



**SUNNINGHILL & ASCOT
PARISH COUNCIL**

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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 07 January 2020 commencing at 7.00pm

Members Present: Councillors B Hilton (Acting Chairman), P Deason (Vice Chairman), J Gripton, C Herring, B Story.

In attendance: Mr B Livingstone, SPAE; Mrs H Goodwin, Clerk to the Council; two members of the public.

7555 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs P Carter, A Sharpe, S Verma, R Wood.

7556 MINUTES

The minutes of the meeting held on 17 December were approved as a correct record and signed as such.

7557 DECLARATIONS OF INTEREST

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

7558 PLANNING APPLICATIONS

Application No.	Location and Description
19/02853 (Full)	<p>Annexe Kingswick House Kingswick Drive Ascot SL5 7BH Change of use of the existing ground floor from office (B1) to residential (C3) to create x5 flats and part change of use of the existing first floor from residential (C3) to office (B1). Single storey extensions to the North East, South West and South East elevations, new second floor terrace to the North East elevation, x1 dormer to the South East elevation, x1 dormer to the North West elevation and alterations to fenestration, following demolition of the existing garage and shed. Recommendation: Strong objection Call in to the Windsor Area Development Management Panel.</p> <p>Context: The property has been the subject of a number of different applications.</p> <ul style="list-style-type: none"> • 18/02653: Change of use / conversion and extension of existing mixed use office / residential to provide 7 self contained flats – refused. • 19/02653: Change of use of the GF from B1 (offices) to C3 (dwellings) – PGAR • 19/01625: Change of use of 1st floor from class 3 (dwellings) to Class B1 (offices). With side dormers and second floor roof terrace - withdrawn <p>Objection: We object strongly to this application that fails on so many aspects:</p> <ul style="list-style-type: none"> • There is no external layout drawing to show the amenity area, parking, cycle store, etc., making it impossible to judge the application – more information should be requested. • Over development of the site. Application 18/02653, for 7 flats, was refused on the grounds of over development of the site. The current application is for 5 flats and 126 sq.m of offices, of which 55 sq.m is being provided on a second floor. These changes result in a higher intensity of development than the refused application. • The offices on the second floor are un-useable owing to lack of adequate headroom. • The size of the 1 bed flats (see schedule on drg WG847-009) falls well below the national minimum space standard of 50 sq.m. and is unacceptable. We are receiving an increasing number of applications for flats that only just meet the minimum national standards, most of which are approved. This is unsatisfactory as many don't provide any sensible living standards.

	<ul style="list-style-type: none"> • Contrary to NP / DG1 and NP/DG3: The design of poor quality and not in keeping with the townscape assessment. We are of the opinion that the size of the flats, poor access, lack of amenity space and appearance all conspire to make the residential units unsustainable and don't promote a healthy environment, contrary to the requirements of the NPPF para 127. • Access to the offices and 3 of the flats is from land not within the site, but owned by the adjacent site. This is considered unacceptable on grounds of both land ownership and safety. • Access to flat one appears to be impossible owing to the substation blocking access. For the same reason access to the rear of the development, where the amenity area was provided in an earlier application, appears blocked for flats 1 to 5. • Contrary to NP/T1: No change in the number of parking spaces is proposed. The applicant claims there are currently 12 spaces and that this number will be retained. Whilst we agree on the number of required spaces there is no plan to show whether these can be provided on site. Previous applications suggest that only 9 spaces can be accommodated within the site, with 3 being on land owned by the adjacent site. We note that these 3 would not now be possible as they would block the access to the offices and 2 of the flats. We also note that the site boundary had been altered, resulting in a loss of one on-site parking space from 9 to 8. • The emerging borough wide design guide sets requirements for amenity space for residential properties. The guidelines require 29 sq m. There is no site layout to show whether the guidelines are met, but the indications are that they are not. • Results in a loss of amenity to No 19 Kingswick Drive owing to closeness of the windows to flats 01 and 05 being close to those of No 19. • We have doubts as to whether the application qualifies as permitted development. <p>Neighbours attended the meeting with the following concerns:</p> <ul style="list-style-type: none"> • Height of extension on boundary to No 19, loss of amenity; • Bedrooms can look into 1st floor beds of No 19 and are very close; • Size falls short of national standards; • No amenity space or parking; • A slum of the future; • Falls outside permitted development rights.
19/03126 (Full)	<p>24 Lower Village Road Ascot SL5 7AU Single storey side extension with steps to lower ground level and ground floor rear glass balcony with privacy screen. Recommendation: No objections.</p>
19/03343 (Full)	<p>Ellerslie Coronation Road Ascot SL5 9LQ New vehicular and pedestrian access onto Coronation Road with new entrance gates and piers and close up existing access onto Fir Tree Close. Recommendation: No concerns provided construction of new entrance prevents damage to the RPA of the trees and any trees that are removed are replaced.</p>
19/03378 (Full)	<p>12 Oriental Road Ascot SL5 7AY Detached garage. Recommendation: Object: The garage was removed from application 18/03310, which was approved. We objected to the garage on the grounds that it was impractical, unnecessary and not easily accessible. Since the original application the length of the garage has increased from 9.8 to 12m, which will result in a loss of amenity to the neighbouring property. We also understand that there is a Scots pine in the adjacent property close to the boundary. The Scots Pines are a feature on the skyline from various locations and the tree officer should be asked to confirm that the tree is not put at risk from the garage construction. We request that the line of Scots pines is TPOd if not already.</p>
19/03382 (Full)	<p>7 The Terrace Ascot SL5 9NH Two storey rear extension, single storey rear extension, new entrance canopy, x1 rooflight to the single storey side element, x1 rear Juliet balcony, existing side and rear elevations to be rendered and painted and alterations to fenestration. Recommendation: No concerns other than it is a pity to render the existing brickwork. The other half of the semi detached property isn't rendered.</p>
19/03403 (Full)	<p>Cardinals Ride, Monks Walk Ascot SL5 9AZ Replacement dwelling and garage. Recommendation: No Concerns except that there is no ecological report, and the app notes that bats have been seen.</p>

19/03428 (Works to Trees Covered by TPO)	<p>Amanda Cottage, Truss Hill Road Ascot SL5 9AL (T3) - Sweet Chestnut - Fell. (T4) Sweet Chestnut - Fell. (T5) - Conifers - Reduce by 3m in height, leaving the trees 6m tall. (TPO 8 of 1964). Recommendation: Object.</p> <ul style="list-style-type: none"> • The trees to be felled are not diseased or causing damage, and there is no arboricultural report. • The application includes proposal to reduce the height of T1 & T2 (Cyprus trees) by 4m., but these aren't included in the description of the proposed works. • The reduction on height of group T5 trees is not opposed.
19/03476 (Full)	<p>Aran House Kier Park Ascot SL5 7DS Single storey rear extension, following demolition of the existing conservatory. Recommendation: No concerns.</p>
19/03504 (Full)	<p>Grafiing, Queens Hill Rise Ascot SL5 7DP Single storey side extension. Recommendation: Object:</p> <ul style="list-style-type: none"> • The trees are all large trees of significant landscape importance, and the extension lies within the RPA of 4 trees. It also appears as if part of the trees will need to be cut back to the boundary. They must not be put at any risk. Also, unless special foundations are proposed there is a risk of future damage to the extension. • The trees put the extension in shade, with poor amenity. • The extension is to provide a small self-contained bed sit. A condition to be included that it is for family use only and must not be sub-let or rented out if planners minded to approve.
19/03515 (Variation Under Reg 73)	<p>Azalea Cottage Burleigh Road Ascot SL5 7LE Variation (under Section 73) of Condition 2 (Materials) and Condition 13 (Approved Plans) to substitute those plans approved under 19/02077/FULL for the erection of two new dwellings, detached double garage and new entrance gates and piers following demolition of existing dwelling with amended plans. Recommendation: Object.</p> <ul style="list-style-type: none"> • This is yet another example of development creep through Section 73 route, to which we object. • Yellow brick is out of keeping with the existing house and local area.
19/03537 (Full)	<p>7 St Georges Lane Sunninghill Ascot SL5 9BL Single storey rear extension Recommendation: No concerns.</p>
19/03546 (Full)	<p>21 Elizabeth Gardens Ascot SL5 9BJ Single storey rear extension following demolition of attached outbuilding. Recommendation: No concerns.</p>
19/03548 (Full)	<p>9 Oaklands Drive Ascot SL5 7NE Single storey front porch extension, two storey front/side extension with 2 No. rooflights, single storey rear extension and alterations to fenestration following demolition of existing garage. Recommendation: Object:</p> <ul style="list-style-type: none"> • Contrary to NP/DG2: Bulk and scale and over development of the site, which becomes a 6 bed house. Creates a terracing effect. • The 1st floor extension above the garage and to the rear is on the boundary – a 1m clearance is required. • Loss of amenity to adjacent property owing to the length and height of the flank wall along the boundary.
19/03552 (Full)	<p>9 Fox Covert Close Ascot SL5 9PA First floor front extension, first floor side/rear extensions, 1 No. front dormer, front porch canopy, alterations to front and side elevations and roof tiles. Recommendation: No concerns.</p>
19/03553 (Full)	<p>Valentine Cottage 6 Exchange Road Ascot SL5 7AW Two storey side extension and front canopy. Recommendation: No concerns.</p>
19/03622 (Works To Trees Covered by TPO)	<p>Oldfields Brockenhurst Road Ascot SL5 9HA (T1) - Silver Birch - Fell. (TPO 25 of 1999). 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.</p>

7559 PLANNING APPEALS

19/00661/VAR - White Bungalow Titness Park London Road Sunninghill Ascot

Variation (under Section 73) of planning permission (00/80333) without complying with Condition (9) (Removal of PD rights, class A, B and E).

7560 APPROVALS AND REFUSALS

The approvals and refusals were considered for the weeks ending 13 December, 20 December and 27 December.

7561 ANY OTHER BUSINESS

There was no AOB.

There being no further business the Chairman closed the meeting at 7:45pm.

Councillor Barbara Hilton