



**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 23 July 2019 commencing at 7.00pm

Members Present: Councillors R Wood (Chairman), P Deason (Vice Chairman), J Gripton, C Herring, B Hilton, A Sharpe, S Verma.

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

7417 TO NOTE APOLOGIES FOR ABSENCE

Councillor Barbara Story sent her apologies. Councillor Phil Carter was not present.

7418 MINUTES

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

7419 DECLARATIONS OF INTEREST

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

7420 PLANNING APPLICATIONS

Application No.	Location and Description
19/01645 (Full)	1 Woodlands Ride, Ascot SL5 9HP Proposed two storey rear extension with first floor side facing window to match existing first floor windows and detached garage following demolition of existing single storey rear extension and detached garage Recommendation: No Objections.
19/01712 (Works To Trees Covered by TPO)	7 Holmes Close, Ascot SL5 9TJ (T2) Lime - Fell. (TPO 8 of 1984) Recommendation: Objections as no arboricultural report was submitted. The Committee felt that at a time when the borough has declared an environmental and climate emergency, and in view of the community wish to retain the green and leafy character of the area it is important that trees are retained wherever possible, and where it is essential to fell them, that they are replaced on a 2 to 1 basis.
19/01742 (Class O Permitted Development)	Ascentia House, Lyndhurst Road, Ascot SL5 9ED Class O; Change of use from B1 (office) to C3 (dwelling) to create x18 one bedroom flats Recommendation: The committee considered the same objections still applied as to the previous application and asked that affordable housing should be included as the proposed size was increased to over 15 units. The committee considered the application caused a loss of Industrial and Commercial unit contrary to Neighbourhood Plan policy NP.E1 as identified in the Townscape assessment. It was felt that there was no adequate information provided on the size and layout of the flats and that there was a lack of information on amenity space and possible noise pollution due to proximity of the railway. There was no information on the parking area not used in the application. Overall the committee considered it to be an unsuitable location for residential use.
19/01778 (Works To Trees Covered by TPO)	6 Martingales Close, Ascot SL5 9FQ (T1 and 2) Pine trees – Fell. (TPO 16 of 1985) Recommendation: Referred to the Borough's Tree Officer. The Committee felt that at a time when the borough has declared an environmental and climate emergency, and in view of the community wish to retain the green and leafy character of the area it is important that trees are retained wherever possible, and where it is essential to fell them, that they are replaced on a 2 to 1 basis.

19/01795 (Full)	57 Geffers Ride, Ascot SL5 7JZ Replacement porch, two storey side/rear extension and alterations to fenestration Recommendation: Objections – The committee is aware that a major part of this application has been approved, but this application makes minor amendments. The committee object to the new proposal as they felt it is less attractive than the approved scheme and is therefore contrary to NP/DG2.
19/01813 (Works To Trees Covered by TPO)	Aran House, Kier Park, Ascot SL5 7DS (T1) Ash - removal of over extended branch Recommendation: Referred to the Borough's Tree Officer.
19/01841 (Full)	Ladymead , Friary Road, Ascot SL5 9HD Amendments to 1no. rear Juliet balcony and 1no. new rear balcony with balustrade (retrospective) Recommendation: Concerns that the proposal could cause overlooking and noise issues if used as an extension to the living space.
19/01887 (Full)	1 Ringwood Close, Ascot SL5 9ES Single storey front extension Recommendation: No Objections.
19/01239 (Full – amendment)	18 Spring Gardens, Ascot SL5 9DQ Single storey front and part single, part two storey side/rear extension Recommendation: Objections. The committee considered the amendments did not affect the previous objections and therefore still applied and that the application did not comply with the 60 degree rule. 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.
19/01248 (Full)	Calleva Cottage, St Marys Road, Ascot SL5 9JE Single storey front extension, garage conversion, 1no. front balcony, two storey rear extension with 2no. balconies, 2no. front dormers, 1no. rear dormer, first floor side extension, new rear decking and installation of solar panels following demolition of existing conservatory. 2no. double garages and new annexe with single storey link extension to main dwelling Recommendation: Objections. The committee discussed the application and wish to object on the following grounds: <ul style="list-style-type: none"> • Contrary to NP/DG1, NP/DG2- Scale and bulk. The development is out of scale with the neighbouring properties. • The Annex and 2 car garage effectively form a separate dwelling which is out of keeping with the area – if RBWM minded to approve, make a condition that it is for single family use (no airbnb) • Impacts negatively on the street scene: The juxtaposition of the 2 double garages, widened existing building and annex result in a muddled appearance which extends from boundary to boundary creating a 2 storey terracing effect. The impact isn't softened by any green screening. • Contrary to NP/E2- Trees. No tree survey, yet clearly impacts severely on a number of trees • Contrary to NP/DG3.3 - both Garages projects forward of the main building. The garage on the LHS touches both the front and side boundaries, so effective screening isn't possible • Loss of amenity to neighbouring property (Woodberry Down). • Gross over development of the site.
19/01252 (Works To Trees Covered by TPO)	Elibank, St Marys Hill, Ascot SL5 9AP T1 False Acacia: Reduce overhanging limbs to the road by 2.5/3m, T2 Lawson Cypress: Reduce height by 5/6m, T3, T4 _ T5 Lawson Cypress: Reduce height by 5/m and remove all dead, dying and dangerous branches, T6 False Acacia: Remove all dead, dying and dangerous branches, T7, T8, T9 _T10: Remove all dead, dying and dangerous branches Recommendation: Referred to the Borough's Tre Officer.

7421 PLANNING APPEALS

No matters were arising at the time of sending out the agenda. The Chairman updated the committee following the recent Windsor Rural Development Management Panel.

7422 APPROVALS AND REFUSALS

The approvals and refusals were considered for the weeks ending 28 June to 12 July.

7423 OTHER BUSINESS

The Borough's Deputy Head of Planning would attend a pre-meeting of the Planning Committee on 13 August, to start at 5.30pm, in the Parish Council office to discuss planning issues within the Parish. If there are issues they should be given in writing to RBWM before the meeting, send requests to RW/PMD by 6 August.

Councillor Peter Deason reminded members that under the Borough Charter communication with the Borough should go through the Parish Council's office. He informed the committee that the health space application at Lynwood was due for consultation and an application by the end of August and asked that the Parish Council was informed of this.

Councillor Charlotte Herring asked about the former Alexander David garage site. The Parish Council should be informed of any consultation.

There being no further business, the Chairman closed the meeting at 7.51pm.

Councillor Robin Wood