such.

7357 DECLARATIONS OF INTEREST

The Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct. None were received.

7358 PLANNING APPLICATIONS

Application No.	Location and Description
19/00811 (Full)	3 Kiln Lane, Winkfield, Windsor SL4 2DU Hip to gable, enlargement of the existing front porch with gable over, single storey rear extension with gable over to enlarge the existing accommodation within the roof space, x1 front dormer, x1 rear dormer, x2 front rooflights, x1 rear rooflight, alterations to fenestration and replacement garage, following demolition of the single storey rear element Recommendation: No Objections, provided Green Belt requirements were met.
19/00838 (Full)	15 Holmes Close, Ascot SL5 9TJ Garage conversion, side extension with front and rear dormers, first floor side extension, single storey rear extension with balcony above and alterations to fenestration, following demolition of the existing rear conservatory Recommendation: No Objections.
19/00852 (Full)	Ascot Racecourse Barn, Winkfield Road, Ascot SL5 7LJ The erection of a storage building Recommendation: No Objections.
19/00858 (Full)	Ailsa House, The Avenue, Ascot SL5 7NB Front boundary wall, pillars and entrance gate (amendment to application 18/00413) Recommendation: No Objections, on the assumption that the landscaping on the front boundary wall will remain as in the previous application.
19/00860 (Variation Under Reg 73)	Cotton Wood, St Marys Road, Ascot SL5 9AY Variation (under Section 73A) of Condition 15 to substitute plans approved under 17/00654/FULL for the construction of a detached 6 bedroom home with integral triple garage with accommodation above, following the demolition of the existing house with amended plans Recommendation: No Objections.

<p>19/00867 (Class O Permitted Development)</p> <p>and</p> <p>19/00897 (Full)</p>	<p>One Stop Shop, 1 - 3 High Street, Sunninghill, Ascot SL5 9NQ Class O: Change of use from B1(a) (Office) (part first floor) to C3 (dwelling)</p> <p>One Stop Shop, 1 - 3 High Street Sunninghill, Ascot SL5 9NQ Change of use of part first floor from (D1) (Chiropractor) and (B1a) (Office) to (C3) (2 bedroom apartment) with associated bin/cycle store and additional parking</p> <p>Recommendation: Objections on the following grounds:</p> <ul style="list-style-type: none"> - Contrary to NP DG3.1 – Good Quality Design. • Doesn't promote high quality interior space and light. <p>Flats 2 & 3 are on the minimum permitted for the size of flat, and of poor amenity. In flat 2 bedroom 01 is spacious resulting in a very small living room for 4 people. Asso the kitchen / living area has only a small window, giving very little natural light. The kitchen to flat 3 doesn't have any natural light and the living area is considered too small for a 4 people unit. The living / kitchen area to flat 1 will get very little sunlight.</p> <ul style="list-style-type: none"> • There is no storage area for the cages, bins, etc to retail unit, resulting on a detrimental impact on the street scene. Note: these have been stored in an area provided in the car park, but are now relocated. • Access to flats 1 not safe. Conflict between the access to the flat and back of house access to the retail unit. Access to flat 1 from the residents parking area is too narrow and conflicts with the movement of deliveries and rubbish in and out of the store. Access to flat 1 from the street conflicts with deliveries and is alongside an un-surfaced parking area. • There is no external amenity space whatsoever. • There is no green landscaping and the staff parking is not surfaced and looks a mess. • Contrary to NP E1.1- retaining employment. • Noise: The environmental report identifies noise issues from the AC units adjacent to windows of the proposed apartments and from the retail unit below. These to be resolved before granting planning approval. The units also result in a loss of amenity for flat 01 • Contrary to the borough parking standards. The 8 parking spaces to the back of the store were for retail use. By now allocating them to the 3 flats the retail parking is removed. Background: The site was purchased by Tesco and, following their failure to secure planning for a Tesco Express they leased the retail unit itself to One Stop. The lease excludes any land outside the building curtilage. One Stop didn't require a change of use. However the 8 parking spaces at the rear were fenced off, forcing the retail parking onto the street. For many years there has been a parking shortfall in Sunninghill in and around the high street. Since then this shortfall has worsened owing to approval being granted to a number of properties in and close to the High Street without the benefit of off-street parking, the provision of a second zebra crossing on the High Street, and the increased size of cars, which effectively reduces the number of available on-street parking spaces. <p>We note that the proposals are not compliant with a number of principles set out in the Emerging Borough Design Guide, currently out for consultation. The committee requested that the application was called in front of the Windsor Rural Development Management Panel.</p>
<p>19/00890 (Full)</p>	<p>4 Bowden Road, Ascot, SL5 9NJ Single storey rear extension Recommendation: No Objections.</p>

19/00913 (Full)	15 Woodlands Ride, Ascot SL5 9HP New porch canopy, 2no. front dormer's, part two storey, part single storey side/rear and part single, part two storey rear extension following demolition of existing extension. Alterations to fenestration Recommendation: The committee were unable to make a judgement as no plans for the development were available on the public portal. They requested that the application was re-submitted when the plans were available.
19/00984 (Works To Trees Covered by TPO)	17 Woodlands Close, Ascot SL5 9HU T1 Silver Birch: Fell and replant with Maple. T2 Tulip: Reduce canopy by 2m. Recommendation: Referred to the Borough's Tree Officer.
19/01046 (Full)	8 Oliver Road, Ascot SL5 9DZ Single storey front and rear extensions, following demolition of the existing conservatory Recommendation: No Objections.

7359 PLANNING APPEALS

17/03992 Missanda, Wells Lane, Ascot, Berkshire, SL5 7DY
The development proposed was the erection of a block of 10 apartments
The appeal was dismissed.

17/03833 Hope Technical Developments Ltd, High Street, Ascot SL5 7HP
The development proposed was the redevelopment of site to provide 8 no. dwellings with associated landscaping, hardstanding and parking
The appeal was dismissed.

7360 APPROVALS AND REFUSALS

The approvals and refusals for the weeks ending 29 March to 12 April were considered.

7361 RBWM BOROUGH WIDE DESIGN GUIDE CONSULTATION

The committee discussed the previously circulated draft response compiled by Councillor Peter Deason and agreed that Councillor Deason submitted this response on behalf of the Parish Council.

7362 OTHER BUSINESS

No matters were raised.

There being no further business, the Chairman closed the meeting at 7.33pm

Councillor Barbara Hilton, Chairman