**Minutes of a meeting of the Planning Committee**

# Held virtually by Zoom

# On Tuesday 03 August 2021 commencing at 7.00pm

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

# In attendance: Jayne Strand, Assistant Clerk to the Parish Council. Graham Wilson (Savills), Brett Jacobs & Joanne Nayler (Beechcroft Developments)

# 7960 APOLOGIES

#  Apologies were received from Councillor B Story. Councillors J Gripton & S Verma were absent.

# 7961 MINUTES

#  The minutes of the meeting held on 13 July 2021 were approved and signed as such.

# 7962 DECLARATIONS OF INTEREST

#  None received.

# 7963 PLANNING APPLICATIONS

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| **Application No.** | Location and Description |
| **21/01766 (Full)** | 11 Heronsbrook, Buckhurst Road, Ascot, SL5 7QDIncrease the window size in the side elevation.Parish Council Recommendation: No objections Design of enlarged window in keeping with current window style and other windows in the building. Proposed internal walls for removal are unlikely to be original - no issues if not structural walls. |
| **21/01767 (Listed Building Consent)** | 11 Heronsbrook Buckhurst Road Ascot SL5 7QDConsent to increase the window size on the side elevation and remove two internal walls.Parish Council Recommendation: No objections Design of enlarged window in keeping with current window style and other windows in the building. Proposed internal walls for removal are unlikely to be original - no issues if not structural walls. |
| **21/01947 (Works to Trees Covered by TPO)** | Kensington House London Road Ascot SL5 7EG(T1) Horse Chestnut - reduce entire crown by 25% - removing approximately 4-5m from the trees overall height and removing an average 2m from upper crowns side branches - TPO 4 of 1965.Parish Council Recommendation: Refer to Tree Officer |
| **21/02031 (Works to Trees Covered by TPO)** | 8 Ancaster Drive Ascot SL5 8TR(T1) Oak - crown reduce by 20% - TPO 14 of 1976.Parish Council Recommendation: Refer to Tree Officer |
| **21/02054 (Full)** | Former Missanda Wells Lane Ascot SL5 7DYConstruction of x6 four-bedroom dwellings with associated parking and new shared vehicular access, following demolition of the existing dwelling and outbuildings.Parish Council Recommendation: ObjectionThis site is in the Green Belt is post several refused applications for flats and multiple houses. This application seeks to place 2 buildings on the site of buildings approved as Villas in Woodland setting 19/02093 but the proposal is for 3 terraced 4 bed units x2. This is contrary to townscape assessment NP/DG1. These units are described as accessible which they are not, it is 1 km up a steep hill to Ascot and further to reach transport facilities. The units need as a minimum 3 parking spaces each, plus visitors’ spaces, so the site is short of 8 spaces Contrary to NP/T1 and parking should be in between and not in front therefore contrary to NP/DG3.3. The private amenity space provided for each 4 bed unit is inappropriate for the size of the dwellings and trying to put 6 dwellings on the site for 2 approved villas is a significant increase in density and an intensified use of the site and the access onto Wells Lane. There is significant overlooking directly from unit 3 into 4 as they face each other and light will be at a premium. This is contrary to NP/DG3.1 and NP/DG2 |
| **21/02086 (Works to Trees Covered by TPO)** | 6 The Chase Ascot SL5 7UJPines x 4 - fell. (TPO 7 of 2001).Parish Council Recommendation: Refer to Tree Officer, surprising if all 4 trees are “dead” |
| **221/02105 (Full)** | 57 Bouldish Farm Road Ascot SL5 9ENSingle storey rear extension and alterations to the existing roof above the single storey rear element including x3 rooflights.Parish Council Recommendation: No Issues |
| **21/02113 (Full)** | 27 Geffers Ride Ascot SL5 7JYNew outbuilding.Parish Council Recommendation: No Issues |
| **21/02122 (Full)** | 67 Sutherland Chase Ascot SL5 8TERaised terrace and steps to rear of the dwelling. (Part Retrospective).Parish Council Recommendation: Concerns over retaining walls and subject to appraisal of Flood/Drainage aspects. |
| **21/02164 (Works to Trees Covered by TPO)** | 13 Liddell Way Ascot SL5 9UTScots Pine - prune to give up to 2.5m clearance to the house, raise crown to achieve a height clearance of 2.5m over the ground and remove major dead branches from canopy - TPO 3 of 1999.Parish Council Recommendation: No Issues |
| **21/02198 (Full)** | Buckstone House Furlong Drive Ascot SL5 7GWSingle story rear extension to include alteration to existing steps and part garage conversion following demolition of existing element.Parish Council Recommendation: No Issues |
| **21/02200 (Full)** | Regency House London Road Ascot SL5 7EGSingle storey front and rear extensions, alteration to existing roof to include a new mansard roof, raising of the eves and ridge with front and rear rooflights and alterations to fenestration following demolition of existing front canopy.Parish Council Recommendation: Concern over reduction in light to neighbours at Park House. |
| 21/02205 (Full) | Land At Silwood Park London Road Sunninghill Ascot Change of use and Refurbishment of the Grade II listed Silwood Manor and attached Stables from D1 educational use to residential use to comprise 21 apartments (mix of 1, 2 and 3 bedrooms), plus associated external works to provide parking, access, and landscaping. Retention and refurbishment of Silwood Lodge. Erection of 13 new dwellings within the Silwood Park grounds comprising 9x 2-bed terraced houses, 1x 3-bed detached house, and 2x 2-bed apartments following the demolition of the existing outbuildings including access, parking, and landscaping. Reuse of existing site access from London RoadParish Council Recommendation: Object**We support the refurbishment of the Manor and Stables, and the demolition of buildings L,N & M, which will enhance the setting of the manor, but there are other aspects of the proposals to which we object:*** **No development brief has been prepared and consulted upon, contrary to NP/H1.**
* **The site was included in the submission version of the Local Development Plan but was removed from the revised version showing proposed changes in October 2019 (Housing Proforma HA33). The emerging BLP is nearing the end of the examination process and it doesn’t include the reinstatement of this proforma. It is thus surprising that at pre-app meetings in early 2020 have indicated that the site is appropriate for housing.**
* **The applicant argues that the proposal makes an important contribution to the RBWM 5 year housing need (7.22). Reference to the emerging BLP shows borough can demonstrate that need is met.**
* **No affordable homes will be provided for the reasons presented in 7.19 of the planning statement. This is yet another significant development without any affordable homes which is unacceptable.**
* **Paragraph 6.18.11 of the emerging BLPSV incorporating revisions states that replacement buildings are expected to be sited on or close to the position of the original building. Building M is a sizeable 2 storey building close to the manor. The removal of buildings L & M will enhance the setting of the Manor, but neither has a material affect the openness of the green belt owing to their proximity to the Manor and stables. By comparison plots 29-34, and associated parking, will impact significantly on the openness of the green belt owing to their owing to their shape, bulk and parkland location. The plans don’t show any gardens, and when these are added (para 8.8 of the D&A statement) the impact on the openness of the green belt will increase**
* **The large new parking area to serve the Manor will also impact negatively on the openness of the green belt owing to its location adjacent to the site boundary.**
* **Similarly, plots 22 – 26 are on the edge of woodland and together with the car parking and bike / refuse store, will have a greater impact on the openness of the GB compared with the existing 2 sheds. There is an absence of new landscaping to mitigate the impact.Again, no gardens are shown, although para 8.8 of the D&A statement says they will be provided. The dense tree belt to the rear of these properties limits the size of garden possible, and they won’t get much light, if any.**
* **All cottages have a small first floor terrace, and these will overlook neighbouring gardens, leading to a loss of privacy.**
* **A significant number of trees will be removed, but para 7.70 of the planning statement argues that there is no urgency to replace the trees removed as there is a wide range already on the site Some limited tree planting will be limited but won’t be significant. We consider this unacceptable. There is an opportunity to mitigate the impact of the new cottages on the landscape with well thought out landscaping and tree planting. There is the opportunity to mitigate the appearance of the new Manor car park and enhance the setting of the Manor with judicial tree planting.**
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| **21/02206 (Listed Building Consent)** | Land At Silwood Park London Road Sunninghill Ascot Consent for change of use and refurbishment of the Grade II listed Silwood Manor and attached Stables from D1 educational use to residential use to comprise 21 apartments (mix of 1, 2 and 3 bedrooms). Retention and refurbishment of Silwood Lodge and the demolition of the existing outbuildings.Parish Council Recommendation: Concept of change of use is not an issue and is included in Neighbourhood plan and site is not included in latest version of BLP for residential purposes. |
| **21/02243 (Class M Permitted Development)** | Land To the South of Brook House Coombe Lane Ascot (Class Q) change of use of agricultural buildings to dwelling houses (Class C3) and for building operations reasonably necessary for the conversion to create x1 dwelling.Parish Council Recommendation: ConcernsWhilst complying with the “exception” within the planning rules, this application must NOT become a PRECEDENT for development in the Green Belt and an infill of the “gap between villages” which Coombe Lane currently provides. As such no further development should be permitted in the area and permitted development should be withdrawn from the site, going forward. |

# 7964 PLANNING APPEALS

No planning appeals were received.

**7965 APPROVALS AND REFUSALS**

The approvals and refusals were considered for weeks ending 09, 16 and 23 July.

**7966 ANY OTHER BUSINESS**

1. Cllrr A Sharpe informed the committee that on the public footpath by the Old Mile, backing onto Keir Park there is a garden building on the boundary edge with an air con unit overhanging onto the footpath. Cllr Sharpe will check to see which house it belongs to and will check to see if it has already received planning permission.
2. Cllr C Herring asked the Chainman if there had been any response from RBWM regarding the committees concerns raised regarding parking congestion on sites in Sunninghill and South Ascot. The Chair said that he was hoping to have a meeting with the relevant officer very soon and would raise these issues with him.

There being no other business the meeting concluded at 8.00pm

Cllr R Wood (Chairman)