



**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 virtually by Zoom  
On Tuesday 15 September 2020 commencing at 7.00pm**

Members Present: Councillors R Wood (Chairman), P Carter, J Gripton, C Herring, B Hilton, C Richardson, A Sharpe, B Story.

In attendance: Mrs H Goodwin, Clerk to the Council.

**7696 APOLOGIES FOR ABSENCE**

Apologies received from Cllr P Deason.

**7697 MINUTES**

The minutes of the meeting held on 25 August 2020 were approved as a correct record and signed as such.

**7698 DECLARATIONS OF INTEREST**

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

**7699 PLANNING APPLICATIONS**

Application No.	Location and Description
20/00795 (Full – Amended)	Maryland, Horse Gate Ride Ascot SL5 9LS Construction of a five bedroom detached dwelling following the demolition of the existing dwelling and garage. Parish Council Recommendation: Concerns As this site is within the Green Belt and as this application increases the incursion, condition should be applied, if RBWM minded to approve, conditions should be placed that no further buildings, sheds or garages are to be permitted on any of this site.
20/01180 (Full)	10 Exchange Road Ascot SL5 7AW Construction of a detached garage and gate to gain access (Retrospective). Parish Council Recommendation: Objection Concerns over access and lack of height of building resulting in bad design contrary to NP/DG3. It also does not respect the surrounding area contrary to NP/DG1.
20/01868 (Full)	1 Woodlands Ride Ascot SL5 9HP New front entrance canopy, single storey side extension, two storey rear extension, 1 No. rear dormer, 3 No. side dormers, alteration to fenestration, 1 No. rooflight and 2 No. roof lanterns, following demolition of the existing front, side and rear elements. Parish Council Recommendation: No Concerns and similar to 19/01645 already approved.
20/01892 (Full)	Brook House, 5A Coombe Lane Ascot SL5 7DQ Construction of an external swimming pool - retrospective. Parish Council Recommendation: Object. In Green Belt and Listed II encroaches openness and should not have been built even though somewhat hidden. Should RBWM be minded to approve, a condition is requested that no further development, outbuildings, shed would be acceptable on the site.
20/01893 (Listed Building Consent)	Brook House, 5A Coombe Lane Ascot SL5 7DQ Built 2007 or 2017?? Consent to retain the external swimming pool. Parish Council Recommendation: Object. In Green Belt and Listed II encroaches openness and should not have been built even though somewhat hidden.

20/01920 (Works to Trees Covered by TPO)	1A Llanvair Drive Ascot SL5 9HS T1 - Beech - Crown reduction by 1.5m overall, Crown lifting by 2.5m from ground. (TPO 2 of 1979) <b>Parish Council Recommendation: No issue refer to Tree Officer.</b>
20/02021 (Full)	8 Kingswick Drive Ascot SL5 7BQ Two storey side/ rear extension, single storey front extension, relocation of front entrance with new canopy, single storey front storage building and alteration to fenestration. <b>Parish Council Recommendation: Possible concerns re effect on #10 re 45 and 60 degree rules and number of acceptable spaces which can be accessed in forward gear on entrance and exit.</b>
20/02023 (Variation Under Reg 73)	15 Holmes Close Ascot SL5 9TJ Variation (under Section 73A) of conditions 4 (arboricultural method statement) and 5 (hard landscaping) as approved under 19/02293/FULL (allowed on appeal) for Garage conversion, side extension with front and rear dormers, first floor side extension, single storey rear extension and alterations to fenestration, following demolition of the existing rear conservatory. <b>Parish Council Recommendation: No Objection as long as Tree Officer is satisfied.</b>
20/02053 (Full)	Central Chambers, 48B High Street Sunninghill Ascot SL5 9NF Construction of a detached dwelling with associated landscaping. <b>Parish Council Recommendation: Strong Objections</b> Out of character of area ie not Victorian village retail, contrary to NP /DG1 Lack of Amenity for Occupants (small) contrary to NP/DG3.1, 3.2 RBWM Design Guide 7.4,8.3,8.4 Lack of Parking on site contrary to NP/T1.1 and 1.2 Detailed report being submitted separately.
20/02062 (Variation Under Reg 73)	The Grange St Marys Road Ascot SL5 9AX Variation (under Section 73A) of Condition 5 (Approved Plans) to substitute those plans approved under 19/01610/FULL for a replacement dwelling with associated garaging with amended plans. <b>Parish Council Recommendation: No Issues. The amended plans are requesting minor alterations to fenestration, and alterations to internal layout. Conditions required that the build complies with the conditions specified in the approval for 10/01610.</b>
20/02065 (Works to Trees Covered by TPO)	27 Llanvair Close Ascot SL5 9HX T1 - Silver Birch - fell. (TPO 11 of 2014) <b>Parish Council Recommendation: Objection. Refer to Tree Officer</b> It is noted that there is no arbor report and the application form notes no disease or damage to property. Thus, there is no justification for felling or replacement trees proposed.
20/02078 (Works to Trees Covered by TPO)	Edenwood House, Horse Gate Ride Ascot SL5 9LS T1 Oak - Laterally tip reduce to give a maximum clearance of 2m from the building line, T2 and T3 Sweet Chestnut - Laterally tip reduce to give a maximum clearance of 2m from the building line, T4, T5 and T6 Silver Birch - Laterally tip reduce three mature Beech trees by 2m to give a maximum 2m clear growth height to over hung Silver Birch trees to enable them to grow out naturally. The reduction of the crown of the three mature Beech trees would be less than 5%. ( TPO 6 of 2014) <b>Parish Council Recommendation: Refer to Tree Officer.</b>
20/02088 (Works to Trees Covered by TPO)	Street Record Blythewood Lane Ascot SL5 8EW (G1) x6 Sycamores/Chestnuts - reduce to ground level. <b>Parish Council Recommendation: Refer to Tree Officer.</b>
20/02089 (Full)	34 Upper Village Road Ascot SL5 7AQ Single storey front extension, part single part two storey rear extension and alterations to fenestration. <b>Parish Council Recommendation: Concerns over whether revised rear windows suit a Victorian village. In addition, the parking space in front of garage is below standard size and thus “offered” additional space should be required as a condition to mitigate.</b>
20/02101 (Full)	Sommerton Coronation Road Ascot SL5 9LG Enlargement of the existing front entrance steps, new entrance canopy and first floor side extension. <b>Parish Council Recommendation: No concerns.</b>
20/02156 (Full)	2 Kingswick Drive Ascot SL5 7BQ 2no. front dormers, 1no. front and 1no. rear rooflight to facilitate a loft conversion and a detached double garage with first floor accommodation.

	<p><b>Parish Council Recommendation: Concern/Object, Has no impact on neighbour in adjacent semi-detached property. Request condition of single family occupancy regarding garage accommodation</b></p> <p>It is noted that this application amounts to overdevelopment of the site due to the creation of the garage in addition to the kitchen extension which has been sanctioned but is not shown on the plans or had been built. It would thus be against NP/ DG2 and NP/DG3.</p> <p>In isolation, the plans as submitted would be acceptable but not with the kitchen extension.</p> <p><b>Request condition that permitted development rights removed and 20/01605 approval be reversed if application is approved.</b></p>
20/02176 (Works to Trees Covered by TPO)	<p>Tittenhurst London Road Sunninghill Ascot SL5 0PN (G15) Sycamore - fell (T16) Oak - fell (T17) Sycamore - fell and (T18) Sycamore - fell.</p> <p><b>Parish Council Recommendation: Refer to Tree Officer</b></p> <p>It is noted that only 2 trees are proposed as replacement. As 6 are proposed for felling, if RBWM minded to approve, 4 additional replacements should be required.</p>
20/02177 ( Full)	<p>Grace, 4 Hermitage Parade High Street Ascot SL5 7HE</p> <p>Change of use from retail (A1) to a beauty salon (sui generis).</p> <p><b>Parish Council Recommendation: No Objections.</b></p>
20/02225 (Full)	<p>Friars End Greyfriars Drive Ascot SL5 9JD</p> <p>Single storey extension to the South elevation to create an indoor swimming pool with changing facilities and a plant room.</p> <p><b>Parish Council Recommendation: Object and Concern re trees</b></p> <p>The proposal would take out a large proportion of the garden and site space. As such this would result in overdevelopment of the site and reduces the amenity space contrary to NP/DG2 and 3. The east side of the extension is in the proximity of several trees, it is felt that the excavation for a pool will affect the RPA of the trees. Request that the Tree Officer fully investigates.</p>
20/02254 (Full)	<p>5 Windsor Grey Close Ascot SL5 7FZ</p> <p>New outbuilding.</p> <p><b>Parish Council Recommendation: Concern re Trees</b></p> <p>No Arbor report is visible on website regarding foundations and effect on RPA and the relative siting of the building, contrary to NP/EN2. Request that the Tree Officer fully investigates.</p>

#### 7700 PLANNING APPEALS

None were received.

#### 7701 APPROVALS AND REFUSALS

**Application Number: 20/01563**

**Type: Full**

**Proposal: Part single part two storey side/rear extension, following demolition of the existing single storey side/rear element.**

**Location: 1 Charters Cottages Bagshot Road Ascot SL5 9NX**

**Decision: Application Permitted**

**Parish Council Recommendation: Concerns**

**Application Number: 19/01841**

**Type: Full**

**Proposal: Amendments to 1no. rear Juliet balcony and 1no. new rear balcony with balustrade (retrospective).**

**Location: Ladymead, Friary Road Ascot SL5 9HD**

**Decision: Application Permitted**

**Parish Council Recommendation: Concerns**

#### 7702 ANY OTHER BUSINESS

- (i) It was agreed that the method of allocation of application to committee members to review works well. It will continue in this way going forward, together with Zoom meetings if needed, and “normal” face-to-face meeting when possible.
- (ii) The clerk had previously circulated details of the new White Paper on planning from the government. Cllrs Robin Wood and Peter Deason have drafted possible responses to the 26 questions required as part of the consultation. Committee members are asked to give their views before the end of September.
- (iii) Borough Cllr David Hilton is to be asked to provide an update on SANG developments and the South Ascot lease for the full Parish Council meeting on 22<sup>nd</sup> Sept.

- (iv) Cllr Allison Sharpe is to chase the Ascot Authority as to their updated plans to submit planning application for Car Park 6.
- (v) Borough Cllr David Hilton to be asked for the borough's view on the significant decline in housing numbers required by the planning inspector and what RBWM is planning to do in terms of agreeing and local allocations of lower numbers or keeping to a higher number and having conflict within the Local Borough Plan approval.

There being no other business the meeting concluded at 7.50

Cllr R Wood  
15 September 2020