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**Minutes of a meeting of the Planning Committee  
Held virtually by Zoom  
On Tuesday 19 April 2022 commencing at 7.00pm**

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

In attendance: Jayne Strand, Assistant Clerk to the Parish Council

**8173 APOLOGIES**

Apologies were received from Cllr A Sharpe.

**8174 MINUTES**

The minutes of the meeting held on 29 March 2022 were approved and signed as such.

**8175 DECLARATIONS OF INTEREST**

None were received.

**8176 PLANNING APPLICATIONS**

Application No.	Location and Description
22/00215 (Full)	<p><b>Land To The Rear of The Clock House High Street Ascot</b>  <b>The proposed installation of a new base station comprising a 30m lattice mast, supporting 6 no antennas, 2 no dishes together with ground based equipment cabinets within a secure compound.</b>  <b>Parish Council Recommendation: Strong Objection.</b>  <b>The site is totally unsuitable for its location in the centre of Ascot and adjacent to the new development site.</b></p> <ul style="list-style-type: none"> <li>• <b>The scale and height of the mast will impact negatively on the character of the area and the street scene in this internationally important centre. The proposal is for a 30m high lattice mast supporting 6 antennas and 2 dishes, together with accompanying ground based cabinets. The location is immediately adjacent to land just released from the green belt and which will be developed for housing, retail, leisure and open space. The current draft masterplan includes buildings of up to 13m high, and the mast will therefore rise 17m above the highest buildings currently proposed. The top section, with its 6 antennas and 2 dishes will be very visible from the High Street, proposed community square and the new development.</b></li> <li>• <b>It is likely to be very visible from the new homes and their gardens, which will impact negatively on their amenity. It will also tower above the many trees that are a feature of the site and above the car parking area currently shown immediately adjacent to the mast location.</b></li> <li>• <b>The new developer of the adjacent site is about to consult on revised proposals, and no decision should be made until the impact of the mast on the new proposals have been assessed.</b></li> <li>• <b>We note that many of the documents included with the application refer to a site in St Georges Road [but presumably St Georges Lane]. Any consultations on this site are irrelevant to the currently proposed location and there is no evidence on consultations for this site.</b></li> </ul>

	<ul style="list-style-type: none"> <li>No drawings are included with the application, and it is therefore impossible to appreciate the full impact of the proposals, but it is clear the impact will be significant.</li> <li>It is noted that this mast is requested at 30m compared to all other 5G masts at 20m, with no justification for the increase.</li> </ul>
22/00694 (Full)	<p>Dragon Nails 3 High Street Ascot SL5 7JF Subdivision of the existing Class E unit to create second Class E unit and alterations to fenestration, including the creation of new entrance to the new unit. Parish Council Recommendation: No Issues and likely to have beneficial effect on employment</p>
22/00714 (Full)	<p>Woodstock of Ascot Winkfield Road Ascot SL5 7EX Refit of the existing shop to a butchers/deli, new shopfront and electronic awning. Parish Council Recommendation: Parish Council fully supports this, a welcome new retail business to the village.</p>
22/00718(Advert)	<p>Woodstock of Ascot Winkfield Road Ascot SL5 7EX Consent to display 2no. non - illuminated fascia signs and lettering to proposed awning. Parish Council Recommendation: No objections to the display of 2 no. non illuminated fascia signs</p>
22/00743 (Full)	<p>Oakwood Bagshot Road Ascot SL5 9JP Single storey extension to the existing rear outbuilding. Parish Council Recommendation: No issues to this extension to pool house</p>
22/00798 (Full)	<p>17 Nash Gardens Ascot SL5 8TD Part two storey/part first floor front/side extension, x5 new rooflights, relocation of front entrance door and alterations to fenestration. Parish Council Recommendation: No issues</p>
22/00817 (Full)	<p>Silwood Park Nurseries Cheapside Road Ascot SL5 7QY New vehicular access. Parish Council Recommendation: Refer to Highways The applicant stated in the original approved application 20/02783/LBC that the existing shared access would be retained and improved, but no evidence has been provided to show that this option has been explored. It is clear that the current access does need improvement with locked gates situated less than a car's length from the main road. The proposed new entrance is situated just before a shallow bend in the road to the south, marked by a bend warning and a SLOW sign on the road. If the Borough is mindful to approve this application, after assessing the safety of the proposal, there will need to be provision for a dropped curb and possible conditions on adjacent occupiers.</p>
22/00825 (Full)	<p>Lavender House 8 Murray Court Ascot SL5 9BP Part single/part two storey rear extension, first floor side/front extension and alterations to fenestration. Parish Council Recommendation: Concerns While first-floor side extensions over the garage area are commonplace in Murray Court, this application also proposes extending the first floor forward over the garage and porch, 'in effect' protruding beyond the main property line. This will result in a bulky appearance which is out of keeping with the original property. The proposed extension will be all the more obvious as it is not tile-hung like the remainder of the first floor and the many similar properties in the street. The Parish Council suggests a revised application is put forward that is more sympathetic to the existing design, as per neighbouring extensions.</p>
22/00849 (Full)	<p>Capel Kiln Lane Winkfield Windsor SL4 2DU Single storey rear extension, x8 new rooflights and x1 roof lantern following demolition of existing element. Parish Council Recommendation: Concern as to whether the 15% increase in depth complies with Green Belt policies</p>
22/00856 (Works to Trees Covered by TPO)	<p>Burwood House Ravensdale Road Ascot SL5 9HL (T1) Sweet Chestnut - crown reduce by 1.5m to leave a height of 10m and a spread of 6m. (078/2004/TPO). Parish Council Recommendation: Refer to Tree Officer The application looks similar to 18/01692 which was refused and the appeal was turned down. The current application shows the tree as healthy and only justification is "shading to garden"</p>
22/00857 (Full)	<p>28 Highclere Sunninghill Ascot SL5 0AA Garage conversion, single storey front/side infill extension, single storey side/rear</p>

	<p>extension, 1no. rear Juliet balcony, replacement roof with raised ridge height, 2no. front dormers, alterations to fenestration and new hardstanding.</p> <p>Parish Council Recommendation: Object.</p> <p>The proposed parking for 5 cars at the front of the property will dominate the street scene and is contrary to NP/DG3.3 and appears excessive. It is also noted that the materials proposed should be porous and not hardstanding as per BW Design Guide 9.3.</p>
22/00875 (Prior Approval Class MA)	<p>5 School Road Ascot SL5 7AE</p> <p>Prior approval to change the ground floor shop unit to a two-bedroom self-contained flat.</p> <p>Parish Council Recommendation: Object:</p> <ul style="list-style-type: none"> <li>• Non-compliant with paragraph 10 and Table 1 of the Nationally Described Minimum Space Requirements. - The double / twin bedrooms to the GF flat are each approx 9.3 sq.m, below the 11.sq.m as required by paragraph 10 of the Nationally Described Minimum Space Standards. If considered as a 3 bed 5 person flat the gross net area required by table 1 is 86 sq m vs the 69 sq.m provided.</li> <li>• Contrary to Principle 8.2 of the RBWM Borough Wide Design Guide - Daylight to the kitchen is via a light well which is positioned the width of the staircase from the kitchen and has a door between it and the kitchen. It is also on the NE side where it won't get any sunlight.</li> <li>• The private amenity space appears to be below requirement of BWDG 8.4</li> <li>• Contrary to NP/SV1: The parking provision isn't shown, but as it is in an area of poor accessibility two spaces are required for the new flat. It is questioned whether the forecourt can accommodate 2 spaces. It might be argued that the space requirements haven't changed, but we draw attention to the number of properties in School Road and the northern half of The Terrace without the benefit of on-site parking (3 +12 respectively). There is a parking deficit in these roads, compounded by the parking demand from the Nursery in The Terrace, the Library on the corner of School Road and The Terrace, Visitors to One Stop and Workers in the village, who park in any free space in both roads as soon as any resident vacates a space for shopping, etc. There are frequently up to 7 spaces occupied all day by workers in the village. The situation is compounded by the presence of the Primary School and evening clubs etc. The situation has been further exacerbated by home working, which means that a number of residents remain in their parking spaces all day, so there are fewer spaces for village workers, frequently no spaces available, either in the School Road car park or in Upper Village Road adjacent to the car park.</li> <li>• PC are concerned that at least 11 new flats have been permitted in the High Street without off street parking, thereby creating a cumulative harming effect of a parking deficit of approximately 15 spaces.</li> </ul>
22/00881 (Advertisement)	<p>Sunninghill Square Advertisement Site Cavendish Meads Ascot</p> <p>Consent to display 3no. non-illuminated post mounted signs.</p> <p>Parish Council Recommendation: Object</p> <p>The proposed signs have logos/adverts onto the reverse of the signs, and thus not acceptable, as they are supposed to be directional signs, not corporate advertising, especially as directional signs already exist on lamp-posts. Advertising should be constrained to lands owned by the developer and not on communal verges.</p>
22/00902 (Works to Trees Covered by TPO)	<p>Osprey House Friary Road Ascot SL5 9HD</p> <p>T1 Leylandii - fell, T2 Oak - fell, T3 Deciduous - fell (057/2004/TPO)</p> <p>Parish Council Recommendation: Refer to Tree Officer. It is Parish policy to only permit felling as a last resort. The report attached to the application is not an arbor report, simply a house purchase report by an RICS member and thus does not justify any fellings.</p>
22/00919 (Full)	<p>41 Hurstwood Ascot SL5 9SP</p> <p>Single storey front/side extension, single storey side/rear extension, x1 new chimney and alterations to the patio area.</p> <p>Parish Council Recommendation: Serious Concerns</p> <p>This is a significant increase to a bungalow which would occupy the full width of the site and reduce the private amenity space. The extension at the rear appears to encroach on</p>

	the root protection area of a large tree. The development results in an overdevelopment on the site
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**8177 PLANNING APPEALS**

None received

**8178 APPROVALS AND REFUSALS**

The approvals and refusals were considered for weeks ending 25 March, 01 & 08 April 2022

**8179 ANY OTHER BUSINESS**

Future meetings will be in person, venues to be confirmed, dates are available on the web, with the next meeting on **Wed 18 May**.

All members thanked for their assistance in Zoom meetings over past 2 years.

There being no other business the meeting concluded at 7.45pm.

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**Cllr R Wood (Chairman)**