

**Minutes of a meeting of the Planning Committee
Held virtually by Zoom
On Tuesday 04 January 2022 commencing at 7.00pm**

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

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

8102 APOLOGIES

Apologies were received from Cllrs C Herring & P Carter.

8103 MINUTES

The minutes of the meeting held on 07 December 2021 were approved and signed as such.

8104 DECLARATIONS OF INTEREST

None were received.

8105 PLANNING APPLICATIONS

Application No.	Location and Description
21/02663 (Full)	<p>29 Exchange Road Ascot SL5 7AW Subdivision of existing single dwelling to create two dwellings to include alteration to fenestration and new boundary treatments.</p> <p>Parish Council Recommendation: Object: Over development of a small site.</p> <ul style="list-style-type: none"> The two dwellings are independent, so must be considered as houses, not flats, so the amenity space requirements must comply with Principle 8.4 of the Borough Wide Design Guide (BWDG). They don't. The division into 2 houses is contrary to BLP policy H13. The proposals are not compliant with the intent of NPPF policy 12 - achieving well designed places, including creating places that promote health and wellbeing. <p>Comments on each dwelling proposed</p> <p>No 29:</p> <ul style="list-style-type: none"> This is effectively a 2 bed dwelling as the smaller bedroom is approx 6.25 sq m, less than the 7.5 sq m required by the minimum space standards for a single bedroom, contrary to Principle 7.8 of the BWDG. The outside amenity space doesn't comply with Principle 8.4 The kitchen and dining areas receive very little daylight, contrary to Principle 8.3 of the BWDG. The stairs seem to also give access to the roof area, but no accommodation is shown in the roof. <p>No 29a:</p> <ul style="list-style-type: none"> This has 2 bedrooms of 8.25 sq m and 10.1 sq m respectively. These are non-compliant with 10b of the Nationally described space standards as the larger bedroom is 10.1 sq m, less than the 11.5 sq.m floor area or the 2.75m width required for a double / twin room. <p>The courtyard is only 12.5 sq m, cf the 55 sq m required by Principle 8.4, and is enclosed on 3 sides, and will get no sunlight, contrary to Principle 8.3. There is also decking shown at 1st floor level providing 8.75 sq m of outside space. However, this is above the kitchen / lounge windows, and as the ground rises steeply from the back of the property these areas will get little or no light, again contrary to Principle 8.3.</p>

21/03256 (Full)	<p>12 Brook Avenue Ascot SL5 7SG</p> <p>Single storey rear extension with balcony above, garage conversion into habitable accommodation, x2 new rooflights and x2 solar panels and alteration to fenestration.</p> <p>Parish Council Recommendation: Object</p> <p>The conversion of the garage reduces parking/storage availability and as such is below RBWM standards and will result in on street parking contrary to NP/T1.2. No plans have been provided to demonstrate the effect on neighbour's light re 45/60 degree rules. Due to the depth of the balcony, overlooking of neighbour's amenity/ windows will occur. The depth of the rear extension being in the Green Belt may be considered "inappropriate development"</p>
21/03316 (Variation Under Ref 73)	<p>22 Woodlands Ride Ascot SL5 9HN</p> <p>Variation (under Section 73) of condition 4 (approved plans) to substitute those plans approved under 21/00780/FULL for single storey rear extension, 2no. front dormers, 2no. rear dormers and alterations to fenestration.</p> <p>Parish Council Recommendation: Whilst not major, the "flat rooflights" project beyond the roof line and are clearly visible in the elevations, this could be regarded as contrary to NP/DG3. It would be better if they could be recessed.</p>
21/03375 (Full)	<p>Hocketts, Oriental Road Ascot SL5 7AZ</p> <p>Replacement dwelling and garaging.</p> <p>Parish Council Recommendation: Concerns re trees</p> <ul style="list-style-type: none"> • It is proposed to remove a group of 3 trees (G5) to allow construction of the car port and storage building. These are classified as B2 and afford screening from Myrtle. With a little tweaking of the layout it would be possible to save them. If not replanting should be a condition. • Similarly, group G14 provides screening from the adjacent property in Claver Drive. They are classified as C2, so should be replaced to restore the screening. • Heavy construction vehicles will need to use the access. Adequate root protection should be provided and the canopy protected. <p>Note: There is a tall retaining wall which divides the proposed dwelling site from the section of land to the west. This wall was constructed in anticipation of a planning application for flats being approved and the trees to the west of the wall were mostly removed.</p>
21/03396 (Full)	<p>72 - 72B High Street Sunninghill Ascot</p> <p>Two storey rear extension, 1no. rear Juliet balcony and 1no. rear balcony, side entrance and alterations to fenestration to provide a new kitchen area for the ground floor restaurant, 1no. ground floor flat and 2no. first floor flats with associated amenity space, parking, refuse and cycle storage following demolition of the existing single storey rear extension and outbuilding'</p> <p>Parish Council Recommendation: Object</p> <p>Over intensification of activity on site unneighbourly. Size of Studio flats borderline to min space standards, GF flat is well below GIA space required.</p> <p>Loss of 1 parking space, now total of 4 flats with only 3 parking spaces (none for restaurant and take-away), contrary to planning policy NP/SV1 and request is to further reduce residents on-street parking to allow access to delivery space. This will cause harm and congestion on busy High Street.</p> <p>Inadequate lighting in Studio flats, only 1 window and rooflights.</p> <p>Lack of amenity space for studio flats as one has only small balcony and the other no private space, hence contrary to Borough Wide Design 8.5</p>
21/03407 (Full)	<p>3 Park View, Cheapside Road Ascot SL5 7QS</p> <p>Part single/part two storey rear extension.</p> <p>Parish Council Recommendation: No issues. IN GB but respects building lines and 45/60 degree rules. Parish Council supports a condition requiring storage and transport during construction to keep access clear at all times.</p>
21/03411 (Full)	<p>Pondend, 12 Kiln Lane Winkfield Windsor SL4 2DU</p> <p>New front porch canopy and single storey front extension.</p> <p>Parish Council Recommendation: No Issues</p>

21/03417 (Full)	12 Oriental Road Ascot SL5 7AY Single storey outbuilding. Parish Council Recommendation: No Issues
21/03437 (Full)	12 Course Road Ascot SL5 7HL Single storey rear/side extension, x1 rear dormer and alteration to fenestration following demolition of existing element. Parish Council Recommendation: No Issues. Request formal condition be placed for dormer windows to be obscure glass into perpetuity.
21/03587 (Full)	Kilrush Kings Road Sunninghill Ascot SL5 9AB Single storey rear extension Parish Council Recommendation: No Issues but RBWM need to ensure that the brick walls of the rear extension maintains the current level of privacy of neighbours in rear gardens.
21/03612 (Works to Trees Covered by TPO)	Sunnycroft Larch Avenue Ascot SL5 0AP (T1) Sycamore - fell (G1) x5 Lawson Cypress - reduce height by up to 3-5m to suitable growth points (T2) Holly - fell (T3) Cherry - fell (T4) Malus - fell (T5) Larch - fell (T6) Oak - fell (T7) Douglas Fir - raise canopy up to 4m from ground level (G2) x2 Silver Birch - fell and (T8) Cherry - tip prune and crown clean - 036/2002/TPO. Parish Council Recommendation: OBJECT. No disease, damage to property, no arbor report as required, so no justification for any works.
21/03618 (Full)	Hendersyde Lodge Whynstones Road Ascot SL5 9HW Part single part two storey wraparound extension (both sides and rear) and new boundary treatment. Parish Council Recommendation: No issues.
21/03619 (Full)	51 Gainsborough Drive Ascot SL5 8TA Garage conversion, single storey front/side extension, single storey rear extension and alterations to fenestration. Parish Council Recommendation: Concerns over parking. It is questioned as to whether the space within the "new" garage conforms to current standard, plus whilst 2 spaces are shown on driveway, they are shown abutting the garage door and thus also may be too small ie not required 6m and 5m, thus be contrary to NP/T1.2 as the site is adjacent to busy thoroughfare.
21/03665 (Full)	97 Victoria Road Ascot SL5 9DR Two storey side extension, x1 side rooflight, new rear pitched roof, x3 rooflights to the existing single storey rear element and alterations to fenestration. Parish Council Recommendation: No issues
21/03679 (Works to Trees Covered by TPO)	Domino House Brockenhurst Road Ascot SL5 9HB (T1) Pine - remove tree (T2) Beech - lift crown to 6m from ground level (T3) Douglas Fir - crown thin by 15% (T4) Oak - remove lowest 3 dead/dying stub branches to South-East (T5) Oak - crown thin by 15% (T6) Lime - pollard at previous pollard point (T7) Oak - fell (T8) Sycamore - re-pollard at previous points (T9) Sycamore - re-pollard at previous points (T10) Plane - re-pollard at previous points and (T11) Sycamore - re-pollard at previous points - 056/2002/TPO. Parish Council Recommendation: Refer to Tree Officer
21/03689 (Works to Trees Covered by TPO)	Ravenswood Ravensdale Road Ascot SL5 9HJ (T1) Silver Maple - remove deadwood and broken branches, crown lift removing smaller secondary and tertiary branches back to source to create 4m canopy clearance above ground level, selectively reduce upper canopy by approximately 4m to suitable reduction points to a height of approximately 12-13m, reduce tips of the Northern most, over-extended branch by up to 5m to suitable reduction points to reduce weight of branch beyond weak fork and reduce lateral spread around the remainder of the canopy by approximately 3m to suitable reduction points and graded to create a natural looking canopy outline - 002/2014/TPO. Planning Council Recommendation: Refer to Tree Officer
21/03720 (Full)	Lloyds TSB Bank 21 High Street Ascot SL5 7JE Prior approval to change the first-floor office space into 2no. one bedroom apartments. Parish Council Recommendation: Concerns re conflict with policies NP 6.4.1, NP/E1

	regarding loss of office space/employment. Also, status of required parking spaces is not mentioned as part of planning application.
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8106 PLANNING APPEALS

No planning appeals were received.

8107 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 03, 10, 17 & 24 December.

8108 ANY OTHER BUSINESS

- i. Cllr P Deason enquired about the Ascot Rejuvenation sites following the comments at the Full Council meeting held in December. Borough Cllrs D Hilton and J Sharpe will attend a meeting regarding Ascot Rejuvenation and will report back to the committee in due course.

There being no other business the meeting concluded at 7.40pm.

Cllr R Wood (Chairman)