

Minutes of a meeting of the Planning Committee
Held at The Pavilion, Victory Field Recreational Ground, London Road, Ascot, SL5 7DG
On Wednesday 18 May 2022 commencing at 7.00pm

Members Present: Councillors R Wood (Chairman), B Hilton, A Sharpe, B Story.

In attendance: Maryann Morgan, Administration Assistant to the Parish Council, Patrick Griffin (SPA), 2 members of the public

8210 APOLOGIES

Apologies were received from Cllr P Deason, Cllr C Herring, Cllr S Verma, Cllr S Humphrey & Cllr P Carter. Cllr J Gripton was absent.

8211 MINUTES

The minutes of the meeting held on 19 April 2022 were approved and signed as such.

8212 DECLARATIONS OF INTEREST

None were received.

8213 PLANNING APPLICATIONS

Application No.	Location and Description
21/02200 (Full)	Regency House, London Road Ascot SL5 7EG Single storey front and rear extensions, alteration to existing roof to include a new mansard roof, raising of the eaves and ridge with front and rear rooflights and alterations to fenestration following demolition of existing front canopy. Parish Council Recommendation: Withdrawn
22/00539 (Full)	Nutfield Wells Lane Ascot SL5 7DY Replacement dwelling to include alterations to existing driveway, vehicular access, gates, piers and relocation of existing swimming pool following demolition of existing dwelling and outbuildings. Parish Council Recommendation: Withdrawn
22/00558 (Full)	Springmead Lodge Windsor Road Ascot SL5 7LQ Amendment to planning permission (Construction of a replacement detached house, following demolition of existing) referenced 17/02491/FULL dated 16 August 2017 to allow for a change from single storey side building to two storey, front canopy with four pillars and circular window, front elevation, first floor windows changed from singles to two, window added to the side elevation (Retrospective). Parish Council Recommendation: Objection It is difficult to express an opinion as the plans do not definitively explain the changes proposed to those previously agreed. Until such time as better plans are produced, approval should be withheld. However, it is evident that some building works have already been done. The rear balcony creates overlooking of neighbouring properties, the extension to the side increases the bulk and scale of the dwelling and is thus contrary to NP/DG2 especially due to the proximity to the major road. It is also highlighted that works appear to have been done on TPO trees without RBWM approval.

22/00610 (Variation Under Reg 73)	<p>Kings Chase Friary Road Ascot SL5 9HD Variation (under Section 73A) of Condition 2 (Materials) approved under 21/01276/FULL for a new detached dwelling following demolition of the existing garage. Parish Council Recommendation: Application has been withdrawn but application 22/01167 with same title has been approved by RBWM</p>
22/00944 (Full)	<p>Tall Trees Cottage Winkfield Road Ascot SL5 7EX Single storey side/rear extension. Parish Council Recommendation: No Issues. It is a much extended house and at present suffers with a poor layout. The wraparound extension extends rearwards to a similar extent to neighbouring properties</p>
22/00946 (Full)	<p>Brook House 5A Coombe Lane Ascot SL5 7DQ Single storey front/side/rear extension and alteration to fenestration on first floor. Parish Council Recommendation: This extension seems to be reasonable and it was good to see Supplemental Planning details included. Concerns. The site is within the Green Belt. The proposal increases the internal space by a further 15% which when added to previous extensions post 1948 could conflict with GB policies re NPPF s 149 and QP5</p>
22/00947 (Listed Building Consent)	<p>Brook House 5A Coombe Lane Ascot SL5 7DQ Consent for a single storey front/side/rear extension and infill of x1 window on first floor side elevation. Parish Council Recommendation: Objection refer to Conservation Officer. The infill of window on the 1st floor removes the symmetry which currently is exhibited</p>
22/01021 (Works to Trees Covered by TPO)	<p>22 - 24 Llanvair Drive Ascot T1- Lawson Cypress (24 Llanvair Drive) - fell, T2- Lawson Cypress (22 Llanvair Drive) - fell, G1- Group of 5 Lawson Cypress - (22 Llanvair Drive) - fell (003/2015/TPO) Parish Council Recommendation: Object Refer to Tree Officer. This is odd because the RBWM reference states TPO in place but the application form says conservation area but no TPO in place. No Arbor report produced as required. Replacement tree are requested as a condition, if RBWM minded to approve.</p>
22/01038 (Variation Under Reg 73)	<p>Silwood Park Nurseries Cheapside Road Ascot SL5 7QY Variation (under Section 19) of condition 3 (approved plans) to substitute those plans approved under listed building consent 20/02783/LBC for changes to the design of the approved dwellinghouses, including glazing types, internal layouts, facade articulation and the addition of brick chimneys. Parish Council Recommendation: No Issues The Parish Council agrees with the Conservation Officer that this application addresses all concerns raised re. application 21/03777/VAR. This application and now closely resembles the approved application 20/02782/FULL, returning to brick structures with substantial glazing, and roof heights subservient to the historic wall (complying with LP/HE1, NP/ DG4 and Borough-Wide Design Guide Principle 5.1). The Parish Council recommends approval subject to the conditions stipulated for application 20/02782/FULL.</p>
22/01041 (Full)	<p>61 Kennel Ride Ascot SL5 7NJ Single storey rear extension, following demolition of the existing single storey rear element. Parish Council Recommendation: Concerns Approval was given for an extension of the bungalow into the attic and rearwards on 22/00015 which was a significant increase in internal space. This application is for a further increase in the rear of the building by a further 2 m. Regard should be taken as to whether application would have been approved against the original due to the increase in bulk of the building. In addition, the application shows the work has not started and the original plans and elevations are contained in the application as a comparison.</p>

	It is not evident as to whether the additional 2m extension will affect the light to neighbouring property at #59 re 45 degree rules or the RPA of trees at the rear of #59 and 61
22/01048 (Full)	17 Exchange Road Ascot SL5 7AW Single storey rear lower ground floor extension, single storey rear upper ground floor extension, extension to the existing ramp and alterations to fenestration. Parish Council Recommendation: No issues
22/01068 (Works to Trees Covered by TPO)	High Pine Cottage Upper Village Road Ascot SL5 7AG Oak Tree - fell - 022/1992/TPO. Parish Council Recommendation: Refer to Tree Officer. No Arbor report produced but tree looks dead. Replacement tree are requested as a condition.
21/01078 (Full)	13 Llanvair Close Ascot SL5 9HX New front entrance canopy, part two storey part first floor front extension, part single part two storey rear extension and alterations to fenestration, following demolition of the existing front canopy and the single storey rear element. Parish Council Recommendation: This is a huge increase in size of the property 120% increase but it is on a large plot and does not seem to affect neighbours.
22/01079 (Variation Under Reg 73)	Wayside House The Avenue Ascot SL5 7LY Variation (under Section 73) of condition 4 (approved plans) to substitute those plans approved under 22/00180/FULL for a new detached double garage. Parish Council Recommendation: Strong Objection The Parish Council objected to the previous application as the proposed garage is in front of the property which is contrary to Policy NP/DG3.3 which states that garages should be set back from the street frontage and that parking should be located between houses (rather than in front). The garage is still proposed in front and is still contrary to the policy and as the proposal changes the roof structure to a larger flat element, it further dominates the street scene so is contrary to policy. <i>It is highlighted that a garage structure has already been built, which is not in the position that was sanctioned. It is on the boundary of the neighbour and next to the Avenue, (not set back 1.7m) precluding the planting of hedging and screening.</i> The proposed roof structure with the flat top increases the bulk and scale of the built form which is very visible from The Avenue and is contrary to NP/DG2 Within the original approval the Planning Officer stated “Whilst garages are desirable to be erected on the side of properties to have minimum impact upon the street scene, in this case sufficient spacing is not available to the side to give rise to such an opportunity. Garages fronting the site are evident from the street scene, in particular neighbouring property Knysna which has a similar designed garage of a similar scale thereby it is considered the proposal would not have an adverse impact upon the character of the wider area.” The policy NP/DG3.3 to have parking and garages to the side of houses is to maintain good design and not have the built form dominate the street scene. If a garage were required within the original design, the proposed house should have been smaller to accommodate. Knysna as highlighted was an approved build prior to the Neighbourhood plan being adopted in 2014 and the policies were included to tighten development. Also further support of not having garaging/storage is given in the recent refusal of building at the front of sites from the Planning Inspectorate who stated in the refusal of a flat roofed structure at Santana APP/T0355/D/21/3282844 6. I acknowledge that a laurel hedge has been planted, however, a hedgerow should not be introduced to hide a development, which would otherwise be unacceptable. Due to the scale of the proposal, coupled with the height, the extent of the hedgerow screening needed would be significant. The introduction of the hedgerow at this

	<p>height and length would only undermine the openness and sense of space, which positively contributes to character and appearance of the area.</p> <p>7. I have had regard to the previous scheme dismissed at appeal. I recognise the current scheme has been amended to reduce the overall footprint and height. Despite being marginally smaller than that scheme previously dismissed at appeal, for the reasons set out above, the scheme would be harmful to the character and appearance of the area.</p> <p>The appellant has indicated three neighbouring properties where outbuildings have been erected to the front, namely 13, 17, 33 and 58 Llanvair Drive.</p> <p>However, from what I saw, No 13 and No 33 are smaller structures and are not comparable to the outbuilding proposed in this instance. The garage at No 17 is a large outbuilding partially hidden by a tall hedgerow. This example only served to confirm that such developments are prominent and discordant features that impact upon the sense of space, to the detriment of the character and appearance of the area.</p>
22/01097 (Works to Trees Covered by TPO)	<p>Knights Wood Coronation Road Ascot SL5 9HY (G2) Poplars x 2 - reduce the height by half to 12-15m. (111/2002/TPO). Parish Council Recommendation: Refer to Tree Officer</p>
22/01122 (Works to Trees Covered by TPO)	<p>East Lodge Buckhurst Road Ascot SL5 7QA (T1)Cherry - reduce to ground level and (T4)Goat Willow - reduce to ground level. (001/2020/TPO). Parish Council Recommendation: Refer to Tree Officer. Replacement trees are requested</p>
22/01163/Full	<p>Land At 11B And 11B Carroll Crescent Ascot Part single part two storey side/rear extension, following demolition of the existing single storey side/rear element. Parish Council Recommendation: Concerns This proposal is preferred to 21/03140. Concerns remain regarding limited daylight to bedroom 1 (2 slit windows) , no windows to study and the effect of extension on the RPA of T5. Further the bedroom number increases significantly as does the retail space, but the car parking spaces decrease by 1 due to loss of garage and no details of parking provision are given.</p>
22/01181/TLDDT	<p>Ascot Durning Library High Street Ascot SL5 7JF Installation of 3 no. omni aerials on replacement wall mounted support poles and ancillary development thereto Parish Council Recommendation: Refer to Conservation Officer It is a concern not individually on this application but on the multiple applications which are being received that all state that this must be the site and that sharing with other providers has been discounted. For example, this application shows limited coverage without this site and full coverage to Ascot with HOWEVER exactly the same justification is given for application 22/01180.</p>
22/01130/Full	<p>Marilly Queens Hill Rise Ascot SL5 7DP Erection of a single storey outbuilding. Parish Council Recommendation: No Issues</p>
22/01187/Full	<p>The Frith Brockenhurst Road Ascot SL5 9HA Construction of x9 apartments, including associated access, tree works, landscaping and parking, following demolition of existing buildings. Parish Council Recommendation: Objection</p> <ul style="list-style-type: none"> • Contrary to NP/T1 and the RBWM parking policy 2004. The site clearly isn't in a sustainable location within the definition in the RBWM parking policy. The Station is 1.5 Km away and the No 1 bus service has a limited number of buses each way each day, with none on Sundays. The maximum parking standard for locations with poor accessibility should be provided. i.e. 17 spaces whereas only 14 are proposed a shortage of 3 spaces and no provision is made for visitors and delivery vehicles. We draw attention to the

	<p>LP inspector's comment in paragraphs 283 and 284 of her final report (ID34)., in which she states that "the parking standards in the RBWM 2004 parking strategy can be used as a guide to the appropriate level of parking, but should not be used to set a maximum level. This is in line with the Government Statement in March 2015 that the imposition of maximum standards led to congested streets and pavement parking". It is difficult to see how NPPF (2019) paragraph 104 is relevant. Paragraph 107 is more relevant, which states that parking standards should take account of accessibility of site, type mix and use of the development, local car ownership levels and the need to ensure an adequate provision for charging plug-in vehicles - the site clearly has poor accessibility and Ascot has a high car ownership of 1.7 cars per household. Also we consider 3 charging points to be inadequate unless dedicated charging points are provided over and above the normal parking standard.</p> <ul style="list-style-type: none"> • All of the parking is forward of the building which is contrary to NP/DG3.3 which required parking to the side. • The large area required for parking, the closeness of the proposed building to the retaining walls result in an urban feel not in keeping with the townscape assessment of close neighbouring properties and St Marys Road, contrary to NP/DG1 is regarded as overdevelopment of the site contrary to NP/DG2 • The trees are all very close to the flats and will reduce the daylight to their external amenity space and internal rooms. This will lead to pressure to fell or cut back the trees severely, contrary to RBWM Borough Wide Design Guide Principles 8.3 and 8.5. Even to permit construction it is proposed that T38 and T39 are lost, contrary to NP/EN2 and 3 • The site photos on page 7 of the D&A statement show that in winter the trees don't shield the flats from Brockenhurst Road. The NE frontage of the development is much closer to the Highway than other similar developments referenced in Section 4 of the D&A statement, and will therefore detract from the amenity of the street scene. • The D&A statement endeavours to show the site as being in good accessibility and a sustainable location. In addition, the statement includes access to 7 bus services but 5 of these are school services which do not stop close to the site and the remaining services do not run in the evening or weekends.
22/01202/TPO	<p>Ascot Trust Ltd St Georges School Wells Lane Ascot SL5 7DZ (T100) Oak Tree - remove deadwood, reduce low limb on the North West (towards site entrance) with fungal bracket by 2m and reduce all tips of low limb on the West side (towards sports pitches) by 1-3m back to suitable reduction points and (T170) Oak Tree - reduce canopy by 2m to reduce overhang and remove deadwood - 011/1984/TPO. Parish Council Recommendation: No issues</p>
22/01206/ADV	<p>Street Record Cavendish Meads Ascot SL5 9TB Consent to display x1 non-illuminated wall mounted sign. Parish Council Recommendation: No Issues</p> <p>Sunninghill Square continue to find appropriate siting for signage. This is for placing a sign on a privately owned fence panel. The sign seems to be abnormally outsized for what might be required.</p>
22/01180/Full	<p>Coach Park 10 Ascot Racecourse Winkfield Road Ascot Slimline lattice temporary mast on concrete blocks with 3 no. aerials, 2 no. dish antennas, 1 no. GPS antenna together with concrete lintels, support grillage, radio equipment housing and cabinet, security fencing and ancillary development for a temporary period of six years - retrospective. Parish Council Recommendation: It is a concern not individually on this application but on the multiple applications which are being received that all state that this</p>

	must be the site and that sharing with other providers has been discounted. For example this application shows limited coverage without this site and full coverage to Ascot with!! HOWEVER exactly the same justification is given for application 22/01181 .
--	--

8214 PLANNING APPEALS

No planning appeals were received.

8215 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 14, 22 & 29 April & 06May.

8215 ANY OTHER BUSINESS

There was a discussion regarding London Square, the property developer, and their redevelopment of a section at the centre of Ascot. It was noted that there had not been much publicity about the development and that there is considerable anger amongst the local residents regarding the lack of consultation and that the original rejuvenation plans are being ignored.

It was advised by the Chairman that, after much discussion, RBWM were accepting responsibility this year for the flowerbeds down the central reservation in Ascot High Street and would pay for them to be replanted. They are looking to the Parish Council to assist with arranging this and to pay for the maintenance going forward.

There being no other business the meeting concluded at 8.15pm.

Cllr R Wood (Chairman)