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

# Held virtually by Zoom

# On Tuesday 05 October 2021 commencing at 7.00pm

# Members Present: Councillors R Wood (Chairman), C Herring, Cllr B Story & S Verma.

# In attendance: Jayne Strand, Assistant Clerk to the Parish Council & Patrick Griffin (SPAE)

# 8027 APOLOGIES

#  Apologies were received from P Deason (Vice Chairman), B Hilton & A Sharpe. Cllrs P Carter & J Gripton were absent.

# 8028 MINUTES

#  The minutes of the meeting held on 14 September 2021 were approved and signed as such.

# 8029 DECLARATIONS OF INTEREST

#  None were received.

# 8030 PLANNING APPLICATIONS

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| **Application No.** | **Location and Description** |
| **21/02518 (Works to Trees Covered by TPO)** | **Brockenhurst House Brockenhurst Road Ascot SL5 9FW(T518) Oak - crown lift the lower branches by 4.5m (TPO 4 of 2005).Parish Council Recommendation: Refer to Tree Officer. It is noted on the 2020 arbor report than “no work required” on this tree and only justification is to increase light to shrubs.** |
| **21/02531 (Full)**  | Ivy Cottage, 93 New Road Ascot SL5 8PZSingle storey side and single storey rear extension following demolition of existing conservatory.Parish Council Recommendation: Preferred to application 21/01101 as the footprint is smaller in an area of potential flooding |
| **21/02540 (Full)**  | 2 Oliver Road Ascot SL5 9DZPart single, part first floor side/rear extension and 1no. rear rooflight.Parish Council Recommendation: ConcernRBWM  to confirm that the proposed works are correctly subservient to host dwelling and that the roof line is not, as a result of bad design. |
| **21/02581 (Full)**  | Glendevon, Larch Avenue Ascot SL5 0APSingle storey front/side extension to link main dwelling to the existing garage with new roof over garage, enlargement of the dormer, front and rear Juliet balcony, extension of the rear terrace with new steps and a detached outbuilding.Parish Council Recommendation: Concerns related to no information being provided in relation to the effect of proposed works to trees on site and in neighbouring plots |
| **21/02602 (Works to Trees Covered by TPO)**  | Winbar 58 Llanvair Drive Ascot SL5 9LNT1 - Poplar - fell (TPO 23 of 1995)Parish Council Recommendation: Refer to Tree OfficerRBWM Tree Officer to ascertain the condition of the proposed tree for felling and if appropriate condition a replacement  |
| **21/02619 (Full)**  | 2 Nash Gardens Ascot SL5 8TDGarage conversion with 2no. rooflights, detached garage, bike and bin store.Parish Council Recommendation: Objection Concerns as to whether sufficient off-street parking is available for this 4 bed house, taking into account the erection of a 4x4m bike and bin store forward of established building lines, as to whether this proposal would cause on street parking in this heavily trafficked street contrary to NP/T1.2. The placement of the new garage building adjacent to the carriageway is contrary to RBWM Parking Strategy which requires a minimum gap of 5 m. |
| **21/02625 (Full)**  | 11 Vernon Drive Ascot SL5 8TNSingle storey side/front extension with steps, single storey side/rear extension, conversion of existing car port to garage and existing garage into habitable accommodation, alteration to fenestration and external materials following demolition of existing elements.Parish Council Recommendation: No issues as long as sufficient off street parking is provided for the altered building. |
| **21/02632 (Full)**  | 68 Kennel Ride Ascot SL5 7NWNew bi-fold doors to ground floor rear elevation, enlargement of existing rear dormer to include Juliet balcony and x1 new rooflight to front elevation.Parish Council Recommendation: Concerns. The rear dormer appears to be full width and should be 200mm in from the gable ends. Due to the height of the Juliette balcony proposed, there is possible overlooking of #5 Ridings Close and the adjacent nursery, but no objection have been made. |
| **21/02748 (Works to Trees Covered by TPO)**  | Cotsettlesford Burleigh Road Ascot SL5 7LE(T4) Oak - fell. (TPO 1 of 2021).Parish Council Recommendation: ObjectThe arboricultural report prepared for previous application 21/01052 showed for this Oak “no treeworks required”, so why has this A1 specimin been decimated without any approval. The remainder should be preserved as much as possible and the previous tree works dealt with by RBWM in the strongest possible manner. |
| **21/02792 (Reserved Matters)**  | Heatherwood Hospital London Road Ascot SL5 8AAReserved matters (appearance, landscaping, scale) pursuant to outline planning permission 16/03115/OUT Hybrid planning application comprising: 1) Application for full planning permission for the development of a new Elective Care Hospital and associated Admin Hub with associated parking, vehicle access, highway works, plant and landscaping 2) Application for full planning permission for the change of use of existing building to provide GP Practice, Office, Data Centre and Staff Restaurant in association with the Elective Care Hospital 3) Application for outline planning permission (access and layout determined with all other matters reserved for future consideration) for demolition of existing hospital and redevelopment of up to 250 dwellings with associated vehicle access and highway works 4) Application for full planning permission for the change of use of existing woodland to Suitable Alternative Natural Greenspace (SANG) in association with the outline residential planning permission.Parish Council Recommendation: Objection on the following groundsParking:The parking provision is grossly inadequate for the flats and for the site as a whole.Housing:The balance of the housing mix has swung significantly towards more flats, and reducting 1 bed flats.NO affordable homes are proposed. Contrary to policy 7.8 of emerging BLPMany dwellings have virtually no front gardens and don’t comply with. Principle 6.6 of the RBWM Borough Wide Design Guide (BWDG), which requires clearly defined boundaries at least 1m high.Amenity:We are concerned that the amenity space provided for the flats, doesn’t appear to meet the requirements of Principle 8.5 of the borough wide design guide, particularly 8.5.1, 8.5.2 and 8.5.4. These are considered to be the minimum that should be provided following the covid pandemic.Plots 112 & 120 have totally inadequate garden amenity space and result in parking courts onlyCycling / walkingThere is no cycleway / footpath from the Site and SANG to Ascot Station, contrary to NP/SS4.4 (c) and emerging BLP proforma AL20 site requirements, plus a major item of feedback during consultation.Height of Apartment BuildingsOut of keeping with the area Detailed letter to be sent to RBWM |

# 8031 PLANNING APPEALS

No planning appeals were received.

**8032 APPROVALS AND REFUSALS**

The approvals and refusals were considered for weeks ending 10, 17 & 24 September.

**8033 ANY OTHER BUSINESS**

No other matters were discussed.

There being no other business the meeting concluded at 7.35pm.

Cllr R Wood (Chairman)