



**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 2 July 2019 commencing at 7.00pm**

Members Present: Councillors R Wood (Chairman), P Deason (Vice Chairman), C Herring, A Sharpe, B Story.

In attendance: Brian Livingstone (SPA), Elizabeth Yates, Clerk to the Council and Jayne Strand, Administrative Assistant to the Clerk, seven members of the public representing residents relating to the Sandridge House application (19/01701), two members of the public, applicants for Briar House (19/01496) and two members of the public, applicants for Chatsworth (19/01490).

**7410 TO NOTE APOLOGIES FOR ABSENCE**

Councillors Phil Carter, Mark Finch, John Gripton and Sneh Verma were not present.

**7411 MINUTES**

The minutes of the meeting, held on 11 June, were approved as a correct record and signed as such.

**7412 DECLARATIONS OF INTEREST**

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

**7413 PLANNING APPLICATIONS**

Application No.	Location and Description
19/01444 (Full)	4 To 6 Brockenhurst Road And 11 Oliver Road, Ascot New entrance door to the ground floor front elevation of no.6 Brockenhurst Road, new rear external staircase, access doors, screened walkway and amenity space to serve the first floor flats and a rear first floor extension to flat 4 at 11 Oliver Road Recommendation: Concerns. The committee felt that the flight of stairs from the ground to first floor reduces the floorspace below acceptable levels for number 6 (19/00979) even though it was rejected on the grounds that changes meant it was not Class M permitted.
19/01479 (Full)	37 Kennel Ride, Ascot SL5 7NS New front canopy, part two storey/part first floor and part single storey rear extension Recommendation: No objections.
19/01490 (Full)	Chatsworth, Buckhurst Road, Ascot SL5 7RS Side extension with first floor accommodation Recommendation: Concerns. The committee listened to the reasons for the application, given by the applicant. The committee have concerns as to whether the proposal complies with Green Belt rules due to the multiple changes from the original building.
19/01496 (Full)	Briar House, Carbery Lane, Ascot SL5 7EJ New detached double garage with first floor accommodation Recommendation: Objections. The Committee considered the reasons given by the applicants, but felt that the location, footprint and height of the proposal was out of character with its surroundings and contrary to NP/DG2.
19/01509 (Full)	5 Park View, Cheapside Road, Ascot SL5 7QS Single storey side extension, two storey rear extension, raised patio area with steps and balustrade to the rear Recommendation: No objections.

19/01512 (Full)	Wayside Cottage, The Avenue, Ascot SL5 7LY Replacement dwelling Recommendation: Concerns on parking and also that the proposal is out of character with neighbouring properties.
19/01518 (Full)	10 Woodlands Ride, Ascot SL5 9HN Detached dwelling with associated landscaping and parking following demolition of existing dwelling (part retrospective) Recommendation: No objections.
19/01525 (Full)	26 Llanvair Drive, Ascot SL5 9HT Two storey front extensions, first floor front/side, part single, part two storey rear extension. Replacement roof with increased ridge height, 2no. front dormers, 2no. rear dormers to facilitate additional accommodation in roof space Recommendation: Objections. The committee felt that the application is an over development of the site and contrary to NP/DG2, the scale and mass is out of keeping with the area and also contrary to NP/DG3.2, with insufficient amenity space for the size of the development. There was also concerns due to parking.
19/01536 (Full)	Unit 1, Queens Square, Ascot Business Park, Lyndhurst Road, Ascot SL5 9FE Replacement of part glazing and part cladding with new entrance door to front elevation. New dropped kerb and alterations to parking Recommendation: No objections.
19/01610 (Full)	The Grange, St Marys Road, Ascot SL5 9AX Replacement dwelling with associated garaging Recommendation: No objections.
19/01621 (Works To Trees Covered by TPO)	Courtlands, Kier Park, Ascot SL5 7DS T1 Silver Birch: Fell and T2 Willow: Reduce height by 4m Recommendation: Refer to Tree Officer, but if the Borough approve felling, request replacement of trees be planted.
19/01625 (Full)	Annexe, Kingswick House, Kingswick Drive, Ascot SL5 7BH Change of use of the first floor from Class C3 (dwellinghouses) to Class B1 (offices) with side dormers and second floor roof terrace Recommendation: Concerns. The committee felt that there was not enough parking for increased size of office and overlooking from the proposed balcony. The committee was also concerned that there was insufficient information given about the landscaping and parking to be able to adequately judge the application.
19/01676 (Full)	4 Woodend Drive, Ascot SL5 9BG Part single part two storey wrap around extension with new front entrance canopy and first floor rear Juliet balcony and bay window Recommendation: No objections.
19/01677 (Works To Trees Covered by TPO)	11 The Links, Ascot SL5 7TN T1 English Oak: Reduce southern stem to remove split section and tip reduce extended branches below split on southern side to suitable pruning points 4m in length. Tip reduce western canopy to suitable pruning points over highway to give a completed western crown spread of 7m measured from the boundary Recommendation: Refer to the Tree Officer
19/01685 (Works To Trees Covered by TPO)	Springmead Lodge, Windsor Road, Ascot SL5 7LQ T4, T5, T6 (Oak) - Fell. T15 and T17 (Scotts Pine) – Fell Recommendation: Objections. There was no arboricultural report with the application. The committee felt that there is a need for clarification and would require clear written justification from RBWM. If the Borough approve felling of trees the committee request that replacements are planted.

19/01701 (Full)	<p><b>Sandridge House Including The Cottage And The Bungalow, London Road Ascot</b> 33 No. dwellings, with associated parking and landscaping following demolition of existing buildings <b>Recommendation: Objections.</b> The meeting was attended by seven members of the public who were residents from Geffers Ride and the committee first heard from one member representing their concerns.</p> <p>The committee felt that the application is an over development of the site @ 70 dph and is contrary to NP/H1 – Development Briefs. There is no development brief or a statement of community consultation. Contrary to the statements in paragraphs 3.9 – 3.12 in the planning statement, there was only limited consultations with residents. The exhibition was held for five hours, less than three weeks before the planning application was submitted. It was held over 2.5 miles from the site and outside the parish. Sunninghill &amp; Ascot Parish Council was not notified or invited to the exhibition.</p> <p>The committee agreed that the NPPF, the emerging BLP and the AS&amp;S NP all require a mix of dwelling types. In Sunninghill &amp; Ascot Parish the majority of recent applications have been for flats and this development adds further to the imbalance of the mix.</p> <p>The committee believe that there will be a significant loss of amenity to residents in Geffers Ride. Table 8.1 of the emerging borough wide design guide requires a separation of 30m where the relationship is between 2 storey houses and a block of flats above 2 storeys. All the adjacent houses in Geffers Ride are within this distance. The separation with Grand Regency Heights is less than 20m. The Committee felt that the extensive terraces in the flats look right down (at 45 degrees) into the gardens of the houses in Geffers Ride, which are only between 9m and 13m from the face of the new building. The 4th floor terrace is extensive and lower flats have a balcony. The plans show that the ground falls away from the rear of the new development towards Geffers Ride, making the height effectively 6+ storeys (20m) (not ‘up to 5 storeys’ as stated in 4.3 of the planning statement).</p> <p>The committee noted that the tree screen on the boundary with the properties in Geffers Ride is new planting, and will therefore offer little screening and that the external amenity space is too small for the number of flats. It was also noted that no environmental assessment has been provided, contrary to NP/EN4. A bat survey of the existing building should be carried out as there is plenty of wildlife in the site and the loss of trees will greatly affect the biodiversity of the area. There will also be a loss of light particularly in Winter, to the neighbouring properties, but no light survey has been provided.</p> <p>The development lies between a Grade II listed church and Grand Regency Heights, which is of a ‘traditional’ style, whereas the proposed building is modern with a flat roof. The church, houses in Geffers Ride and most of this site are classified as ‘Executive Residential Estates’ in the Townscape assessment.</p> <p>The development would totally dominate the houses in Geffers Ride and therefore the committee believe that the proposed development is harmful to both the character of the area and the setting of the church, a heritage asset.</p> <p>The committee was also concerned that the form of tenure for the affordable homes was not given.</p>
19/01712 (Works To Trees Covered by TPO)	<p><b>7 Holmes Close Ascot SL5 9TJ</b> (T2) Lime - Fell. (TPO 8 of 1984)</p> <p><b>Recommendation: Objections.</b> There was no arboricultural report with the application. The committee felt that there is a need for clarification and would require clear written justification from RBWM. If the Borough approve felling of trees the committee request that replacements are planted.</p>

#### 7414 PLANNING APPEALS

No matters were arising at the time of sending out the agenda.

#### 7415 APPROVALS AND REFUSALS

The approvals and refusals were considered for the weeks ending 7 June to 21 June.

#### 7416 OTHER BUSINESS

Councillor Charlotte Herring raised concerns regarding a property in Sunninghill High Street and was advised to contact the RBWM enforcement team for clarification.

Councillor Peter Deason suggested that the committee ask RBWM planning department to look into making Ascot a low emission zone when considering Ascot Place Making.

There being no further business, the Chairman closed the meeting at 8.45pm.

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Councillor Robin Wood