

**Minutes of a meeting of the Planning Committee  
Held virtually by Zoom  
On Tuesday 26 January 2021 commencing at 7.00pm**

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

In attendance: Patrick Griffin, SPAE; Helen Goodwin, Clerk to the Parish Council.

**7797 APOLOGIES**

Apologies were received from Councillor B Hilton. Councillors P Carter, J Gripton and S Verma were absent.

**7798 MINUTES**

The minutes of the meeting held on 05 January 2021 were approved and signed as such.

**7799 DECLARATIONS OF INTEREST**

None received

**7800 PLANNING APPLICATIONS**

Application No.	Location and Description
20/02882 (Works to Trees Covered by TPO)	24 Oriental Road Ascot SL5 7AY (A,B,C,D) Oaks - Cut back overhang by 2.5m, taking the width of the trees from 12m wide to 9.5m wide and remove deadwood. (TPO 41 of 2000). <b>Parish Council Recommendation: Refer to Tree Officer. The Tree Officer is requested to visit and works should only be approved if necessary for arboricultural reasons.</b>
20/03358 (Full)	2 Kingswick Drive Ascot SL5 7BQ Loft conversion into habitable accommodation, x2 dormers to south elevation and x2 new rooflights. <b>Parish Council Recommendation: No Issues.</b>
20/03383 (Works to Trees Covered by TPO)	Pegasus 3 Spinney Close Ascot SL5 7FS T1 - Sycamore - Crown reduction by up to 1m to a final height of 15m and spread of 8m, T2 - Beech - Crown reduction by up to 2m to a final height of 18m and spread of 9m, T3 - Beech - Reduce by up to 6m, T4 - Beech - Crown reduction by up to 3m to a final height of 20m. (TPO 13 of 2008) <b>Parish Council Recommendation: Refer to Tree Officer</b>
20/03471 (Full)	13 Course Road Ascot SL5 7HQ Single storey rear extension. <b>Parish Council Recommendation: No Issues</b>
20/03484 (Works to Trees Covered by TPO)	Winbar 58 Llanvair Drive Ascot SL5 9LN (T1) - Oak - Fell. (TPO 23 of 1995) <b>Parish Council Recommendation: Refer to Tree Officer. Parish Council considers that felling should only be considered as the last resort and replacement trees x2 be conditioned.</b>
20/03489 (Full)	65 Bouldish Farm Road Ascot SL5 9EW Detached outbuilding ancillary to main dwelling (retrospective). <b>Parish Council Recommendation: No Issues</b>
20/03535 (Works to Trees Covered by TPO)	The Belfry Monks Walk Ascot SL5 9AZ (B1) Beech tree - reduce the length of the lower lateral branches by 2m-3m - these are those within 4.5m of the ground and reduce the length of branches on the southern side of the tree (facing property) by 2m-3m retaining the tree's shape - these branches are estimated to be 4.5 to 15m above ground level. <b>Parish Council Recommendation: Refer to the Tree Officer. No arbor report is attached and the Tree Officer needs to clarify that the works are needed.</b>

21/00017 (Full)	<p><b>Druce, St Marys Road Ascot SL5 9AX</b>  New front entrance canopy, x2 single storey front infill extensions with balconies above, new balcony above the existing single storey front element, new balcony above the existing single storey rear element, first floor extension to the South East elevation, raising of the ridge, new rooflights, new front, side and rear dormers and alterations to fenestration.  <b>Parish Council Recommendation: Object.</b> The proposed works will negatively affect the street scene of St Mary's Road. The raising of the roof height and changing from 2 storeys to 3, makes it a very large building that will dominate the plot, the resulting bulk and scale is contrary to NP/DG2.1/2 The house is set very close to the road, the dormer windows &amp; balconies will overlook neighbouring properties, particularly at the rear and front of the property and change the street-scene. Large gable ends are created and the overall look of the property will be completely changed to the detriment.</p>
21/00044 (Works to Trees Covered by TPO)	<p><b>Little Murtle, Sunninghill Road Sunninghill Ascot SL5 7DA</b>  (T1) Red Oak - prune secondary branches back to suitable growth points to provide 3.5m clearance from the property.  <b>Parish Council Recommendation: Concerns</b>  The current extension 18/01150 was only arrived in order to avoid the need to cut back the tree significantly, as the tree is an important feature in the streetscape. The proposed cut backs are small, but should only be approved if the tree officer considers it absolutely necessary for arboricultural reasons.</p>
21/00059 (Full)	<p><b>Ladygarth Monks Walk Ascot SL5 9AZ</b>  Replacement dwelling  <b>Parish Council Recommendation: Object. Reasons below</b></p> <ul style="list-style-type: none"> <li>• Loss of amenity to Glenmead - NW elevation has 4 large windows on 1st Floor overlooking neighbours garden. Windows to should be obscured glass.  Also concerned at the 3 windows on the first floor of the SE elevation.</li> <li>• Issues that neither the bat roost assessment or a tree assessment are included with the application. The D&amp;A statement mentions both.  In section 3 of the 'Assessment of any other impacts' it states that 'bats should not present a constraint to the development as the risk of harm or disturbance is highly unlikely'. If there is evidence of the existence of bats NP/EN4.3 requires an assessment to be included with the application (carried out at the appropriate time of year). If bats are present in the existing building then it's demolition will destroy their roosts.</li> <li>• We are also concerned that the site was cleared of all greenery and several trees felled ,before an environmental assessment was carried out. Over 25 years it is likely that the biodiversity would have increased.</li> <li>• The boundaries are devoid of any greenery (see fig 5).  Policy DG. 6 of the BLP states that it expects applications to include landscaping schemes. Neighbourhood Plan policies NP/DG3 (second bullet point) and NP/DG1.2 require green hedges and / or trees for highway boundaries and neighbouring sites boundaries. We consider this essential to retain the 'Villas in a Woodland Setting' character of the area. Landscaping proposals should therefore be requested as they are an integral part of the determination of the application.</li> <li>• In section 4 of the same section it states that there are only 2 trees within the curtilage of the site as shown on the plans. We question this as fig 5 – view towards Abbotswood, shows two other scots pines and fig 2 shows the tree canopy extending over the roof of the existing property. We recommend that tree survey is required.</li> <li>• We consider that the proposals would be enhanced by moving the property away from the Glenmead boundary to provide a separation of approx. 5m.</li> </ul>

#### 7801 PLANNING APPEALS

No planning appeals were received.

#### 7802 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 31 December 2020, 08 January and 15 January 2021.

#### 7803 ANY OTHER BUSINESS

- (i) Patrick Griffin informed the committee that, following the application for the film set in the Great Park, he is aware of the same organisation, working through Planet Consulting in Godalming, has put a similar application a film set for 1 year in for Swinley Forest. It is also in the green belt, probably only about 200 metres from Sunninghill & Ascot parish.

- (ii) Patrick Griffin also told the committee that the Housing Delivery Test for the whole of England has just been published. RBWM has a performance against target of 87 Percent which means they will need to prepare an action plan to put it right. This could affect ability to refuse applications in the future.
- (iii) Cllr Barbara Story asked if there is any more news on the enforcement issues in Sunninghill. Cllr Robin Wood said that he has contacted Victoria Gibson at RBWM, but has had no response as yet.

There being no other business the meeting concluded at 7.35pm.

**Cllr Robin Wood**  
**27 January 2021**