

Minutes of a meeting of the Planning Committee
Held virtually by Zoom
On Tuesday 09 March 2021 commencing at 7.00pm

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

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

7832 APOLOGIES

No apologies were received. Councillors J Gripton and S Verma were absent.

7833 MINUTES

The minutes of the meeting held on 16 February 2021 were approved and signed as such.

7834 DECLARATIONS OF INTEREST

Cllr C Richardson declared a non-pecuniary interest in application numbers 21/00290 and 21/00416.

7835 PLANNING APPLICATIONS

Application No.	Location and Description
21/00290 (Full)	42 Victoria Road Ascot SL5 9DB Two storey side extension and rear conservatory. Parish Council Recommendation: Objection Proposal only provides 1 space as per 20/00477, the 4 bed house needs 3 spaces, reduced to 2 as it is close to station, but still a shortfall, hence contrary to NP/T1.2. Proposal increases bulk and scale on site and affects the street scene. The 2-storey extension ought to be subservient and set back from the building line. The local 4 examples of 2 storey extensions were all approved prior to the Neighbourhood Plan
21/00301 (Works to Trees Covered by TPO)	Ellerslie Coronation Road Ascot SL5 9LQ T1 - Oak - fell (TPO 3 of 2015) Parish Council Recommendation: Refer to Tree Officer
21/00312 (Full)	Ascot Racecourse High Street Ascot SL5 7JX Proposed groundworks to resurface and level site at Ascot Racecourse Stables Parish Council Recommendation: Concern as to whether this potentially affects the openness of the Green Belt
21/00335 (Full)	56 Hilltop Close Ascot SL5 7QU Single storey side/front extension and alterations to front entrance to include canopy following demolition of existing conservatory. Parish Council Recommendation: No issues
21/00341 (Full)	Green Meadow Surgery And Knightswood Winkfield Road Ascot Construction of x9 dwellings with landscaping and associated works, following demolition of the existing buildings. Parish Council Recommendation: Strong Objection <ul style="list-style-type: none"> • Contrary to NP/H2.1 – The size and type of dwelling is not in keeping with the size and type of dwellings in the surrounding area. • Contrary to LP DG1- respecting the Townscape and NP/DG1.2. The development is in an area characterised as ‘Leafy Residential Suburbs’. • The proposed density, at 39 dph, is contrary to NP/DG1.2 and is a significant over-development of the site.

	<p>Policy NP/DG1.2 applies even in areas within these zones where other types of dwelling shall also exist.</p> <ul style="list-style-type: none"> • Contrary to NP/DG1.3. The opportunity for planting of trees and/or shrubs along the street and neighbouring site boundaries is severely limited by the parking and cannot deliver the green and leafy setting characteristic of “Leafy Residential Suburbs”. The landscaping along the SW gable of plot 1 is outside the site boundary. • The bulk and scale contrary to NP/DG2. The high gable end to plot 7 towers over the garden of plot 2. • Contrary to NP/DG2.2 (b) and (c): The proposals don’t respect the established plot widths, and the separation between buildings, and between buildings and the site boundaries, and are likely to impact on the privacy and amenity of neighbouring properties. Dayspring is particularly badly affected as the gable end of plot 4 towers over the property. Similarly Coach House and Fairfield are affected as the gable end of plot 8 being very close. • The parking provision is contrary to the borough parking standards for areas poorly served by public transport. The 4 bed properties (plots 4-7) require 3 parking spaces each only 2 are provided and the road is already badly affected by on street parking. • The parking layouts contrary to NP/DG3.3 (third bullet point) and Principles 6.7 and 6.8 of the emerging RBWM Borough Wide Design Guide, resulting in parking that will visually dominate the street scene.
21/00383 (Full)	<p>41 New Road Ascot SL5 8QB Single storey side extension following demolition of existing detached garage Parish Council Recommendation: Concerns This application proposes a west-facing garage with a parking space in front of it which is based on an assumption of obtaining vehicular access from New Road, in addition to the existing access from Kennel Ride.</p> <p>As this garage is contingent on a new access route to the property, permission will first need to need to be obtained from Highways for a dropped kerb and entrance from New Road. Permission must be received from Bracknell Forest for the access over Blackmoor Stream.</p> <p>The proposed garage extension falls short of the required 1 m from the boundary (at 935 cm) and therefore contrary to LP/H14. (While the current garage is on the boundary – it is set back from the house and therefore not adjacent to the neighbouring property.)</p> <p>As this is an area where run-off can be an issue, there are concerns around the amount of hard-standing required for the proposed 2 parking spaces in addition to the garage, so details of the proposed landscaping at the front and rear of the property would be required.</p>
21/00410 (Full)	<p>Highclere Hotel 19 Kings Road Sunninghill Ascot SL5 9AD Change of use of hotel to 9 No. flats, first floor side and rear extension with accommodation in roof space, infill extension, loft conversion with 1 No. rear dormer, 17 No. rooflights and associated works with parking and landscaping. Parish Council Recommendation: Objection</p> <ul style="list-style-type: none"> • Contrary to NP/DG2 Scale and Bulk: The floor area is increased by 32% (464 sq.m to 613 sq.m) on top of previous extensions. The result is that the building dominates the street scene and neighbouring properties. • The changes to the façade, including new balconies, destroy the Victorian look and are out of character with the neighbouring properties. The LHS elevation is bland and devoid of attractive features and also out of keeping with the character of this Victorian road. The rear elevation is messy and has large windows to the first and second floors which, together with the second floor balcony, overlook the properties to the rear and the amenity area of flat 3 on the ground floor, to the detriment of their privacy. • Concerns that the 1 bed flats are at best on the absolute minimum space standards. • Amenity Space unsatisfactory. <ul style="list-style-type: none"> - The gardens to flats 1 and 2 are on the N side of the building and will receive little or no sun throughout the year. - The balcony to flat 5 is overlooked by the window to flat 4. - The proposed 1.7m high side-screens to the balconies of flats 6, 7 and 9 provide a claustrophobic space. • Contrary to NP/DG 3.1 (bullet 6): Promoting high quality interior spaces and light <ul style="list-style-type: none"> - Flat 5 has only 2 small windows - Flat 7 is long and thin with only windows at living area end [SW façade] - Flat 9 relies on rooflights for the bedroom and kitchen areas.

	<ul style="list-style-type: none"> • The Bin Store: - Impacts negatively on the street scene (visually and odours). The enclosure is high and there is insufficient width to grow a sustainable hedge along either the road frontage or alongside car space No 4. - The bin store is unnecessarily large. Why do all flats need a 240 ltr green bin when their amenity areas are so small? Can't the food waste caddies be located on a rack on the boundary with no 27? - Would it be better to the opposite side where it can be deeper and narrower? • Parking: - Parking space No 14 is too narrow, leaving a parking deficit. - No visitor parking, contrary to NP/T1.1. On street parking in Kings Road and nearby roads not possible as there is a parking deficit in the village. - Parking mostly 'in line' and lies alongside the boundary to No 21. causing noise and pollution. Manoeuvring in and out of these spaces is tricky and will require reversing for some distance and even reversing onto the busy Kings Road. - Charging points should be provided.
21/00416 (Full)	<p>South Cottage Titness Park London Road Sunninghill Ascot SL5 0PS Detached garage and store. Parish Council Recommendation: RBWM to decide on technical aspects</p>
21/00422 (Works to Trees Covered by TPO)	<p>West Lodge Hancocks Mount Ascot SL5 9PQ Tip reduction of lower branches extending to the east to leave a finished crown spread of 6.5-7m and remove dead branches. (TPO 3 of 1990). Parish Council Recommendation: No Issues as in line with RBWM pre application advice</p>
21/00428 (Full)	<p>Lansdowne. The Covert Ascot SL5 9JS 3no. rear dormers and 1no. side rooflight to facilitate a loft conversion. Parish Council Recommendation: No Issues</p>
21/00442 (Full)	<p>Byways Friary Road Ascot SL5 9HD Detached outbuilding ancillary to the main dwelling Parish Council Recommendation: No Issues if the Tree Officer is satisfied with the metal elevated foundations for the building.</p>
21/00449 (Full)	<p>2 Kingswick Drive Ascot SL5 7BQ Erection of a detached single storey double garage. Parish Council Recommendation: Objection. The proposed development of a garage in front of the property is contrary to NP/DG3.3 which states that garages should be set back from street frontage and not dominate the street scene. The proposed garage is in front of established building lines and will adversely affect the street scene and character of the area (contrary to NP/DG2 and LP H14).</p>
21/00472 (Part 1 Class AA)	<p>40 Huntsmans Meadow Ascot SL5 7PF Application for prior approval for construction of one additional storey to property with a maximum height of 2.68m. Parish Council Recommendation: Concern. Whilst the offending door/window that resulted in the refusal of 20/03325 under Art 3 Sch. 2 of the Act, has been removed, a front balcony has been added with views to the side.</p>
21/00447 (Full)	<p>Coco Boutique 14 Brockenhurst Road Ascot SL5 9DL Proposed change of use from former A1 shop use to a mixed use of Class E restaurant and Sui Generis takeaway use, single storey rear extension,(part) external extract flue, alterations to shop front and refuse bin/recycling store. Parish Council Recommendation: Strong Objection This is a resubmission of planning application 14/01264 which was taken to appeal APP/TO/355/W/15/3004080 and dismissed by the Inspector. There has been no change in circumstances and therefore the dismissal reasons still apply. The parking issues can not be ignored in an area where significant issues already exist. Confusion is created in the application as to whether it is mainly a restaurant or mainly a takeaway. It is requested the planning application is considered as both Use Class Order E and Use Class Order Sui Generis and the highest requirement considered. The opening hours of both of the possible operations need to be considered as part of the application</p>
21/00500 (Full)	<p>22 Dorian Drive Ascot SL5 7QL Two storey side extension Parish Council Recommendation: No Issues</p>
21/00518 (Full)	<p>Alfriston House. The Avenue Ascot SL5 7LY Single storey rear extension and alterations to fenestration Parish Council Recommendation: No Issues</p>

21/00527 (Full)	Martini Lodge Titness Park London Road Sunninghill Ascot SL5 0PS Erection of a single storey detached store/garage. Parish Council Recommendation: No Issues
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7836 PLANNING APPEALS

No planning appeals were received.

7837 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 12 February, 19 February and 26 February 2021.

7838 ANY OTHER BUSINESS

- (i) It was brought to the committee's attention that Bracknell Forest Borough Council published its Local Plan today and this includes developments of about 2000 homes at Jealott's Hill and 900 homes at the Peel Centre in the centre of Bracknell.
- (ii) Some plots of the land off Coombe Lane recently put up for auction have been sold and the committee was informed that one purchaser had advised she is planning on applying for planning permission for some greenhouses and a shed on the plot she has purchased. The committee will pay close attention to the outcome of this application as it will have implications for further applications likely to be made for other plots on this greenbelt site. It was noted that this land is one of the 'Gaps between villages' and is also part of the wildlife corridor.

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

Cllr Robin Wood
10 March 2021