

**Minutes of a meeting of the Planning Committee  
Held virtually by Zoom  
On Tuesday 15 February 2022 commencing at 7.00pm**

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

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

**8138 APOLOGIES**

Apologies were received from Cllrs P Deason (Vice Chairman) & B Story.

**8028 MINUTES**

The minutes of the meeting held on 25 January 2022 were approved and signed as such.

**8029 DECLARATIONS OF INTEREST**

None were received.

**8030 PLANNING APPLICATIONS**

Application No.	Location and Description
21/03655 (Full)	Bears Lodge, 50 Geffers Ride, Ascot SL5 7JZ Single storey front/side extension, single storey side extension, covered area and raised decking to rear and alteration to fenestration. Parish Council Recommendation: No issues
22/00010 (Full)	85 Upper Village Road, Ascot SL5 7AJ New front porch, part two storey, part single storey side/rear extension, 1no. front dormer, rear Juliet balcony and alterations to fenestration. Parish Council Recommendation: Strong Objection The proposal compromises the 3 parking spaces that must be provided. (The parking bay in front of the garage is too short, the garage itself is too small and doesn't comply with the borough standards. Due to the proposed porch, it would be impossible to access the other two parking bays. This will result in additional on-street parking at this dangerous site prior to the railway bridge and opposite the pub, contrary to LP/P4, NP/T1 and NP/SV1.2 The western boundary is on the railway fence line. As access to the railway property is unlikely to be given, we consider that the 1 and 2 storey extensions should be at least 1m from the boundary for window cleaning and maintenance. The new extension spoils the symmetry of the current building and provides a terracing effect which adversely impacts on the street scene and the Townscape Assessment contrary to LP/DG1, LP.H14, NPDG1 and NP/DG2.1. The extensions further erode the available outside amenity space, which is contrary to Principle 8.4 of the RBWM borough wide design guide and contrary to NP/DG3.2 and NP/EN3. It is heavily shaded by the trees on the railway land and is not roughly rectangular in shape. The many trees on the railway property are close to the boundary which already shades the garden The additions result in gross overdevelopment of the site.
22/00034 (Full)	Coach House, Kennel Avenue, Ascot SL5 7PB Replacement dwelling, detached garage with first floor and external staircase and a new access with entrance gates. Parish Council Recommendation: Object

	<p>Negative impacts on the RPA of trees T14 and 21. The garage also impacts on trees, and T16 has to be removed.</p> <p>The garage with accommodation is too high and bulky for its location and the outdoor stairs on the eastern boundary can overlook the adjacent garden.</p> <p>The garage is only 1.4m and the stairs 0.5m, from the boundary, which doesn't leave space to plant a beech or hornbeam hedge.</p>
22/00098 (Full)	<p>Silwood House, London Road, Sunninghill Ascot SL5 7PU</p> <p>Single storey rear extension and alterations to fenestration, following demolition of the existing single storey rear element.</p> <p>Parish Council Recommendation: No issues</p>
22/00106 (Full)	<p>30 Armitage Court Ascot SL5 9TA</p> <p>Single storey rear extension following part demolition of the existing garage.</p> <p>Parish Council Recommendation: Concerns</p> <p>This is a significant increase to the ground floor living space but they've plenty of garden &amp; there's no apparent loss of amenity to neighbours. Garage space is too small at 4.4m max and parking provision is indicated by just two spaces to the front of the house especially as drive is on steep slope. 2 spaces aren't enough for a house of this size, and contrary to NP/T1.2</p>
22/00119 (Full)	<p>69 Lower Village Road Ascot SL5 7AF</p> <p>New front porch, single storey side extension with habitable accommodation within the roofspace, 1no. front dormer, 1no. rear dormer, alterations to fenestration and new terrace.</p> <p>Parish Council Recommendation: Concerns</p> <p>The objections by the Borough to the previous application 21/02315/FULL appear to have been addressed in the main, with the proposed extension now respecting the building line of the existing house. While the proposed side extension could still be considered a dominant addition within the plot, it is unlikely to have a detrimental effect on the street scene. However, the eaves height of the proposed porch, while reduced, still exceeds the eaves of the existing house, so it is suggested that this design is modified to integrate with the character of the host dwelling (contrary to LP/DG1).</p>
22/00121 (Full)	<p>1 Hanover Park, Ascot SL5 7HZ</p> <p>Single storey rear extension following the demolition of the existing conservatory.</p> <p>Parish Council Recommendation: No issues</p>
22/00131 (Prior Approval Class MA)	<p>Lloyds TSB Bank 21 High Street Ascot SL5 7JE</p> <p>Prior approval to change the first floor office space into 2no. one bedroom apartments.</p> <p>Parish Council Recommendation: Objection</p> <p>There is still no clarification as to the status of the 2 parking spaces</p> <p>The Environmental Protection Officer has requested mitigation regarding noise exposure to residents of the flats, this has not been submitted in the application.</p> <p>The residents of Queens Place have submitted very legitimate concerns regarding this development and they should be addressed by planners.</p>
22/00143 (Full)	<p>Cotsettlesford, Burleigh Road Ascot SL5 7LE</p> <p>Ground floor side infill extension, first floor front extension with Juliet balcony to the side elevation, 2no. canopies to the side and rear elevation and alterations to fenestration.</p> <p>Parish Council Recommendation: No objection, provided the Tree Officer is satisfied that the tree protection measures regarding the TPO trees immediately outside the boundary are robust.</p>
22/00180 (Full)	<p>Wayside Cottage, The Avenue, Ascot SL5 7LY</p> <p>New detached double garage.</p> <p>Parish Council Recommendation: Object</p> <p>Further to previous approved applications, now seeking a double garage at the front, as opposed to between houses, this is contrary to NP/DG 3.3. It would be very near to the front boundary which will not look very attractive but the neighbours have garages at the front in similar position. It should be noted that the neighbours' garages were erected before the Neighbourhood Plan was adopted, tightening policy on this matter The neighbours have large hedges hiding their garages. Wayside Cottage also had a large hedge but this has been demolished. The application states they do not need to remove hedges, but this has been done and this will spoil the street scene, contrary to NP/DG2</p> <p>The size of the proposed garage is below RBWM standards and manoeuvring in/ out of the proposed garage would conflict with the additional required open parking space.</p>
22/00187 (Pt 20 Class AB Dwellinghouses)	<p>4 To 6 Brockenhurst Road And 11 Oliver Road Ascot</p> <p>Application for prior approval for the construction of one additional storey to provide x4</p>

	<p>additional dwellings.</p> <p><b>Parish Council Recommendation: Objection</b></p> <p>The 1st floor access to the flats overlooks neighbouring gardens.</p> <p>The access to all the new flats is via a steep external staircase, leading to fire access concerns.</p> <p><b>Lack of Parking</b> Whilst plans are shown providing spaces for flats, as majority of available spaces are currently constantly used and as the ground floor restaurant has been vacant for over 3 years, it is questioned if there are free spaces to allocate. If permission is to be requested for convenience store, as well as parking for 4 flats, harm will be caused as no alternative available and parking on local heavily trafficked areas</p> <p>The ground floor is being fitted out as a convenience store. This raises concerns re its parking provision for staff, customers and deliveries, the location of the access for deliveries, the bin storage and location of the inevitable Air conditioning and cooling units.</p>
22/00200 (Full)	<p>Goodwood, Burleigh Road, Ascot SL5 7LE</p> <p>Single storey front infill extension with entrance canopy, new and raised roof of the existing single storey side infill element to facilitate a loft conversion with a new front entrance canopy, single storey rear extension, enlargement of the garage roof at the rear to form an undercroft with x1 rear dormer above and alterations to fenestration and to external finishes, following demolition of the existing single storey rear element and removal of x2 rear dormers above the garage.</p> <p><b>Parish Council Recommendation: No issues</b></p>
22/00224 (Full)	<p>Sunnycroft, Larch Avenue Ascot SL5 0AP</p> <p>Garage conversion, two storey front/side extension with front entrance canopy, two storey side/rear extension with balcony, steps to the rear and alterations to fenestration.</p> <p><b>Parish Council Recommendation: Concerns</b></p> <p>This is a significant “garage conversion” and it appears likely that ground works will be required.</p> <p>There is a possible effect on the RPA of trees so a tree report is required as is not contrary to NP/EN2</p>
22/00232 (Full)	<p>Green Meadows Surgery Winkfield Road Ascot SL5 7LS</p> <p>The erection of a 2no.pairs of semi-detached dwellings and one detached dwelling with associated parking, vehicular access and landscaping, following demolition of existing buildings.</p> <p><b>Parish Council Recommendation: Objection</b></p> <p>This is an improvement on previous submission but issues remain. The proposals for Ranald Court and The Avenue do not fit within the Townscape Assessment of “Leafy Residential Suburbs”, contrary to NP/DG1.</p> <p>The open parking, on The Avenue, in the front gardens is out of keeping with the surrounding area and as such is contrary to NP/DG2 and NP/DG3.3 which states that parking should be “between houses (rather than in front)”</p>

### 8031 PLANNING APPEALS

APP/T0355/D/21/3282844  
Santana, 54 Llanvair Drive Ascot SL5 9LN  
New detached outbuilding.  
Appeals must be received by 15 February 2022.

APP/T0355/W/21/3283935  
MSL House 5 - 7 High Street, Sunninghill Ascot  
Replacement roof with raised ridge, x5 front dormers and x6 rear dormers to create x4 one bedroom apartments with bin and bicycle storage.  
Appeals must be received by 03 March 2022

APP/T0355/W/21/3285134  
Land to the North West of Cedar House, Coombe Lane Ascot  
x1 shed, x3 greenhouses and x2 netted fruit cages  
Appeals must be received by 10<sup>th</sup> March 2022

### 8032 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 21 & 28 January & 04 February.

### **8033 ANY OTHER BUSINESS**

Cllr R Wood informed the committee that that following the approval of the new Borough Local Plan, Adrien Weight, Head of Planning and Ian Motuel, Planning Policy Manager, at Royal Borough of Windsor and Maidenhead, will come and speak to the committee on Tuesday 8 March in relation to the Ascot Rejuvenation project. That meeting will start at 6.15pm prior to the usual planning meeting starting at 7pm.

Cllr C Herring noted that the Carpenters Arms in Sunninghill has been sold to Fullers Brewery and is expected to stay as a public house.

Cllr S Verma informed the committee that there has been a message in the Charters newsletter to thank the parish council for the funding received for their sports facilities.

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

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**Cllr R Wood (Chairman)**