

Minutes of a meeting of the Planning Committee
Held virtually by Zoom
On Tuesday 24 August 2021 commencing at 7.00pm

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

In attendance: Helen Goodwin, Clerk to the Parish Council. Patrick Griffin (SPAEC)

7988 APOLOGIES

No apologies were received. Cllrs P Carter and J Gripton were absent.

7989 MINUTES

The minutes of the meeting held on 03 Aug 2021 were approved and signed as such.

7990 DECLARATIONS OF INTEREST

None received.

7991 PLANNING APPLICATIONS

Application No.	Location and Description
21/01528 (Full)	<p>Top Floor Flat 50 High Street Sunninghill Ascot SL5 9NF Change of use of first and second floors from residential to ancillary office space for the dental practice. Parish Council Recommendation: It appears to have been withdrawn but recommendation would have been to refuse as parking issues caused by Application17/03504 included a staff area. This application includes a new staff area and an office on the first floor, and liberates space on the ground floor for at least 1 new surgery, thereby increasing the intensity of use and an increased parking demand (by 3 spaces), contrary to the planning statement and NP policies NP/SV1.2 and NP/T1.2.</p>
21/02156 (Full)	<p>28 Victoria Road Ascot SL5 9DB Detached outbuilding. Parish Council Recommendation: Concerns 8m x 4m for a garden room seems large. Concerned that a WC is being built into it, as that would seem to be leading to possible future separate dwelling space. The side window will overlook neighbours, as it is just over 300mm from the boundary. If RBWM minded to approve a condition of single family occupancy is requested.</p>
21/02172 (Full)	<p>2 Niven Court Sunninghill Road Sunninghill Ascot SL5 7EE Conversion of garage into habitable accommodation. Parish Council Recommendation: Concerns over parking, RBWM to decide</p>
21/02204 (Works to Trees Covered by TPO)	<p>Chesham House Coronation Road Ascot SL5 9LG (T1) Twin Stem Pine - fell. (TPO 3 of 2015). Parish Council Recommendation: Objection. Refer to Tree Officer No disease or damage to property is highlighted and the tree looks healthy, albeit not aesthetically pleasing. Felling should only be considered as the last resort.</p>
21/02231 (Variation Under Reg 73 Amended)	<p>Ascot Pizza Project 55 High Street Ascot SL5 7HP Variation (under Section 73A) of planning permission 14/01762/FULL to remove condition 1 to allow the use of the fire escape deck at first floor level for seating/covers. Parish Council Recommendation: Objection</p>

	<p>When permission was granted for this fire escape deck in 2014 (14/01762 FULL). The council issued the following statement:</p> <p>‘Given that there are commercial properties that operate in the daytime hours in very close proximity to this area, and given the location of the residential property at number 2 Course Road, it is considered important to ensure that this decking area is not used as a roof terrace/outside amenity area in association with the business, and it is used only for the purposes of accessing the fire escape stairs.’</p> <p>This proposed change of use remains contrary to LP/NAP3, as use of the fire deck as an amenity area is likely to lead to unacceptable levels of noise (and pollution from smokers) beyond the site boundaries. There is also great potential for disturbance at unsociable hours, given that the building already has a 3am licence, and proposed weekend opening until 2am.</p>
21/02260 (Class O Permitted Development)	<p>Berkshire House 39 - 51 High Street Ascot SL5 7HY Change of use from offices (Class B1(a)) to dwelling houses (Class C3) to create x30 flats. Parish Council Recommendation: Strong Objection Separate letter required covering plus request for Article 4 to be requested on this application to be sent to Cllr Coppinger, Hilton, Story, Sharpe addressed to Adrien Waite.</p> <p>In addition to being non-compliant with the above emerging BLP policies QP1c, ED2.2 and ED2.10 the application is also non-compliant with the following policies: Neighbourhood Plan NP/E1 – Retaining and Encouraging Employment. E1. Requires the applicant to demonstrate that all possible appropriate alternative job providing job options have been considered and actively marketed for at least 12 months. This hasn’t been done, and in the case of Berkshire House it is understood the business occupancy is high.</p> <p>Neighbourhood Plan Policy NP/H1 – development briefs. No development brief has been prepared or public consultations held, contrary to this policy. The location of the application means that it can’t rely on on-street parking.</p> <p>Neighbourhood Plan Policy NP/TP1.1 and NP/T1.2: The parking proposals don’t make provision for visitor or disabled parking or for tradesmen working on-site.</p> <p>Principles 8.5 and 8.6 of the RBWM borough wide design guide set out the amenity space requirements for flats. Owing to this development being a change of use there is no available amenity space. In the light of the Covid Experience we consider this to be a serious issue, and a reason for refusing the change of use.</p>
21/02294 (Full)	<p>Byways Friary Road Ascot SL5 9HD New detached outbuilding ancillary to the main dwelling. Parish Council Recommendation: Refer to Tree Officer The proposed building is smaller and in a better position regarding tree than the refused 21/00442, but the arbor method statement has not been revised and does not show plans for utility services to new location.</p>
21/02314 (Full)	<p>43 New Road Ascot SL5 8QB Two storey side extension and alterations to fenestration, following demolition of the existing garage. Parish Council Recommendation: Objection The current proposal is for a larger extension than that of the approved application 20/02387(FULL)(Sept 2020). Concerns remain about the inadequate parking for a doubling of accommodation from 2-4 bedrooms with no increase in parking provision. No plans produced to justify more parking and Kennel Ride entrance currently blocked off. As the streets adjoining the property (Kennel Ride and New Road) are areas of reasonably high traffic with limited on-street parking, the proposed development has inadequate parking and is contrary to NP/T1.2. If approved, the build should follow the conditions stated in the approval for application 20/02387(FULL).</p>

21/02315 (Full)	69 Lower Village Road Ascot SL5 7AF <u>New front porch, single storey side extension, extension to the existing roofspace, 1no. front dormer, 2no. rear dormers, alterations to fenestration and new terrace.</u> Parish Council Recommendation: No Issues
21/02362 (Full)	26 St Georges Lane Sunninghill Ascot SL5 9BN Single storey front/side extension, single storey rear extension, new pitched roof above the existing single storey front element and alterations to fenestration. Parish Council Recommendation: No Issues
21/02377 (Full)	14 Dorian Drive Ascot SL5 7QL First floor rear extension and alterations to fenestration. Parish Council Recommendation: No Issues
21/02428 (Full)	Electricity Sub Station 3 Larch Avenue Ascot Relocation of electrical sub-station and installation of LV switchroom both within secure glass reinforced plastic (GRP) enclosures in connection with the C2 Care Community element of the proposed redevelopment of Sunningdale Park (consent ref: 18/00356/FULL). Parish Council Recommendation: Refer to Tree Officer
21/02441 (Works To Trees Covered by TPO)	77 Sutherland Chase Ascot SL5 8TE (T4) English Oak - reduce by no more than 3m to alleviate stem tip weight on union to reshape and balance canopy, remove lowest limb at 4m back to main stem and remove epicormic growth to first major branch and removal of deadwood and hanging branches. Parish Council Recommendation: Refer to Tree Officer
21/02451 (Works To Trees Covered by TPO)	8 Wellswood Ascot SL5 7EA (T3) Holly - reduce canopy by 3m to leave a height of 5m and spread of 3m. (TPO 73 of 2002). Parish Council Recommendation: refer to Tree Officer

7992 PLANNING APPEALS

No planning appeals were received.

7993 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 30 July, 06 August and 13 August.

7994 ANY OTHER BUSINESS

It was brought to the committee's attention that a new application has been submitted for the Green Meadows site; this will be considered at the next planning meeting.

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

Cllr R Wood (Chairman)