

**Minutes of a meeting of the Planning Committee
Held virtually by Zoom
On 07 December 2021 commencing at 7.00pm**

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

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

8080 APOLOGIES

Apologies were received from Cllr C Herring. Cllr J Gripton was absent.

8081 MINUTES

The minutes of the meeting held on 16 November 2021 were approved and signed as such.

8082 DECLARATIONS OF INTEREST

None were received.

8083 PLANNING APPLICATIONS

Application No.	Location and Description
21/01648 (Works to Trees Covered by TPO)	Pemberley, 19A Woodlands Ride Ascot SL5 9HP T1 - Oak - Crown reduction by 2-3m to leave a final spread of 2m, T2 - Oak - Crown reduction by 2-3m to leave a final spread of 2m, T3 - Hornbeam - fell, T4 - Oak - Crown reduction by 2-3m to leave a final spread of 2m, T5 and T6 - Oak - Crown lifting to provide 4 metres clearance from ground level. (TPO 3 of 2015) Parish Council Recommendation: Object Refer to Tree Officer. The standard of the application is poor, Council is surprised that RBWM accepted the application and there is no arbor report to justify the felling of the hornbeam. If RBWM minded to approve felling, replacement trees are necessary and retention of felled logs could be conditioned to improve bio-diversity
21/02999 (Full)	42 Carroll Crescent Ascot SL5 9EH Single storey front extension and part single part two storey rear extension - part retrospective. Parish Council Recommendation: No issues.
21/03032 (Full)	55 Kennel Ride Ascot SL5 7NJ Single storey rear extension, new front entrance door to north west elevation, raising of the eaves and roof to accommodate a loft conversion with x1 dormer, x2 new rooflights and alteration to fenestration following demolition of existing element. Parish Council Recommendation: Objection/Concerns This is a significant extension and increase in size. Some plans are confusing e.g elevation orientations. Concern is change is from 2 to 4 bedrooms (that which is shown as existing Bedroom 1 has a cooker and sink in it) as such parking needs to increase from 2 to 3 spaces, the plans do not demonstrate where these will be provided, especially as the garage is too small to meet standard to be regarded as a parking space. It is noted that the rear extension is proposed to within 0.6m of the garage and this is considered bad design and thus contrary to NP/DG 3

21/03081 (Full)	<p>1 Crown Cottages, Kennel Green Ascot SL5 8ET x1 attached garage with habitable space above following demolition of existing detached garage. Parish Council Recommendation: Concerns Confusing application with plans not highlighting existing and proposed. Concern relates to the garage not respecting the existing building lines, in addition the proposed roof line creates multiple levels rather than matching the adjacent roof, hence contrary to NP/DG2.2 and NP/DG3</p>
21/03122 (Works to Trees Covered by TPO)	<p>Former Wetherby And Queenswood Burleigh Lane Ascot (T16) Sycamore - fell; Red Western Cedar - fell; (T4.T6,T7,T9, T11, T12 and T13) Beech trees - lift canopy to 4.5m; Laurel - cut back to form a hedge. (TPO 19 of 2003). Parish Council Recommendation: Strong Objection This was a heavily wooded site before these houses were built and is subject to an area TPO. Badgers are active in close proximity to these dwellings and a large sett is located on the Derryville site next door The removal of more trees will harm the visual amenity of Burleigh Lane. The condition of T16 demonstrates the fact that the decline has been caused by the development being too close and questions whether the development in its scale should have been permitted in any case. This application should be referred to the Ecology Officer regarding disturbance to wildlife and to the Tree Officer regarding the removal of trees.</p>
21/03133 (Full)	<p>16 Lower Village Road Ascot SL5 7AU New roof to the existing detached garage and new external finish, first floor rear terrace with balcony and external staircase, side/rear raised terrace with balustrade, rear roof lantern, new outdoor rear terrace with seating area, landscaping and alterations to fenestration. Parish Council Recommendation: Concerns: The open storage area is over the RPA of Trees T3 &T4, and if to be paved must be of suitable construction approved by tree officer. Risk of damage to the RPA of T8 owing to construction of new retaining wall.</p>
21/03140 (Full)	<p>Land At 11B And 11B Carroll Crescent Ascot Two storey side extension to create 1no. shop unit with 1no. flat above and a single storey rear extension to the existing flat following the demolition of the existing single storey extension and garage. Parish Council Recommendation: Objection The proposed Flat 2 is of bad design for a “granny annexe”, the stairs are very steep and flat appears cramped with only 2 small windows to the front room, plus the flat entrance is a shared space with the Shop 2 toilet facilities, hence contrary to NP/DG 3. It is unclear if sufficient parking exists for the increase of 1 flat and 1 shop, taking into account that the proposal involves the removal of 1 space being the existing garage. The outdoor amenity space is sub-standard as per Borough Wide Design Guide Principle 8.4 a requirement of 70 sq m is required and no private space is provided for Flat 2. Principle 8.5 requires the depth of rear space to be a minimum of 3m and this is questioned from the plans</p>
21/03148 (Full)	<p>29 Beaufort Gardens Ascot SL5 8PG Single storey front extension to include a new front entrance canopy and alterations to fenestration. Parish Council Recommendation: No issues</p>
21/03162 (Full)	<p>Byways, Friary Road Ascot SL5 9HD Detached outbuilding ancillary to the main dwelling. Parish Council Recommendation: Refer to Tree Officer.</p>
21/03198 (Full)	<p>Friary Lodge, Friary Road Ascot SL5 9HD x2 dormers to the South elevation, x1 rooflight to the South elevation, x2 rooflights to the West elevation and x1 dormer to the North elevation. Parish Council Recommendation: No Issues The neighbours to the front are over 20m away and thus there are no legitimate privacy concerns as per Borough Wide Design Guide Principle 8.4</p>

21/03241 (Full)	33 Course Road Ascot SL5 7HH Single storey side/rear extension and x2 new rooflights to front elevation following demolition of existing element. Parish Council Recommendation: No issues
21/03272 (Works to Trees Covered by TPO)	Ladye Place London Road Ascot SL5 7EG (T1) Lime - reduce by 3m-5m to previous pruning points leaving a height of 16m-18m and a spread of 8m-10m. (TPO 4 of 1965). Parish Council Recommendation: Refer to Tree Officer
21/03282 (Full)	The Nook 1 Kiln Lane Winkfield Windsor SL4 2DU Alteration to existing front entrance door and loft conversion into habitable accommodation comprising of x2 front and x1 rear dormers. Parish Council Recommendation: No issues
21/03304 (Full)	4 Crown Cottages, Kennel Green Ascot SL5 8ET Part garage conversion and alterations to fenestration. Parish Council Recommendation: No Issues
21/03331 (Full)	Woodside Horse Gate Ride Ascot SL5 9LS Single storey link extension, raising of the eaves and ridge of the existing garage with x1 dormer to create roof space. Parish Council Recommendation: No Issues
21/03333 (Demolition outside Conservation Area)	Lodge Charters School Charters Road Sunningdale Ascot Prior notification for the demolition of the existing lodge. Parish Council Recommendation: Object Previously refused 21/01799 on a number of issues. Apart from a survey for protected species (bats), which was requested and has not been submitted, the other reasons for refusal have been met
21/03353 (Full)	4 Murray Court Ascot SL5 9BP Extension of the existing front canopy, part garage conversion into habitable accommodation, single storey rear extension with roof over existing single storey element and alterations to fenestration Parish Council Recommendation: No Issues Poss parking issue as dwelling needs to have 3 spaces and proposal removes 2 spaces in garage as remaining garage is too small as it is only 3.8m long.
21/03355 (Works to Trees Covered by TPO)	Land At Troon Court And Lytham Court And Birkdale Court Cardwell Crescent Ascot Fir (Multi stemmed) - fell and Scots Pine - fell (TPO 8 of 1964). Parish Council Recommendation: Refer to Tree Officer.. If RBWM minded to approve replacement trees are requested. It is noted that s8.1 of RBWM form is not complied with as no Arbor report produced, so the application is invalid and should have been rejected.
21/03372 (Works to Trees Covered by TPO)	Birchcroft Brockenhurst Road Ascot SL5 9HA (T1) Lime Tree - 2-3m canopy reduction of branches over garden of Brockenhurst House and (T2) Acacia Tree - 1-2m canopy reduction of branches over garden of Brockenhurst House. Parish Council Recommendation: Refer to Tree Officer
21/03421 (Works to Trees Covered by TPO)	Lowood House, Bagshot Road Ascot SL5 9PR T1 - Oak - Reduce the lateral growth on the North East Side of the crown to 5 metres, branches to be pruned to suitable growth points (please see attached photographs) (TPO 70 of 2004) Parish Council Recommendation: Refer to Tree Officer
21/03422 (Listed Building Consent)	Lodge Charters School Charters Road Sunningdale Ascot Consent for a replacement dwelling. Parish Council Recommendation: Objection. A VSC has now been submitted stating reasons why the existing lodge cannot be made fit for habitation under current regulations Refer to Conservation Officer. It is felt that the VSC do not outweigh the harm to the Green Belt as the proposed building is larger than existing footprint and the visual aspect of the proposed elevations greatly impinge on the openness in the Green Belt and its location

21/03442 (Works to Trees Covered by TPO)	8 Jones Corner Ascot SL5 8QT (T1) - Sweet Chestnut - Raise canopy up to 4m from ground level to give clearance to house and garden. (G1) - Group of Silver Birches - Raise canopies up to 4m from ground level to give clearance to house and garden. (TPO 23 of 1994). Parish Council Recommendation: Refer to Tree Officer. It is noted that in 2016 clearance from ground was requested to 3m now it is requested to 4m, why the change.
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8084 PLANNING APPEALS

No planning appeals were received.

8085 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 12,19 & 26 November and it was agreed that Cllr R Wood would send a letter to Adrien Waite at RBWM on behalf of the committee regarding application 20/03033.

8086 ANY OTHER BUSINESS

- i. A brief discussion was held regarding the communication received from Waldren Telecom Ltd about a public consultation on behalf of EE and Hutchison 3G LTD for a proposed location of a shared telecommunications mast on Ascot High Street. The committee agreed that Cllr Wood would send a response on behalf of the committee objecting to Ascot High Street as a location.
- ii. Cllr Deason informed the Committee that he was aware that a tree survey was in the process of being done at Coombe Woods. This company conducting the survey is not known and not connected with the Royal Borough of Windsor and Maidenhead.
- iii. Cllr Sharpe informed the Committee that whilst at a conference with NALC she had spoken to a company specialising in advising parish councils with their Neighbourhood Plan. Cllr Deason said that Sunningdale Parish Council had approached him to ask for a meeting to discuss making changes to our joint Neighbourhood Plan which is due for renewal in 2026. The committee felt that it would be beneficial to invite a representative from this company to give an overview of the service they can offer. Cllr Sharpe will forward the contact details to Cllr Wood who will arrange a meeting with them in the new year.
- iv. Cllr Wood suggested that in the Planning Committee change to meet monthly instead of the current three-week cycle. The committee agreed that this would be done from May next year. It was suggested that should the committee receive any notifications for particularly large applications, a separate meeting could be arranged, possibly with a planning officer from RBWM in attendance.
- v. Cllr Sharpe made the councillors aware that as the Planning Committee meets virtually, these meetings do not count on the attendance register. Therefore, councillors must ensure that they attend at least one in person meeting every six months to comply with the standing orders.

There being no other business the meeting concluded at 8.10 pm.

Cllr R Wood (Chairman)