

**Minutes of a meeting of the Planning Committee  
Held virtually by Zoom  
On Tuesday 06 October 2020 commencing at 7.00pm**

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

In attendance: Miss Jayne Strand, Assistant Clerk to the Council.

**7715 APOLOGIES FOR ABSENCE**

Apologies received from Councillors. B Hilton and P Carter

**7716 MINUTES**

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

**7717 DECLARATIONS OF INTEREST**

The Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct. Cllr Ceri Richardson declared an interest with application 20/02408 and Cllr Barbara Storey declared an interest with application 20/02296

**7718 PLANNING APPLICATIONS**

Application No.	Location and Description
20/01963 (Works to Trees Covered by TPO)	Aldbourn St Georges Lane Ascot SL5 7ES T1 - Scots Pine - fell, T2 - Scots Pine - fell, T3 - Sweet Chestnut - fell (TPO 49 of 1998) Parish Council Recommendation: No arbor report as required .Refer to Tree Officer. In the light of RBWM Climate Emergency it is important that trees are retained wherever possible and, where it is essential to fell them, that they are replaced on a 2 for 1 basis.
20/02258 (Full)	Old Golden Gates Cheapside Road Ascot SL5 7DR Repairs to the stonework of the wall and railings, overhaul the gates, repairs to the driveway, repairs to the timber fences and removal of bamboo. Parish Council Recommendation: No Issues as long as Listed Building regs are complied with
20/02259 (Listed Building Consent)	Old Golden Gates Cheapside Road Ascot SL5 7DR Consent for repairs to the stonework of the wall and railings, overhaul the gates, repairs to the driveway, repairs to the timber fences and removal of bamboo. Parish Council Recommendation: No Issues as long as Listed Building regs are complied with
20/02265 (Full)	Land And Building East of Car Park 2 Ascot Racecourse High Street Ascot Change of use of land and building to Strength and Conditioning Fitness Centre. Parish Council Recommendation:No Issues. Better use of vacant building
20/02271 (Full)	Hatchet Lane Farm Hatchet Lane Ascot SL5 8QE Construction of 6No. dwellings following demolition of existing dwelling and outbuildings. Parish Council Recommendation: Object It is noted that the orientation of plots 1 and 2 has been altered and the width of properties on plots 1-3 has been reduced so that the view of the side elevation of the properties from the road is much less obtrusive. The repositioned parking for plots 1 and 2 ensures compliance with principle 6.8 of the emerging borough wide design guide and NP/DG 3.3. These measures only partially addresses concerns raised over the withdrawn application 19/02657/FULL. However, as the height of all proposed buildings remains in excess of 6m, concerns about volume and scale of the development and its effect on the openness of the Green Belt still apply, as the application does not comply with LP/GB2 or NPPF 145. To be allowed VSC must be demonstrated. Plot 6 is highlighted as NOT being “previously developed land” excluding #6 volume increases to 2273m3 from 1967m3 a 15% increase, a large incursion into openness of GB. Heights increase between16% and 75% reducing the openness of GB. As a result VSC required are not demonstrated, so application should be refused. The proposed development is outside the footprint of the existing buildings and as such required VSC to justify being “acceptable development”. No acceptable justification has been made.

20/02296 (Works to Trees Covered by TPO)	Elibank St Marys Hill Ascot SL5 9AP Plum trees x 2 - cut back all overhanging branches and remove ivy. (TPO 25 of 1993). Parish Council Recommendation: Refer to Tree Officer
20/02308 (Variation Under Reg 73)	Mile Stones Queens Hill Rise Ascot SL5 7DP Variation (under Section 73) of condition 20 (approved plans) to substitute those plans approved under 18/03747/FULL for the construction of two blocks comprising 18 no. apartments with basement parking and improvements to existing access from Queens Hill following demolition of existing dwellinghouse and outbuildings. Parish Council Recommendation: No issues
20/02309 (Full)	Surrey House, Course Road Ascot SL5 7HQ Change of use from storage (Class B8) to a flexible use including: storage (Class B8) and/or light industrial (Class E). Parish Council Recommendation: Object The proposed change to the new class E is too wide for a location which is a residential area. The class needs to be narrowed to cover acceptable use adjacent to a residential area. Whilst a potential tenant for the site is discussing with residents possible "conditions" covering no Sunday operations, vehicle sizes, parking, open storage, times of operation, noise levels etc. The issue is that if RBWM were minded to approve where would these conditions exist and if the tenant vacated a new tenant could have free use of the widest Class E uses with no conditions.
20/02310 (Full)	Heathfield House, Heathfield Avenue Ascot SL5 0AL Replacement dwelling, detached garage with accommodation in the roof space and tennis court following demolition of the existing dwelling and outbuildings. Parish Council Recommendation: Concerns regarding trees as it appears that some trees have been felled prior to submission and that proposed works may further impact on RPAs. Refer to Tree Officer.
20 /02356 (Works to Trees Covered by TPO)	85 Sutherland Chase Ascot SL5 8TE T1 - Sweet Chestnut - Crown lift to 4.5m, T2 - Sweet Chestnut - fell (TPO 14 of 1976) Parish Council Recommendation: Refer to Tree Officer
20/02363 (Full)	42 Victoria Road Ascot SL5 9DB Two storey side extension and relocation of the existing conservatory Parish Council Recommendation: Object. Proposal increases bedrooms from 3 to 4, requiring 3 spaces. 20/00477 for drop kerb only permits 1 car to park with entry and exit in forward gear onto busy road. This proposal increases the shortfall on site resulting in on street parking, contrary to NP/T1.2
20/02375 (Works to Trees Covered by TPO)	Watersplash Cottage Watersplash Lane Ascot SL5 7QP T3 - Sycamore - Crown reduction by 1.5m, Crown Lift to 2.5m (12 of 1999) Parish Council Recommendation: Refer to Tree Officer
20/02387 (Full)	43 New Road Ascot SL5 8QB Two storey front/side extension, alteration to fenestration, part demolition of existing rear element and alteration to roof of rear element to include x2 roof lights, x1 new window to first floor front elevation following demolition of existing detached garage. Parish Council Recommendation: Object While this application for an extension goes some way in addressing the concerns raised over application 19/02130/FULL (for a separate dwelling), the current proposal is for a doubling of accommodation from 2-4 bedrooms with no increase in parking provision, hence increasing the deficit. As the streets adjoining the property (Kennel Ride and New Road) are areas of reasonably high traffic with limited on-street parking, the proposed development has inadequate parking and is contrary to NP/T1.2.
20/02398 (Full)	Byways, Friary Road Ascot SL5 9HD Detached outbuilding to be used ancillary to the main dwelling. Parish Council Recommendation: No issues. Large building in rear garden well shielded by trees
20/02406 (Works to Trees Covered by TPO)	May Trees Cheapside Road Ascot SL5 7DR (T1) - Beech - Tip prune by 1m in height and spread on north side only to rebalance canopy (TPO 12 of 1966) Parish Council Recommendation: Refer to Tree Officer
20/02408 (Works to Trees Covered by TPO)	Brunswick House Monks Walk Ascot SL5 9AZ (T1 T3 T4 T6) - Oak - Reduce lateral branches on house side to allow 2m clearance of building. (T2) - Sweet chestnut - Reduce lateral branches on house side to allow 2m clearance of building. (T5) - Beech - Reduce lateral branches on house side to allow 2m clearance of building. (TPO 025 of 2010). Parish Council Recommendation: Refer to Tree Officer

20/02409 (Works to Trees Covered by TPO)	Habibah, Heathfield Avenue Ascot SL5 0AL (T1 and T2) - Oak - Reduce spread of canopy on south side to allow a 2.5m clearance over buildings. (TPO 60 of 2005). Parish Council Recommendation: Refer to Tree Officer
20/02414 (Works to Trees Covered by TPO)	8 Hurstwood Ascot SL5 9SP (T1) Scots Pine - remove dead wood and (T2) Oak Tree - fell. Parish Council Recommendation: Refer to Tree Officer. Possible monolithing would be preferred by the Council rather than felling.
20/02426 (Full)	12 Lower Village Road Ascot SL5 7AU Single storey rear extension with accommodation in the roof space, new front and rear gables, x8 rooflights, x1 side dormer, x1 side dormer with x2 Juliet balconies, x1 new chimney, alterations to fenestration and raised front patio, following demolition of the existing single storey front element. Parish Council Recommendation: Concerns <ul style="list-style-type: none"> <li>The dwelling is very close to the highway and the new front entrance is directly onto the pavement of Quince Close.</li> <li>Significant impact on the street scene owing to the close proximity of the new extended frontage to the pavement in Quince Close and the more glazed dominant façade on raised ground on the Lower Village Road frontage</li> </ul>
20/02446 (Full)	53 Hilltop Close Ascot SL5 7QT Single storey front extension, part single part two storey rear extension and alterations to fenestration. Parish Council Recommendation: No Objection but reservation on size of front porch. This is quite a substantial increase on the original house but they will be removing a conservatory and an outbuilding. There is plenty of space at the rear of the house and not encroaching on neighbours. The front porch is a little too large. Other neighbours have only small porches.
20/02449 (Full)	Barchester House 53A Oriental Road Ascot SL5 7AZ Single storey side extension. Parish Council Recommendation: No Issues
20/02451 (Works to Trees Covered by TPO)	Laurel House, Coronation Road Ascot SL5 9LP See tree condition survey. Parish Council Recommendation: Refer to Tree Officer
20/02457 (Full_)	2 Kennel Ride Ascot SL5 7NY Detached garage Parish Council Recommendation: No Issues as long as 3 parking spaces are maintained and entry and exit in forward gear can be achieved from all 3 individually.
20/02470 (Works to Trees Covered by TPO)	Englemere Lodge London Road Ascot SL5 8DE x1 Lime - remove epicormic growth up to main crown break and x8 Lime Trees - remove regrowth back to previously formed knuckle points, linear reduce by up to a max of 4m the regrowth from the previous reduction points, remove dead, broken branches and crossing/rubbing branches. Parish Council Recommendation: Refer to Tree Officer
20/02478 (Works to Trees Covered by TPO)	13 Beaufort Gardens Ascot SL5 8PG Oak - crown reduce by 2m. Parish Council Recommendation: Refer to Tree Officer
20/02485 (Work to Trees Covered by TPO)	El Pinar Coronation Road Ascot SL5 9LP (T1) Oak - fell; (T2) Birch - fell; (T3) Birch - fell; (T4) Birch - fell; and, (T5) Scots Pine - remove broken hanging branch. Parish Council Recommendation: Objection: <ul style="list-style-type: none"> <li>No photos or arboricultural report as required; Visually trees have leaves hence are not dead.</li> <li>No proposal to replace trees. 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 for 1 basis.</li> <li>It is also noted that 19/02456 permitted the felling of 4 trees as yet no replacements planted</li> </ul>
20/02502 (Full)	4 Armitage Court Ascot SL5 9TA New front porch, first floor side extension and alterations to fenestration. Parish Council Recommendation: No Issues
20/02508 (Works to Trees Covered by TPO)	8 Beaufort Gardens Ascot SL5 8PG (T1 and T2) x2 Oaks - reduce by approx. 20% (3.5m) to previous reduction points. Parish Council Recommendation: Refer to Tree Officer

## 7719 PLANNING APPEALS

Appeal Ref: APP/T0355/W/20/3249168 - Oaklea, 20A Cromwell Road, Ascot SL5 9DG

The application Ref 19/02535, dated 11 September 2019, was refused by notice dated 19 February 2020.

The development proposed is demolition of existing single dwelling house. Construction of new building comprising 4 x 2 bed flats with off street parking for 4 cars and provision for refuse and recycling storage.

The appeal is dismissed.

Appeal Ref: APP/T0355/W/20/3257603 - Land At The Garden Lodge Bagshot Road Ascot

The application Ref 20/00837/FULL, proposal: Construction of a detached dwelling with integral garage following demolition of the existing outbuilding. If you have already submitted comments on the planning application, these will be forwarded to the Planning Inspectorate and appellant(s). Should you wish to make additional comments ensure that any comments are received by the Planning Inspectorate no later than 26 October 2020.

## 7720 APPROVALS AND REFUSALS

**Application Number: 20/01622**

**Type: Full**

**Proposal: Part garage conversion, two storey front extension and change of materials to the front elevation.**

**Location: 37 Vernon Drive Ascot SL5 8TN**

**Decision: Application Permitted**

**Parish Council Recommendation: Object**

**RBWM do not believe that this changes the street-scene as it will be open as #35**

**Application Number: 20/01811**

**Type: Full**

**Proposal: Single storey front and rear extensions, garage conversion into habitable accommodation and new window to stairs in side elevation.**

**Location: 6 Ridings Close Ascot SL5 7SQ**

**Decision: Application Permitted**

**Parish Council Recommendation: Concerns**

**Highways believe that parking at the front for 3 cars is possible as it is shown on plans.**

**Application Number: 20/01465**

**Type: Full**

**Proposal: Installation of a 30m high telecommunications tower with 3no. antennas, 2no. dishes, 2no. equipment cabinets and a new gated compound fence.**

**Location: Land At Kings Ride Court Kings Ride Ascot**

**Decision: Refuse**

**Parish Council Recommendation: No objection**

**RBWM regarded as a building and not engineering works and as such is at conflict with GB and trees.**

**Application Number: 20/01842**

**Type: Full**

**Proposal: Replacement roof over the existing single storey front element, single storey side/rear extension, x1 front rooflight, x1 rear dormer and alterations to fenestration, following removal of the existing shed.**

**Location: 11 Exchange Road Ascot SL5 7AW**

**Applicant: Mr Alex Meiers c/o Agent: Mrs Judith Charles M3 Architectural Design Ltd Basepoint Business Centre 377-399 London Road Camberley GU15 3HL**

**Decision: Application Permitted**

**Parish Council Recommendation: Concerns**

**Additional accommodation in the roof could be done as a dormer under PDev. Parking would not be raised as an issue under PDR so cant be used as an issue here.**

## 7721 ANY OTHER BUSINESS

- (i) Cllr P Deason advised that an update to the consultation response. This now includes a precursor over the confusion over housing needs. As currently stands the figure for the parish is c635 p.a. which is outlined to rise to 915, but the ONS number based on a lower number than the govt 300,000 delivers the parish at c 309 p.a.. This is a significant disparity and the various methods of breaking down the total national requirement is also questioned.

- (ii) Cllr A Sharpe asked the Chairman if the committee are still inviting SPAE to add join the Planning Meeting and add comments. Cllr R Wood said that Mr Patrick Griffin from SPAE is still providing comments on all the applications being considered by the committee. The Chairman will remind SPAE that they are still welcome to join the committee for the Zoom meetings should they wish to.
- (iii) Cllr A Sharpe updated the meeting in the activity on Truss Hill embankments with National Rail Board and the activity to preserve as many trees as possible, whilst bringing the tree line some 10m from the tracks. Allison was also to write to Helen Leonard on the subject of utilising a tree warden funded by the Tree Council. Based on this response it is possible to consider local option.

There being no other business the meeting concluded at 7.50pm

**Cllr R Wood**  
**07 October 2020**