



**SUNNINGHILL & ASCOT
PARISH COUNCIL**

The Courtyard (Ascot Racecourse)
High Street, Ascot, Berkshire SL5 7JF

Tel: 01344 623480

Email: enquiries@s-a-pc.com

Website: www.sunninghillandascotparishcouncil.co.uk

Minutes of a meeting of the Planning Committee held at the Parish Council Office, The Courtyard, High Street, Ascot, SL5 7JF on Tuesday 28 May 2019 commencing at 7.00pm

Members Present: Councillors R Wood (Chairman), P Deason (Vice-Chairman), P Carter, J Gripton, C Herring, A Sharpe, I Steers and B Story

In attendance: Elizabeth Yates, Clerk to the Council, Jayne Strand, Administrative Assistant to the Clerk and Brian Livingstone representative from SPAE.

7376 TO NOTE APOLOGIES FOR ABSENCE

Councillors Mark Finch and Sneh Verma

7377 MINUTES

The minutes of the meeting held on 23 April were agreed as a correct record and signed as such.

7378 DECLARATIONS OF INTEREST

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

7379 PLANNING APPLICATIONS

Application No.	Location and Description
19/00979 (Class M Permitted Development)	Ladbroke, 6 Brockenhurst Road, Ascot SL5 9DL Change of use of ground floor from Sue Generis (Bookmakers) to C3 (Dwelling) Recommendation: No objections
19/01012 (Listed Building Consent)	Stewards House, Ascot Racecourse, High Street, Ascot Consent to retain the replacement roof, roof lanterns, rooflights, roof access door and associated repair works. Retention of boiler room doors, cleaning of the stonework and repointing of brickwork. Repair and replacement of the rainwater goods. Repairs to the timber sash windows and replacement of 1no. sash window Recommendation: No objections.
19/01050 (Full)	19 Llanvair Drive, Ascot SL5 9HS Replacement dwelling Recommendation: Objections. The committee felt that owing to the corner location the bulk and scale of the development impacts adversely on the street scene, especially as the garage is to the front of the property which is against local plan DG2.2. The committee also noted that the dwelling is only 1m from the boundary on the left hand side and this is believed to be contrary to the emerging RBWM design brief recommends 2m (see fig 8) See also principle 10.1 (4).
19/01128 (Works to trees covered by TPO)	17 The Burlings, Ascot SL5 8BY T1 Cherry: Crown reduction by 1m in height and 1m in spread. T2 Cherry: Crown lift to 1.5m Recommendation: Referred to the Borough's Tree Officer.

19/01137 (Full)	<p>Jagz, Station Hill, Ascot SL5 9EG</p> <p>Part change of use of the lower and upper ground floor of the public house and function room into 13 guest bedrooms to include a new entrance and alterations to the fenestration</p> <p>Recommendation: Concerns. The bedrooms directly front onto the walkway that is used by race goers from the station to the racecourse, which gives rise to loss of amenity, privacy and noise issues.</p>
19/01176 (Telecom Dev Determination 56 days)	<p>Telecommunications Mast, South of Ascot Cricket Club, Ascot Racecourse, Winkfield Road, Ascot</p> <p>Installation of a temporary 28m high mobicell mast supporting 3no. antennas; 1no. 300mm transmission dish; an integral equipment cabin at ground level which includes a super-silent temporary generator and ancillary development required thereto including temporary heras compound fencing.</p> <p>Recommendation: Object. This is in the greenbelt and an eyesore and there is already another EE mast erected nearby. The committee also has concerns as to possible issues in relation to Helicopter movements as positioning is near the landing area.</p>
19/01176 (Full)	<p>Telecommunications Mast, South of Ascot Cricket Club, Ascot Racecourse Winkfield Road, Ascot</p> <p>Installation of a temporary 28m high mobicell mast supporting 3no. antennas; 1no. 300mm transmission dish; an integral equipment cabin at ground level which includes a super-silent temporary generator and ancillary development required thereto including temporary heras compound fencing</p> <p>Recommendation: Object. This is in the greenbelt and there is already another EE mast erected nearby. The committee also has concerns as to possible issues in relation to Helicopter movements as positioning is near the landing area.</p>
19/01202 (Full)	<p>21 Beaufort Gardens, Ascot SL5 8PG</p> <p>Single storey rear extension</p> <p>Recommendation: No objections.</p>
19/01204 (Full)	<p>43 Hurstwood, Ascot SL5 9SP</p> <p>Single storey rear extension and conversion of the existing double garage</p> <p>Recommendation: No objections.</p>
19/01215 (Variation Under Reg 73)	<p>Avenir, Burleigh Road, Ascot SL5 7PA</p> <p>Variation (under Section 73A) of planning permission 08/01138/FULL for the construction of a replacement house for the variation or removal of Condition 2 (Samples of brick and roof tiles); Condition 4 (Landscaping Scheme); Condition 5 (Tree Protection); Condition 6 (Utilities /drainage runs, soakaways, site material storage and construction/operative parking and ancillary temporary buildings) and Condition 7 (Details of construction methods within roof protection areas) in order to regularise the development</p> <p>Recommendation: No objections.</p>
19/01201 (Full)	<p>68 High Street, Sunninghill, Ascot SL5 9NN</p> <p>Change of use of the first floor flat from residential to retail, new shopfront, single storey rear extension with parapet wall, installation of a chiller unit, new boundary fence and alterations to fenestration following demolition of the existing two storey and single storey rear extensions.</p> <p>Recommendation: Objections. The committee felt that the application is confusing and misleading and the floor areas difficult to reconcile. The unit size suggests it will remain a food retail store, but proposed plans mean it will now be large enough for a small supermarket or very large convenience store (increase in size 75% to 200 sq mtr). The increased number of staff supports this. If so it requires one parking space per 14 sq.m, = 407/14 = 29 (possibly less – nett area unclear, but likely to require at least 20). None are provided.</p> <p>The committee believe that this is contrary to NP/ E3.2, T1.1 and T1.2: There is a proven parking deficit in the village, and the existing on-site parking will go. The unit is by a zebra crossing and close to the brow of a hill, which limits the High Street parking and visibility. There are approximately eight parking bays on this section of the High Street, and these are heavily used.</p>

	<p>As a result vehicles often park on the zig zag lines of the crossing. The limited two hour parking in Truss Hill is usually full, as is the unrestricted parking that extends down Truss Hill to beyond St Mary's Hill and Bridge Road is private. Experience at the One Stop shop, also on Sunninghill High Street suggests that shoppers will park as close to the store as possible, and will park in unsuitable locations to avoid walking.</p> <p>The committee also of the opinion that this application is contrary to NP/ E3.2, SV1.1 and SV1.3: Experience suggests that there will be over 20 large delivery vehicles each week, yet there is no loading bay provided for this. Also, the road is on the brow of the hill, and is effectively one way, owing to the on-street parking. The committee felt that no case has been presented as to why it will not cause increased congestion, supported by an independent traffic assessment. The village congestion is a serious issue, and is impacting on the vitality of the village.</p> <p>The committee also noted that there is no outside area for bin storage or cycle parking.</p> <p>Contrary to NP/E3.2: it was felt that the residential properties above the adjacent shops will suffer a loss of amenity owing to the extended opening hours.</p> <p>The committee are of the opinion that Sunninghill village is already well served by convenience stores.</p>
<p>9/01237 (Works to trees covered by TPO)</p>	<p>Coach House, Kennel Avenue, Ascot SL5 7PB (T6) Silver Birch - Fell. (TPO 14 of 1997)</p> <p>Recommendation: Objections. The committee noted that there is no disease evident or any alleged damage to the property. There was also no arboriculture report to justify felling and no replacement tree have been offered.</p>
<p>19/01239 (Full)</p>	<p>18 Spring Gardens, Ascot SL5 9DQ Single storey front and part single, part two storey side/rear extension</p> <p>Recommendation: Objections. The two storey extension is not 1m from the west boundary. The west flank wall extends 2m forward of the rear wall of the adjoining property. The committee felt that this does it comply with the 60 degree rule regarding the 1st floor window in the adjacent property.</p>
<p>19/01259 (Works to trees covered by TPO)</p>	<p>Gracewell of Ascot, Burleigh Road, Ascot SL5 7LD</p> <p>(T5) Oak - remove significant deadwood throughout canopy and inspect central failure limb to assess extent of degradation (T9) Oak - remove significant deadwood throughout the canopy (T10) Oak - fell to ground level (T11) Oak - remove significant deadwood throughout the canopy (T13) Lawson Cypress - fell to ground level (T15) Lawson Cypress - fell to ground level (T19) Lawson Cypress - fell to ground level (T21) Oak - remove significant deadwood throughout the canopy (T28) Oak - remove significant deadwood throughout the canopy (T29) Oak - remove significant deadwood throughout the canopy (T30) Lawson Cypress - fell to ground level (T31) Lawson Cypress - fell to ground level (T55) Sycamore - remove significant deadwood throughout the canopy (T57) Sycamore - fell to ground level (T58) Oak - remove significant deadwood throughout the canopy (T59) Sycamore - remove significant deadwood throughout canopy (T65) Sycamore - remove significant deadwood throughout the canopy (T67) Oak - remove significant deadwood throughout the canopy (T70) Oak - remove significant deadwood throughout the canopy (T74) Pear - strip Ivy from tree (T76) Cypress - fell to ground level (T80) Sycamore - fell to ground level (T86) Oak - remove significant deadwood throughout the canopy (T87) Oak - remove significant deadwood throughout the canopy (T99) Lime - fell to ground level (T105) Scots Pine - fell to ground level (T107) Oak - remove significant deadwood throughout the canopy</p> <p>Recommendation: Objections. The committee felt that the redevelopment of this site is recent, and is to a higher density. The condition of the trees should have been fully assessed at the time of the original application, and if the reduced shielding of the proposed building by trees had been known original approval would not have been granted.</p>

	<p>It is considered that in a number of cases the tree distress appears to be due to recent construction and landscaping works within the recent planning applications and the committee feel that the landscaping should be altered to rectify any such damage or prevent further damage.</p> <p>It is requested that the eleven trees recommended for felling to be replaced by trees of a species and size specified by the tree officer in accordance with NP/EN2.1, if RBWM are minded to agree to the application and that steps to be taken to prevent further deterioration where possible.</p>
19/01269 (Full)	<p>Beechwood, Coronation Road, Ascot SL5 9LP Part single part two storey front/side extension with rear balcony, single storey rear extension and new detached double garage Recommendation: Objections. The proposed changes result in the dwelling having only a 1m gap to the boundaries on either side, contrary to the recommendation (2m min – see Table 8 of the emerging RBWM design guide)) and principle 10.1 (4) of the emerging RBWM design guide. It is believed that this is also contrary to the intent of NP/DG2.2 (c).</p> <p>The committee is of the opinion that as the proposed garage is right by highway and adjacent property, that this is contrary to principle 6.8 of the emerging RBWM design guide, NP/DG2.2 (a) and NP/DG3.3. As well as being contrary to principle 9.1 of the emerging RBWM design guide.</p> <p>As the proposed balcony will overlook into the neighbouring property the committee request that the window be replaced with frosted glass and screening.</p> <p>The committee also considered that the planting of 3.5m high Leylandii along the highway frontage is inappropriate and detrimental to the street scene.</p>
19/01293 (Full)	<p>29 Armitage Court, Ascot SL5 9TA Single storey rear and first floor rear extension. Extension of patio to rear Recommendation: No objections.</p>
19/01296 (Works To trees covered by TPO)	<p>22 Murray Court, Ascot SL5 9BP (T1) Oak - Crown reduce by 2m. (TPO 10 of 2000) Recommendation: Referred to the Borough's Tree Officer.</p>
19/01303 (Full)	<p>Westwood House, Heathfield Avenue, Ascot SL5 0AL Proposed single storey rear extension with roof balcony Recommendation: No objections.</p>
19/01335 (Full)	<p>5 Norton Park, Ascot SL5 9BW Single storey front infill extension, new fenestration to the ground floor left side elevation, single storey rear extension, new pitched roofs to the front and rear elevations, raising of the existing roof, x8 new rooflights, x2 rear dormers, new cladding to the ground floor right side elevation and alterations to the existing fenestration Recommendation: Objections. The application is believed to be contrary to NP/DG3.1: The design and mix of materials result in a messy and contrived appearance when viewed from the highway, and the committee felt that this would be out of character with the area.</p> <p>The committee considered that the proposed lowering of the roof in the three upstairs bedrooms has limited the headroom over a significant part of the floor area. They also noted that the windows to the two downstairs bedrooms are oddly positioned, with one edge right against the boundary fence so they can only open inwards.</p>
19/01352 (Full)	<p>White Cottage, 5 Truss Hill Road, Ascot SL5 9AL Single storey side extension, repair and extend the existing retaining wall and alterations to fenestration, following demolition of the existing single storey side element Recommendation: No objections. But the committee had concerns that as Truss Hill is very narrow where it is proposed to extend the retaining wall and therefore felt that a construction statement is required.</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: No objections.
------------------------	---

7380 PLANNING APPEALS

17/03056 Land to the rear of Claver Drive, London Road, Ascot SL5 7JU

The development proposed was the construction of 11 x 2 bed apartments and associated access.
The appeal was dismissed.

18/01673 The Glen, London Road, Ascot SL5 7DF

The development proposed was the construction of 14 apartments with associated access and landscaping.
The appeal was dismissed.

7381 APPROVALS AND REFUSALS

The approvals and refusals for the weeks ending 3 May to 17 May were considered.

There being no further business, the Chairman closed the meeting at 7.55pm

Councillor Robin Wood, Chairman