



**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 17 December 2019 commencing at 7.00pm**

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

In attendance: Mr G Paxton, observing; Mrs H Goodwin, Clerk to the Council.

**7538 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs P Carter, J Gripton, A Sharpe, B Story, S Verma.

**7539 MINUTES**

The minutes of the meeting held on 26 November were approved as a correct record and signed as such.

**7540 DECLARATIONS OF INTEREST**

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

**7541 PLANNING APPLICATIONS**

Application No.	Location and Description
19/02657 (Full Amended)	<p>Hatchet Lane Farm, Hatchet Lane Ascot SL5 8QE Construction of 6no. dwellings following demolition of existing dwelling and outbuildings. Recommendation: Object:</p> <ul style="list-style-type: none"> <li>•The reduction in height of 0.5m has little material impact on the openness of the green belt.</li> <li>•The re-positioning of plots 1 &amp; 2 offers minor benefit to the openness of the green belt but the location of the car parking in front of the dwellings offsets this and is contrary to principle 6.8 of the emerging borough wide design guide and NP policy NP/DG 3.3.</li> <li>•Our previous objections are therefore still valid.</li> </ul>
19/02704 (Full)	<p>10 High Street Sunninghill Ascot SL5 9NE Retention of the single storey rear extension, new steps and new external staircase to first floor for use in accordance with the retained residential use. Recommendation: Object</p> <p>The application is misleading and, in our opinion, is playing the planning system. We strongly feel that it must be rejected as it is NOT retaining the GF residential use, but forming a new flat in the commercial unit for which permission was granted under 18/00373. This leaves stairs to the first floor which, we believe, will be converted into a separate flat. This will result in an increased parking demand, but without any off-street parking. This would be contrary to NP/SV1.2. There is a significant shortfall in the parking reserve in the village. At a public meeting in Spring 2018 a series of actions were agreed to address the problems, which are impacting on the viability of the village. Nothing has been done since, despite pressure from our local Borough Councillor and our Parish Council.</p>
19/03052 (Works to Trees Covered by TPO)	<p>Land at Queensbury Gardens and Martingales Close Ascot (T9) - Sweet Chestnut - Crown reduce by 4 metres, giving a final height of 10m from ground level and 6m wide. (T25) - Corsican Pine - Remove low dead limbs. (TPO 16 of 1985). Recommendation: Object:</p> <ul style="list-style-type: none"> <li>•Crown lift of T9 to 10m is grossly excessive, when there no arboricultural reasons to do so.</li> </ul>
19/03113 (Works to Tress Covered by TPO)	<p>6 Woodlands Ride Ascot SL5 9HN Scots Pine - fell. Recommendation: Refer to the tree officer. In line with the borough's climate change policies, and in view of the community wish to retain the green and leafy character of the area, it is important that, where possible, any tree felled is replaced on 2 for 1 basis. Further, any felling</p>

	should only be undertaken as a last resort only if fatally diseased or if damage to property is very likely to happen.
19/03179 (Full)	All Souls Church All Souls Road Ascot SL5 9EB Replacement iron railings to the southern boundary and a new wooden fence to the eastern boundary. Recommendation: No objections to the application, but we note that a row of trees has been removed. Were they TPO'd and, if so, was permission for their removal granted?
19/03217 (Full)	4 To 6 Brockenhurst Road And 11 Oliver Road Ascot Relocation of the existing rear external staircase, relocation of the front entrance door and alterations to fenestration. Recommendation: No concerns.
19/03221 (Full)	High Pines 13 Woodlands Ride Ascot SL5 9HP Extension to existing garage with 1 No. front dormer, 2 No. rear rooflights and external staircase to provide first floor accommodation ancillary to the dwelling. Recommendation: Object: <ul style="list-style-type: none"> <li>• The garage becomes a two-storey property of over 6m in height, and located right on the boundary. A 1m gap is required.</li> <li>• Contrary to NP/DG1 and NP/DG2: The scale and bulk together with the cutting back of the neighbour's tree and hedge that screens the garage from the road is incompatible with the character of the area (leafy residential suburbs).</li> </ul>
19/03242 (Full)	2 Crocker Close Ascot SL5 7PE Part two storey part single storey front extension, single storey rear extension, new Juliette balcony to the first-floor side elevation and alterations to fenestration. Recommendation: No concerns, but support neighbour's request for a condition re screening.
19/03248 (Full)	3 Norton Park Ascot SL5 9BW Part single part two storey side extension and new dropped kerb, following removal of the existing shed. Recommendation: Object: <ul style="list-style-type: none"> <li>• There is uncertainty re the position of the boundary adjacent to the 2-storey extension. One drawing shows the boundary running along the boundary while the other shows the 2-storey extension touching the boundary at the front. Both are contrary to the 1m clearance required.</li> <li>• Contrary to DG2.1: The bulk, scale and terracing effect impacts negatively on the street scene.</li> <li>• Location of drop kerb is un-neighbourly.</li> </ul>
19/03259 (Works To Trees Covered by TPO)	Norbrae Carbery Lane Ascot SL5 7EJ (T1) - Oak - Crown lift to approximately 5-6 metres by the reduction of 2-3 trailing limbs over the lawn (Southeast), reduce lateral growth from the 3 large limbs extending South along property boundary by approximately 3-4 metres, leaving finished branch lengths of 6-7 metres. (TPO 17 of 2005). Recommendation: Refer to the tree officer.
19/03261 (Variation Under Reg 73)	Blacknest Park Whitmore Lane Ascot SL5 0PX Variation (under Section 73) of condition (20) to substitute those plans approved under (17/02643) for the construction of x1 detached dwelling, gatehouse, garage and associated works including removal of spoil from the site and the erection of a boundary fence and entrance gate with amended plans. Recommendation: Concerns: Character of the entrance gates and side walls may not be in keeping with the Green Belt.
19/03297 (Full)	Chatsworth, Buckhurst Road Ascot SL5 7RS x2 front dormers, x2 rear dormers and x6 rooflights. Recommendation: Object: <ul style="list-style-type: none"> <li>• Takes increase in size from recent applications beyond that permitted in the Green Belt. The cumulative increase in size of multiple incremental applications has increased the size by 143% more than the "original" house.</li> </ul>
19/03298 (Full)	42 Victoria Road Ascot SL5 9DB Two storey side extension and relocation of the existing conservatory. Recommendation: Object: Currently parking is on the grass front garden and as the dwelling is 4 bed requires 3 spaces, this does not seem possible on site, with safety of egress.
19/03299 (Full)	Woodlands Lodge Heathfield Avenue Ascot SL5 0AL Erection of security gates to the existing underground car park. Recommendation: No concerns.
19/03311 (Works to Trees Covered by TPO)	Winbar 58 Llanvair Drive Ascot SL5 9LN Silver Birch - fell. TPO (23 of 1995).

	<b>Recommendation: Refer to the Tree officer. However, to make space for a shed allowed under permitted development is an unjustified reason for tree removal.</b>
<b>19/03319 (Variation Under Reg 73)</b>	<b>19 Llanvair Drive Ascot SL5 9HS</b> Variation (under Section 73) of condition 9 (approved plans) of application 19/01050/FULL to substitute the approved plans with the amended plans for the construction of a replacement dwelling - amended under 19/02755/NMA. <b>Recommendation: Objection under regulation 73. This is a significant change to the shape of the building with a larger and flatter mansard roof and as such it increased the perceived bulk of the building as seen from the street.</b> <b>The roof proposed is similar now to that which was refused at appeal by the Inspector on previous application 18/00790 as a “crown roof”</b>
<b>19/03322 (Full)</b>	<b>175 Cavendish Meads Ascot SL5 9TG</b> New brick wall to the front boundary with new front entrance gates and brick piers and new metal railings to the side boundary. <b>Recommendation: Objection</b> •Impacts upon the openness of the site and character of the area, on what is an estate with open front gardens.
<b>19/03338 (Full)</b>	<b>Wayside Cottage The Avenue Ascot SL5 7LY</b> Replacement dwelling. <b>Recommendation: Object:</b> •Contrary to NP/DG2.1: Impacts negatively on street scene and scale and bulk is far greater, with the second 2 storey front bay, than the neighbouring properties, which are bungalows. •Parking concerns as to whether 3 cars can be parked and allow joining carriage way in forward gear.
<b>19/03360 (Works to Trees Covered by TPO)</b>	<b>Englemere Estate Kings Ride Ascot</b> (T1) Oak - reduce in height by 3m and 2m in lateral spread, cutting back to suitable growth. <b>Recommendation: Refer to the tree officer.</b>
<b>19/03376 (Works to Trees Covered by TPO)</b>	<b>2 Wellswood Ascot SL5 7EA</b> Multi-stem Himalayan Birch - Fell. (TPO 73 of 2002) <b>Recommendation: Refer to the Tree Officer.</b> <b>Information provided with the application is considered inadequate. The reason for felling is shown as being “rubbing on wall”, This could be overcome by changing/reducing the wall.</b> <b>In line with the borough’s climate change policies, and in view of the community wish to retain the green and leafy character of the area, it is important that, where possible, any tree felled is replaced on 2 for 1 basis. Further, any felling should only be undertaken as a last resort only if fatally diseased or if damage to property is very likely to happen.</b>

#### 7542 PLANNING APPEALS

##### 18/03079 – 6 Martingales Close, Coronation Road, Ascot, SL5 9FQ

T1 Turkey Oak remove selected lower branches to raise canopy up to 6-8m from ground level. Reduce in length by 2 – 3m the over extending branches throughout the remainder of the canopy. T2 Oak, T3 Sweet Chestnut, T4 Oak, T5 Oak – reduce in length by 2-3m the branches that are growing towards the house.

The appeal is dismissed.

#### 7543 APPROVALS AND REFUSALS

The approvals and refusals were considered for the weeks ending 22 November, 29 November and 6 December.

#### 7544 ANY OTHER BUSINESS

The committee discussed the application recently approved by RBWM for further development at Lynwood; it was noted that, while the proposed provision of 40 spaces was considered by the parish council to be too few, this did not constitute a reason to object to the application as there was no obligation to provide any parking spaces.

There being no further business the Chairman closed the meeting at 7:50pm.

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Councillor Robin Wood