

Minutes of a meeting of the Planning Committee
Held virtually by Zoom
On Tuesday 13 July 2021 commencing at 7.00pm

Members Present: Councillors R Wood (Chairman), P Deason (Vice Chairman), P Carter, C Herring, B Hilton, A Sharpe & S Verma

In attendance: Jayne Strand, Assistant Clerk to the Parish Council and Patrick Griffin (SAAE)

7962 APOLOGIES

Apologies were received from Councillors J Gripton & B Story.

7943 MINUTES

The minutes of the meeting held on 22 June 2021 were approved and signed as such.

7944 DECLARATIONS OF INTEREST

None received.

7945 PLANNING APPLICATIONS

Application No.	Location and Description
21/00688 (Full)	5 Fox Covert Close Ascot SL5 9PA Render brickwork on front elevation. Parish Council Recommendation: Objection. Th application is at divergence with the requirements of the Townscape Assessment which states that the facing of the buildings should be of red or pale yellow bricks and not rendered in white. This is against NP/DG1.2
21/01634 (Full)	16 Llanvair Drive Ascot SL5 9HT Two storey side extension, single storey front extension with canopy, single storey side extension, garage conversion into habitable accommodation, x1 new dormer to front elevation and alteration to existing roof with new rooflights to accommodate a loft conversion, removal of existing chimney, x1 new garage and alteration to fenestration. Parish Council Recommendation: Objection The 2 story extension on both sides of the property fills the width of the plot and the 1st floor is very near neighbours, 1m. a garage is proposed at the front which is in direct conflict with Neighbourhood plan which states that parking and garages should be placed at the side between properties NOT at the front NP/DG3.3
21/01655 (Full)	33 Armitage Court Ascot SL5 9TA Part single/part two storey rear extension, garage conversion into habitable accommodation, relocation of existing door on side elevation, alteration to fenestration and alteration to existing garden layout to include new steps. Parish Council Recommendation: No Issues, so long as any special trees aren't affected by the new garden landscaping/steps etc
21/01797 (Full)	Lodge Charters Charters Road Sunningdale Ascot Replacement three bedroom dwelling. Parish Council Recommendation: Objection The lodge is situated in the Green Belt adjacent to a conservation area. The proposed dwelling is greater in size than the current building and as such will have a greater impact on the openness of the greenbelt. It is in conflict with NPPF para 143 . Although the proposed building is sympathetic in design to the Manor House, it's bulk and scale will have a negative impact on the listed building within the site. NP DG2.

21/01799 (Outside Area)	(Demolition Conservation)	Lodge Charters Charters Road Sunningdale Ascot Prior notification for the demolition of the existing Lodge. Parish Council Recommendation: Replacement of lapsed permission
21/01843 (Full)		MSL House 5 - 7 High Street Sunninghill Ascot Replacement roof with raised ridge, x5 front dormers and x6 rear dormers to create x4 one bedroom apartments with bin and bicycle storage. Parish Council Recommendation: Strong Objection <ul style="list-style-type: none"> • Contrary to NP DG4.1, NP/DG2.1 and NP/DG3.1: The existing building is already out of character with the surrounding buildings. The building is long with cheap tile hanging to the 1st floor, but the gable end loosely reflects the prevailing style. The additional storey is out of character with much of the high street, will result in the removal of the gable feature and introduce dormers that are not compatible with the Victorian architecture. The north elevation becomes more dominant, and is visible from the street. The increased bulk and scale is inappropriate in this largely Victorian High Street. • Contrary to H10, H11, H14 and DG1 of the saved local plan. • Contrary to the RBWM borough wide design guide principle 7.6.1 & 2 (street scene, bulk, character), principle 7.7.1&2 (roof line) and principle 8.5.1&3 (amenity) • The High Street risks becoming a residential area to the detriment of the village.
21/01847 (Full)		8 Oriental Road Ascot SL5 7AY New front canopy, pitched roof over existing garage, single storey rear extension, raising of the ridge, 2no. front dormers, 3no. rear dormers and alterations to fenestration. Parish Council Recommendation: Concern - the proposal look pretty bulky although they're not dissimilar to some other developments in the road
21/01864 (Variation Under Reg 73)		19 Llanvair Drive Ascot SL5 9HS Variation (under Section 73A) of condition 9 (approved plans) to substitute those plans approved under application 19/00188/VAR for variation (under Section 73) of condition 9 (approved plans) of application 19/01050/FULL to substitute the approved plans with the amended plans for the construction of a replacement dwelling - amended under 19/02755/NMA. Parish Council Recommendation: No Concerns
21/01880 (Full)		61 Kennel Ride Ascot SL5 7NJ Part single/part two storey rear extension, x1 new front and x1 new rear dormer to accommodate a loft conversion, alteration to fenestration and winding of existing dropped kerb to accommodate of street parking. Parish Council Recommendation: Concerns The proposed extension is in an area of mixed housing types and a listed bungalow is 2 doors away. It will have no significant detrimental effect on street scene as there are minimal changes to the front elevation, with majority at rear, and the side is not very obvious from the street. The 45 and 60 degree rules appear to be complied with, but there is a loss of amenity and shading related to the outside room space of the patio, due to the height of the proposed wall at 3.3m and the rear roofs, this is contrary to Borough Wide Design guide 10.1 and 10.4. Any overlooking could be removed by conditioning obscured glass is placed in the bathroom window. Opening up the front garden to provide sufficient off-street parking will affect the street scene but be similar to neighbouring properties. It would be preferable if this was not the full width and was accompanied by a landscaping plan.
21/01882 (Full)		1 Crown Cottages Kennel Green Ascot SL5 8ET New front canopy, part single part two storey side/rear extension, gable features above two windows and alterations to fenestration. Parish Council Recommendation: No Issues as long as parking for 3 cars can be provided on site, at the side not at the front, so as to comply with NP/DG3.3
21/01894 (Full)		Hatchet Lane Farm Hatchet Lane Ascot SL5 8QE Erection of an agricultural barn. Parish Council Recommendation: Objection A barn exists on site so the justification for an agricultural building, under Green Belt rules s145 of NPPF, is questioned. The existing barn footprint has been used as "previously developed land" to obtain permission for housing in the Green Belt 20/02271. If an additional barn were permitted, further housing is likely to be requested in the future. Either as a barn or as a precursor to other development, it is inappropriate in the Green Belt reducing the openness overall. Borough Councillor may call in
21/01902 (Full)		6 Woodend Drive Ascot SL5 9BG First floor front extension, x1 new front dormer, x1 new canopy and alteration to fenestration. Parish Council Recommendation: No concerns

21/01910 (Full)	44 Cavendish Meads Ascot SL5 9TD First floor front extension. Parish Council Recommendation: Objection Overlooking of neighbouring properties at 46 , a bungalow, down from new windows of bedroom #5. It is not clear from plans of distance of 1st floor as to whether it infringes 1m rule.
21/01953 (Full) PC	1 Woodlands Close Ascot SL5 9HU Part single/part two storey side/rear extension, single storey side extension, relocation of front entrance door to include new canopy, garage conversion into habitable accommodation, x1 Juliette balcony to rear elevations, x2 windows to first floor front elevation, alteration to fenestration and external finishes, following demolition of existing elements. Parish Council Recommendation: No issues
21/01969 (Works to Trees Covered by TPO)	1 Stonehill Gate Hancocks Mount Ascot SL5 9WA T1 Sweet chestnut - Crown lifting to 5.2m above ground level on public highway and 4m over house and garden to allow 2m clearance (TPO 3 of 1990). Parish Council Recommendation: Objection. No justification given and no damage to tree or property highlighted. 5.2m over road and 4m over house (at 8m high) and 2m from house ,will seriously deform the tree shape and life.
21/01988 (Works to Trees Covered by TPO)	13 Liddell Way Ascot SL5 9UT T2 - Scots Pine - Crown lifting by 3m above ground level and reduce over long extended branches by 2.5m. (TPO 3 of 1999) Parish Council Recommendation: Refer to Tree Office

7946 PLANNING APPEALS

No planning appeals were received.

7947 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 18 June, 25 June and 02 July 2021.

7948 ANY OTHER BUSINESS

- i. Cllr R Wood informed the committee that he will circulate information about a training course being offered by NALC on High Street and Town Centre planning. If any of the committee are interested in attending, the Parish Council will pay for their joining fee.
- ii. Cllr R Wood reminded the committee that the public consultation for the housing development at Heatherwood will be closing on the 16 July. Any comments that the committee wish to make have to be sent in this week. Cllr P Deason expressed concerns that there are significantly more dwelling proposed with insufficient parking spaces and there does not appear to be any affordable homes being offered. There are also concerns that there is not enough public open space for the number of dwellings being proposed. Cllr A Sharp said that she has asked the developers for available dates when they could meet with the committee to discuss any concerns. As soon as these dates have been received she will circulate to the committee so that we can find a mutually convenient date. It was agreed that Cllr P Deason will send the committees concerns in writing prior to any meeting and before the end of the public consultation to ensure that their comments can be taken into consideration.
- iii. The Assistant Parish Clerk informed the Committee that an email has been received from Neighbourhood Services, RBWM, that an application has been submitted to them from Berkeley Homes for three new street names on the former Gasworks Site, Bridge Road, Ascot. The application has already been approved by the Royal Mail and is submitted to the Council for their assent.
- iv. Cllr C Herring informed the committee that she has noted that Millstone Cottage, Woodside Road has taken down a carport on their property. The committee is not aware of any planning application having been approved. Cllr C Herring will monitor the situation and report any further works back to the committee.

There being no other business the meeting concluded at 8.15pm

Cllr R Wood (Chairman)