

**Minutes of a meeting of the Planning Committee
Held virtually by Zoom
On Tuesday 16 February 2021 commencing at 7.00pm**

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

In attendance: Patrick Griffin, SPAE; Jayne Strand, Assistant Clerk to the Parish Council.

7815 APOLOGIES

No Apologies were received from. Councillors J Gripton and S Verma were absent.

7816 MINUTES

The minutes of the meeting held on 26 January 2021 were approved and signed as such.

7817 DECLARATIONS OF INTEREST

Declaration of interest was received from Cllr. B Hilton regarding application 21/00111, has been notified of this application as a neighbouring property, she did not respond during the meeting but has responded separately as a private citizen. Cllr A Sharpe declared an interest in application 21/00117, 3 Highclere and Cllr C Richardson declared an interest in application 21/00206 89 Lower Village Road.

7818 PLANNING APPLICATIONS

Application No.	Location and Description
21/00021 (Full)	43 New Road Ascot SL5 8QB Two storey side extension, alterations to fenestration, 2no. car parking spaces and new front access (Retrospective). Parish Council Recommendation: Concerns. The Parish Council has concerns re. over-development of the plot, as this extension leaves just a small patio as outside amenity space for this 4-bedroom family home only 54 sq. m (contrary to NP/DG3.2 and NP/EN3).
21/00042 (Works to Trees Covered by TPO)	Apartment 2 Montrose Court London Road Ascot SL5 7FX T1 - Oak - fell, T2 - Oak - Crown reduction - 4 metre reduction to the co-dominant limbs or fell, T3 - Sweet Chestnut - Crown thinning by 10% and remove deadwood (TPO 25 of 2005) Planning Committee Recommendation: Refer to Tree Officer. The Parish Council wishes felling only to be considered as the absolute last resort and if felling is sanctioned that replacement trees are required on a 2 for 1 basis.
21/00056 (Full)	68 Bouldish Farm Road Ascot SL5 9EL Part single part two storey front/side extension, single storey rear extension, x2 front rooflights, x1 rear dormer and alterations to fenestration. Parish Council Recommendation: Objection. It would be within a metre of the boundary at first floor level, look bulky on the plot and result in a loss of amenity to the neighbours. It is contrary to NP/DG2.1 and NP/DG2.2.
21/00094 (Works to Trees Covered by TPO)	25 Woodlands Ride Ascot SL5 9HP (T1 and T2) - Possible Chestnuts - Fell. (T3,T4, T5) - Chestnut - Fell. (T6 and T7) - Birch - Fell. (T8 and T9) - Small Chestnut - Fell. (T10) - Birch - Fell. (T11) Scots Pine - Fell. (TPO 3 of 2015). Parish Council Recommendation: Objection. No reason given for felling trees with a TPO. Suggest tree survey with explanation for need to fell. Refer to tree officer. The Parish Council wishes felling only to be considered as the absolute last resort and if felling is sanctioned that replacement trees are required on a 2 for 1 basis.

21/00111 (Full)	<p>3 Dawnay Close Ascot SL5 7PQ Single storey side and two storey side/rear extension and alteration to fenestration following demolition of existing garage. Parish Council Recommendation: Objection. Is too large for the plot being on boundary on RH side and 1.3m from it on the LH side. The proposed lean to roof of the lounge is out of keeping with the estate as there are no other examples . It is thus contrary to NP/DG2. It is also questioned as to whether the required 3 spaces can be provided, especially if any of the garage is not used for parking, i.e. gardening equipment, bikes etc., contrary to NP/T1.2</p>
21/00117 (Full)	<p>3 Highclere Sunninghill Ascot SL5 0AA Single storey front and single storey rear extension, x1 new rooflight to front elevation, garage conversion to habitable accommodation, alteration to external finishes and relocation of vehicular access to include alteration to existing hardstanding. Parish Council Recommendation: Objection. The removal of the garage will result in the loss of parking on site resulting in increased on street parking which is contrary to LP/H10. Should RBWM be minded to approve, landscaping ought to be conditioned in front of the previous garage space.</p>
21/00171 (Works to Trees Covered by TPO)	<p>Holmwood Larch Avenue Ascot SL5 0AW Oak - Raise canopy up to 4.5m, crown clean, remove all dead wood and crossing branches. (TPO 23 of 2010). Parish Council Recommendation: Refer to Tree Officer</p>
21/00173 (Full)	<p>Little Oak St Marys Hill Ascot SL5 9AP Two storey side extension with rear Juliet balcony, single storey rear extension with balcony above and alterations to first floor rear fenestration, 5 No. front and 5 No. rear dormers to facilitate a loft conversion, detached garage and rear steps. Parish Council Recommendation: Objection. No other properties in the immediate vicinity have front facing dormer windows and this application has 5 (3 in the existing house and 2 in the extension) and is contrary to NP/DG1.1. The rear 5 dormer windows overlook neighbouring Tinkers Lodge & Bywell House, contrary to NP/DG2.2. The proposed garage is detached and is at the edge of the property very close to the boundary where there are a number of established trees and no arboricultural report has been submitted with the application. contrary to NP/EN2.2. The garage is proposed is at the front of the property contrary to NP/DG3.3. (Neighbouring garages which may be at the front are pre Neighbourhood plan)</p>
21/00198 (Variation under Section 73A)	<p>Former Four Seasons Bagshot Road Ascot SL5 9JL Variation (under Section 73A) of Condition 17 (Approved Plans) to substitute those plans approved under 17/02294/FULL for 6 apartments with triple garage, pergola and bin store with associated parking and amenity (amendment to application 16/03203) with amended plans. Parish Council Recommendation: Objection. The application is to move the bin store from a shielded position behind a fence at the side of the property to the front of the plot. The move makes the store visible from the road and takes away from the promised landscaped graduated shielding of the building. It also increases the paved area on the site. Regarding the justification related to smells, the approved plans show the store facing a flank wall where there are no doors or windows, so if any smells were to exist, they would have minimal effect. The proposed siting moves smells into the open for residents and passing pedestrians. As the bin store has already been built this application is retrospective and as the building is being marketed/ partially occupied, it is questioned as to whether a completion certificate has been given for the site with the store not in accordance with the agreed plans.</p>
21/00206 (Full)	<p>89 Lower Village Road Ascot SL5 7AP Replacement dwelling. Parish Council Recommendation: Concerns. As to whether the headroom on the 1st floor complies with the building regs and thus could be contrary to NP/DG3</p>
21/00221 (Full)	<p>Papplewick School, Windsor Road Ascot SL5 7LH Hardstanding to provide an overflow car park Parish Council Recommendation: No objection in principle but the line of trees facing Windsor Road are an important visual feature, reflecting the verdant aspect of Ascot and the racecourse opposite. The Parish Council would like confirmation from the Tree Officer that the protection measures outlined by the developer are sufficiently robust.</p>
21/00224 (Full)	<p>23 Langdale Drive, Ascot SL5 8TQ Part garage conversion, single storey rear extension, first floor side extension with rear Juliet balcony and alterations to fenestration. Parish Council Recommendation: Objection. The dwelling remains as a 4 bed house but loses the parking in the garage. It is seriously questioned as to whether the required 3 spaces can be provided without creating issues on the shared drive. Contrary to NP/T1.2 and H10</p>

21/00285 (Full)	1 Pembroke Close Ascot SL5 0AB Garage conversion, first floor side extension and alterations to fenestration. Parish Council Recommendation: Objection. Parking 2 spaces provided on site but needs to be 3. Notes say that 3rd space can be provided on street. Contrary to NP/T1.2 and H10
21/00291 (Works to Trees Covered by TPO)	3 Jays Court, Sunninghill Road Sunninghill Ascot SL5 7FG T1 - Cedar - Reduce to source the lowest limb on the trunk growing towards the flats and crown thin by 15% (TPO 12 of 2000). Parish Council Recommendation: Refer to Tree Officer
21/00305 (Works to Trees Covered by TPO)	Wells House Wells Lane Ascot SL5 7DY (H1) Conifer Hedge - reduce height by 2m and trim all sides (H2) Conifer Hedge - reduce height by 2m and trim all sides (T1) Lime - reduce height by 3.4m and crown clean (T2) Lime - reduce height by 3.4m and crown clean and (T3) Sycamore – reduce canopy by 1.5m overall. Parish Council Recommendation: Refer to Tree Officer

7819 PLANNING APPEALS

No planning appeals were received.

7820 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 22 January, 29 January and 05 February 2021.

7821 ANY OTHER BUSINESS

- (i) Cllr P Deason asked for an update on the land that was due to be sold at Coombe Lane. Cllr R Wood said that the status had been updated, two of the plots are believed to have been sold, but remainder is still unsold. The Clerk will contact the auctioneers to ask what plots have been sold.

There being no other business the meeting concluded at 7.50pm.

Cllr Robin Wood
17 February 2021