



**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

Recommendations of the Planning Committee

Following electronically held consultations

On Tuesday 12 May 2020

Members consulted: Councillors R Wood (Chairman), P Deason (Vice Chairman), P Carter, J Gripton, C Herring, B Hilton, A Sharpe, B Story, S Verma

Others consulted: Mr P Griffin, SPAE

7633 APOLOGIES FOR ABSENCE

None were received.

7634 MINUTES

The recommendations of the meeting held on 21 April were approved as a correct record and signed as such.

7635 DECLARATIONS OF INTEREST

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

7636 PLANNING APPLICATIONS

Application No.	Location and Description
20/00686 (Full)	Santana 54 Llanvair Drive Ascot SL5 9LN Detached outbuilding. Parish Council Recommendation: Object. <ul style="list-style-type: none"> • Contrary to NP/DG1, DG2.2 and T1. <ul style="list-style-type: none"> - It is not in character with the townscape assessment (Leafy residential suburb) - It is well forward of the building line and too close to the Highway. - It is inappropriate to build such a large store building in the front garden. - It is amongst important trees and under the canopy's which places the trees at risk. - Contrary to what is claimed, the ground slab sits in the ground, potentially starving the trees of moisture.
20/00736 (Full)	Rose Cottage 87 Cheapside Road Ascot SL5 7QG Single storey rear extension. Parish Council Recommendation: No Issues
20/00749 (Works to Trees Covered by TPO)	Fir Tree Cottage Blythewood Lane Ascot SL5 8EW Oak - crown lift by 5m removing lower branches and deadwood. (TPO 12 of 2004). Parish Council Recommendation: Refer to Tree Officer
20/00762 (Full)	9 Gatcombe Crescent Ascot SL5 7H Single storey rear orangery extension following demolition of existing conservatory. Parish Council Recommendation: No issues
20/00765 (Full)	Storybook Montessori Memorial House High Street Ascot SL5 7JH New detached nursery building with buggy store, landscaped play area with equipment and a new boundary treatment. Parish Council Recommendation: Concern. Increasing the number of children and staff numbers accordingly will increase parking requirements, even if a travel plan is implemented. No details are provided on proposed parking provision or even details of the current arrangement with Ascot Authority re longevity etc.
20/00791 (Full)	12A High Street Sunninghill Ascot SL5 9NE Detached outbuilding (Retrospective) Parish Council Recommendation: No concerns. An improvement on a previously application.
20/00795(Full)	Maryland Horse Gate Ride Ascot SL5 9LS Construction of a five bedroom detached dwelling following the demolition of the existing dwelling

	<p>and garage.</p> <p>Parish Council Recommendation: Concerns</p> <p>As this site is within the Green Belt and as this application increases the incursion, condition should be applied, if RBWM minded to approve, that no further buildings, sheds or garages are to be permitted on any of this site</p>
20/00814 (Full)	<p>7 Silwood Close Ascot SL5 7DX</p> <p>Single storey side extension incorporating a garage</p> <p>Parish Council Recommendation: Objection</p> <p>This is in the Green Belt and the original planning application provisioned for the construction limit so this planning application, for an extension and garage, would almost double the total footprint and adversely affect the openness of the site and contravene the previous agreement. There is no arboricultural report as required related to incursion into RPA of trees on site</p>
20/00836 (Full)	<p>La Hacienda Watersplash Lane Ascot SL5 7QP</p> <p>Replacement dwelling</p> <p>Parish Council Recommendation: No Issues</p>
20/00837 (Full)	<p>Land At The Garden Lodge Bagshot Road Ascot</p> <p>Construction of a detached dwelling with integral garage following demolition of the existing outbuilding.</p> <p>Parish Council Recommendation: Object</p> <p>The front elevation has been changed to overcome the previous reasons for refusals but in doing so an unattractive design has been created.</p> <p>The roof above the garage has been raised by 600 mm, it is now virtually full height to accommodate a much larger bedroom in the first floor. As a result the side of the proposed building is a full 7.5 metres wide at the eaves which will be much more dominant when viewed from Bagshot Road, due to bulk and scale.</p> <p>In overcoming the issue of a proposal that was unacceptable because of the vertical nature the new proposal is an unattractive design that is contrary to Borough Local Plan DG1 and contrary to NP/DG3.1 and in relation to the changes to the elevation that includes the garage, which adds unacceptably to bulk and scale, the design is contrary to NP/DG2.1 and Borough Local Plan H11.</p>
20/00842 (Variation Under Reg 73)	<p>Former Four Seasons Bagshot Road Ascot SL5 9JL</p> <p>Variation (under Section 73A) of condition 17 (approved plans) to substitute those plans approved under 17/02294/FULL for the construction of 6 apartments with triple garage, pergola and bin store with associated parking and amenity (amendment to application 16/03203).</p> <p>Parish Council Recommendation: Object</p> <p>The application 16/00243 was refused when proposing 2 gargages,17/02294 was approved when changing a garage to a wooden pergola with the bin store at the side of the building, hence softening the effects on the street scene.</p> <p>This larger application proposes a roof on the building with brick pillars and the bin store moved to the roadside. These changes have a significant effect on the streetscene and is contrary to NP/DG3 and it should be noted that the diagrammatic streetscene shown in drawings (with no trees) is incorrect as the frontal view of the “pergola” is fully visible from the road.</p>
20/00903 (Full)	<p>53 Cavendish Meads Ascot SL5 9TB</p> <p>Single storey rear extension and existing first floor cladding to be replaced with rendered insulation.</p> <p>Parish Council Recommendation: No issues</p>
20/00911 (Full)	<p>3 Stonehill Gate, Hancocks Mount Ascot SL5 9WA</p> <p>Single storey side and rear extensions and alterations to fenestration.</p> <p>Parish Council Recommendation: No concerns as extension is smaller than 19/00015 already approved</p>
20/00930 (Full)	<p>3 Hermitage Drive Ascot SL5 7LA</p> <p>Installation of x1 sliding electronic vehicular entrance gate with piers.</p> <p>Parish Council Recommendation: Concern As the property is on a bend it is questioned as to whether having the gates only back 1.5m from the road is sufficient to allow traffic to pass whilst vehicles and deliveries are waiting for the sliding gates to fully open</p>
20/00963 (Works to Trees Covered by TPO)	<p>Wells House Wells Lane Ascot SL5 7DY</p> <p>(T1) - Beech - fell, (T2) - Rowan - fell, (T3) - Goat Willow - fell, (T5 _ T6) - Limes - reduce by up to 4.5 metres in height to remove deadwood, thin canopy by 20% (TPO 25 of 2005).</p> <p>Parish Council Recommendation: Object Refer to Tree Officer This is another application to fell trees and NO arboricultural reasons for the actions are offered (no disease, no damage to property evidenced in application).</p> <p>If RBWM is minded to approve felling, replacement trees are requested and on a 2 for 1 basis.</p>

20/00983 (Works to Trees Covered by TPO)	Hurlingham House Brockenhurst Road Ascot SL5 9HB (T5) - Sweet Chestnut - Crown raise up to 6 metres from ground level (TPO 59 of 2004) Parish Council Recommendation: Refer to Tree Officer
20/01028 (Works to Trees Covered by TPO)	The Drummond Coronation Road Ascot SL5 9HG (T1 and T2) Conifer - Fell (TPO 002 of 2013) Parish Council Recommendation: Object This is the 3rd application to fell trees and NO arboricultural reasons for the actions are offered. It would result in reduced screening with the neighbouring property and would reduce further the sylvan nature of the locality. If RBWM is minded to approve felling, replacement trees are requested and on a 2 for 1 basis
20/01032 (Works to Trees Covered by TPO) B Storey	Abbots Lodge Monks Walk Ascot SL5 9AZ (T1) - Douglas Fir - Fell (TPO 48 of 2000) Parish Council Recommendation: : Object Refer to Tree Officer This is an application to fell a tree which is no identified as diseased, if it is strong and surviving after 20 years no reasons provided as to why it should fail now. If RBWM is minded to approve felling, replacement trees are requested and on a 2 for 1 basis.

7637 PLANNING APPEALS

None Received

If RBWM is minded to approve felling, replacement trees are requested and on a 2 for 1 basis

7638 APPROVALS AND REFUSALS

The approvals and refusals were considered for the weeks ending 17 April, 24 April and 01 May. The following were noted:

- Application Number: 20/00230
Type: Full
Proposal: Two storey side/rear extension.
Location: 6 Bowden Road Ascot SL5 9NJ
Decision: Application Permitted
Parish Council Recommendation: Object
Revised Plans were submitted after the PC view was taken which reduced the impact on #8 by reducing size of extension
- Application Number: 20/00474
Type: Full
Proposal: Two storey side extension, single storey rear extension, first floor front extension, 2no. front dormers, new door and canopy to front entrance and alterations to fenestration.
Location: 9 Halley Drive Ascot SL5 8TL
Decision: Application Permitted
Parish Council Recommendation: Objection

It was agreed that Cllr RWood will write to RBWM new Head of Planning asking for clarification as the Officer's report identifies that the application does not provide the required parking spaces, and thus is contrary to NP/T1.2. The NP policy was to stop parking issues rather than to move to a situation where there is a subjective view taken that whilst against the policy statement, on the days / time of day observed there were not major issues.

Sunninghill and Ascot Parish Council: Objections

- The proposal is close to the carriageway and affects the street scene.
- The dwelling requires 3 parking spaces and the proposal only provides 2, including the garage being used for parking. In order to accommodate, especially if the crossover is widened, the additional vehicles will have to park obstructing the pavement.

Officers Report

- 4.6 The proposal will include an attached garage measuring 4.5m wide by 5.4m deep externally and one parking space in front of the garage measuring 2.4m wide by 4.8m deep with 4.8m from the garage to the site boundary.
- 4.7 The adopted parking standards in Appendix 7 of the Local Plan as amended by the Royal Borough of Windsor and Maidenhead Parking Strategy, May 2004 set out car space within a garage should be 3m by 6m at the minimum and, where the space is located in front of a garage, a minimum of 6m should be kept from the face

of the garage to the highway boundary. **Therefore, there are no parking spaces found in the proposed plan which comply the Borough Council parking policy.**

- 4.8 Although, the Parking Strategy establishes that's 4-bed dwellings in areas of poor accessibility should have a maximum of 3 car parking spaces on site, the area does not appear to suffer from on-street parking pressures. When taken together with advice in the NPPF, (in that the proposal would not be detrimental to highway safety or result in a severe impact on the highway network), it would be unreasonable to refuse the application on lack of parking in these circumstances.

7639 ANY OTHER BUSINESS

No further business was discussed.

There being no further business the Chairman closed the discussions at 8.15pm.

Councillor R Wood