

**Minutes of a meeting of the Planning Committee**  
**Held at All Saints Church Hall, London Road, Ascot, SL5 8DQ**  
**On Wednesday 22 June 2022 commencing at 7.00pm**

Members Present: Councillors R Wood (Chairman), P Deason (Vice Chairman), J Gripton, C Herring, B Hilton, A Sharpe, S Verma and S Humphrey.

In attendance: Helen Goodwin, Clerk to the Parish Council, Patrick Griffin (SPA), 22 members of the public.

**8202 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs P Carter & B Story.

**8203 MINUTES**

The minutes of the meeting held on 18 May 2022 were approved and signed as such.

**8204 DECLARATIONS OF INTEREST**

None were received.

**8205 PLANNING APPLICATIONS**

Application No.	Location and Description
22/01230/Full	<p><b>Garage Block at The Glen London Road Sunninghill Ascot</b> x1 new dwelling, following demolition of the existing garages. Parish Council Recommendation: <u>Objection</u></p> <p>The application for this new 4-bed property is on a site of 14 parking spaces currently used as overflow parking by the neighbouring flats at The Glen, which have limited parking (20 spaces for 16 flats). Given the limited parking options in the area, and the fact that there is no nearby on-street parking available, 3 parking spaces for the new property with no additional space for visitors or deliveries appears to be inadequate. (This would also cause major challenges during the construction phase.) This is therefore contrary to NP/T1.</p> <p>The proposed development would also result in loss of amenity for the residents of The Glen. It is on higher ground to the south, with large trees to either side, and at only 11m away at closest point, it will affect light entering all properties on the south side of The Glen (contrary to NP/DG2.2 and Borough Wide Design Guide principle 8.17).</p> <p>The close proximity of protected trees will also mean a lack of light in the new property. This could lead to requests to prune or remove these trees in the future to protect the amenity of future residents, which would harm the character and appearance of the area (potentially contrary to NP/EN2).</p>
22/01243/Full	<p><b>MSL House 5 - 7 High Street Sunninghill Ascot</b> Replacement roof with raised ridge, x5 front dormers, x6 rear dormers and alterations to fenestration to create x4 one-bedroom apartments with bin and bicycle storage. Parish Council Recommendation: <u>Concerns</u></p> <p>The Parish Council remains of the view that this extension of the building into the eaves of the building with multiple dormer windows alters the street scene and is not in keeping with the Victorian village. But the PI did not uphold this view in the appeal of 21/01843. The concern relates to the conformity with QP2 regarding sustainability and emissions etc. An extensive document is prepared advocating use of photovoltaic panels, solar water heating panels and air source heat pumps and their general benefits, it is not specifically detailed what is proposed for the 4 additional flats and those on the floor below, in terms of each of these items and as to whether they all can fit on the roof,</p>

	out of sight from all adjoining residents and are of specification that will not create unacceptable noise levels.
22/01126/Full	Four Winds The Avenue Ascot SL5 7NB Installation of 75mm of external insulation and render. Parish Council Recommendation: No issues
22/01295/Full	68 Bouldish Farm Road Ascot SL5 9EL x1 rear outbuilding - part retrospective. Parish Council Recommendation: No issues
22/01283/Works to Trees Covered by TPO	22 Hurstwood Ascot SL5 9SP T1 and T2 - Oak - reduce spread by up to 1.5m to allow clearance from building of 2m, finished spread of 5m, height no change. (TPO 009/1990) Parish Council Recommendation: Refer to Tree Officer
22/01267/Full	16 Highgrove Avenue Ascot SL5 7HR Garage conversion and loft space over to create habitable accommodation with x1 front and x1 rear dormer, x1 new window to first floor side elevation and alterations door on rear elevation. Parish Council Recommendation: Objection This application proposes a 2-floor single garage conversion, increasing the accommodation from the current 3-bed to a 3-bed plus large 'study' taking up the entire first floor of the garage. This will leave the 3-bed+ property with only 1 parking space and is therefore contrary to NP/T1.2 Furthermore, the dormer windows on the extension appear excessively large, resulting in a top-heavy appearance which is out of keeping with the current roof dormers. This poor design will have a negative effect on the street scene (contrary to NP/DG2, NP/DG3.1 and Borough Wide Design Guide principle 10.20).
22/01272/Full	26 Geffers Ride Ascot SL5 7JY Single storey side extension, insertion of window to ground floor side elevation and alterations to fenestration Parish Council Recommendation: No issues
22/01254/Full	Fir Tree 3 St Johns Road Ascot SL5 7NQ New front porch with canopy, replacement front bay window, 4no. front rooflights, single storey side infill extension, single storey side/rear extension, 1no. rear rooflight, hip to gable, loft conversion and alterations to fenestration. Parish Council Recommendation: No issues
22/01242/Full	9 Beechcroft Close Ascot SL5 7DB New balcony to first floor replacing x2 Juliet balconies. Parish Council Recommendation: Objection The provision of a full depth balcony would dramatically increase overlooking and reduce privacy of neighbours compared to the existing Juliets. It is noted that mitigation has been attempted with graduated obscure glass panels but it is felt that the issue would still exist even if full height panels were provided
22/01339/Full	Tal Pren 4 Whynstones Road Ascot SL5 9HW Part garage conversion, new canopy to front entrance and alterations to doors and windows. Parish Council Recommendation: No issues
22/01379/Full	22 Vernon Drive Ascot SL5 8TW Part garage conversion, new ground floor front bay window, two storey front extension, single storey side and rear extensions with rear pergola and alterations to fenestration. Parish Council Recommendation: Concerns A garage and a carport are being lost. Application words mention a widened driveway to accommodate 3 cars . In order to accommodate parking, lawn is being replaced with block paving, reducing amenity space. Difficult to see where the side extension would fit as it appears internally to be only 1.25m wide and would block the window of the current living room– this appears overdevelopment of the site, taking into account the other proposed changes.
22/01347/Full PC	3 Ancaster Drive Ascot SL5 8TR Part single part two storey part first floor side/rear extension. Parish Council Recommendation: No Issues

22/01315/Full BH	<p>Ripplesmere Burleigh Lane Ascot SL5 8PF Detached outbuilding. Parish Council Recommendation: Refer to Tree Officer The site has been subject to considerable works for the erection of 3 dwellings, this application seeks further TPO works. It is not clear if the RPA of TPO trees are effected or if electricity and water are being provided to the garden room with the associated impacts on laying services. If RBWM minded to approve replacement trees are required to fit in with TA "Villas in a woodland setting"</p>
22/01291/Full	<p>72 - 72B High Street Sunninghill Ascot Part single part two storey rear extension with rear first floor terrace, glass balustrade and privacy screens, side entrance and alterations to fenestration to provide a new kitchen area for the ground floor restaurant, 1no. ground floor flat and 1no. first floor flat with associated amenity space, parking, refuse, and cycle storage following demolition of the existing single storey rear extension and outbuilding. Parish Council Recommendation: Objection This is a modification of 21/03396 which was withdrawn, there remain 3 aspects not solved within this proposal The kitchens of both the restaurant are diminished in terms of amenities. The takeaway kitchen has its window and light removed. The cold room is removed and space given over to the GF flat. The existing flat has its access to private amenity space removed as is no longer has access to a balcony, being replaced by an internal staircase. This is contrary to RBWM Design guide of required access to private amenity space. Parking is proposed at 1 space per flat for both 2 bed and 1 bed flats. The proposed space for deliveries actually does not increase parking as it results in the loss of 1 space on the road and creates issues with pedestrian access to both the takeaway and the restaurant. BUT the major issue created is that ALL the spaces being provided to the flats are the spaces currently used by customers and staff in both restaurants. All of these vehicles would be displaced, creating significant issues in an area of distinct parking shortage being adjacent to road junctions, zebra crossing and zig-zags and bus stops.</p>
22/01378/Full	<p>Fairchilds 7 Woodlands Ride Ascot SL5 9HP Alterations to the existing garage comprising of; a single storey side extension with accommodation at first floor, raising of the eaves and ridge and x3 front dormers. Parish Council Recommendation: Object. This proposed development of a detached triple garage breaches the conditions of an earlier appeal decision in 1989 (. In addition because of the increase in height and width, the bulk and scale will dominate the street scene as it is clearly visible from the road. The dormer windows will also violate the privacy of the house next door</p>
22/01383 Works To Trees Covered by TPO	<p>Hollybank House St Marys Hill Ascot SL5 9AP (T1 and T2) Scots Pine and Lawson Cypress - removal all major dead, dying and dangerous branches (T3 and T4) Indian Bean - reduce and shape by 2-3m to leave a final height of 6m and spread of 3-4m and (T5) Indian Bean - section fell to ground level - 025/1993TPO. Parish Council Recommendation: Refer to the Tree Officer</p>
22/01431/Full	<p>RSG Motor Group Halfpennys Garage Kings Road Sunninghill Ascot SL5 7BT Construction of a commercial unit (use class E), x14 dwellings including associated vehicular/pedestrian access, parking, bin storage and landscaping, following demolition of existing buildings Parish Council Recommendation: Strong Objection  Separate detailed mail will be sent</p>
22/01227/Full	<p>35 Course Road Ascot SL5 7HH Installation of x4 solar panels above the existing single storey rear element, x2 front rooflights, x1 rear dormer with x1 juliet balcony and alterations to fenestration. Parish Council Recommendation: No Issues</p>
22/01393/Full	<p>45 Cheapside Road Ascot SL5 7QR Single storey side/rear extension, rear raised decking with store under, x1 rear dormer and alterations to fenestration, following demolition of the existing single storey</p>

	side/rear element. <b>Parish Council Recommendation: No Issues</b>
22/01442/Full	<p>Erinmore The Avenue Ascot SL5 7NB Construction of 2no. detached dwellings and associated site works, following demolition of the existing house. <b>Parish Council Recommendation: Objection</b></p> <p>The proposed dwellings are not in keeping with the Townscape Assessment of “leafy residential” as the buildings are squeezed in and not in spacious plots surrounded by vegetation as the buildings are only 2m apart.</p> <p>This is a large plot but in order to accommodate 2 houses the majority of parking is proposed at the front of the buildings, which is contrary to policy NP/DG3.3. whilst examples could be produced of parking in front, these were approved before the adoption of the Neighbourhood Plan in 2011.</p> <p>It is also noted that no CIL documents have been produced for the development</p>
22/01282/Works To Trees Covered by TPO	<p>The Belvedere Arms London Road Sunninghill Ascot SL5 7SB Willow x 3 - crown reduce by 7m and to remove the dead wood and cut the branches away from the telecommunications cable. (023/2015/TPO). <b>Parish Council Recommendation: Refer to Tree Officer</b></p>
22/01532/Works To Trees Covered by TPO	<p>8 The Chase Ascot SL5 7UJ (T1) Quercus Robur - fell to ground level and (T2) Pinus Sylvestris - fell to ground level - 007/2001/TPO. <b>Parish Council Recommendation: Refer to Tree Officer. No issue to felling of dead tree, Pruning of T1 is preferred option rather than felling and replacement trees are requested as a condition if RBWM minded to approve.</b></p>
22/01474/Works To Trees Covered by TPO	<p>Fairchild's 7 Woodlands Ride Ascot SL5 9HP x3 Conifers - fell - 011/2014/TPO. <b>Parish Council Recommendation: Refer to Tree Officer If RBWM minded to approve replacement trees are required.</b></p>
22/01333/Full	<p>The White Cottage Buckhurst Road Ascot SL5 7QE Alterations to an existing outbuilding comprising of; single storey rear extensions, replace existing flat roof with pitched roof and insertion of doors, windows and rooflights, following demolition of an existing outbuilding. <b>Parish Council Recommendation: Object</b></p> <p>This development is in the Green Belt to develop an outbuilding into an annexe to the house. There is an increase in size proposed to be partially offset by a removal of a timber summer house. It is not evident from electronic records as to whether the summer house has planning approval and whether the offset is valid. It is also highlighted that the larger consolidated building proposed would be more dominant than the 2 structures and as such would affect the openness of the Green Belt.</p> <p>If RBWM minded to approve a condition of single-family occupation should be placed on the new building.</p>
22/01554/Full AS	<p>Tanglewood St Georges Lane Ascot SL5 7ES Part single part two storey front extension with covered area, raising of the eaves and ridge to create a new first floor with rooflights, raising of the eaves and ridge above the single storey side element and alterations to fenestration and to external finishes. <b>Parish Council Recommendation: No issues</b></p> <p>This is a variant on a previous application which was refused. This application is reduced in height, altered fenestration and has conducted the relevant surveys into wildlife such as bats.</p>
22/01526/Full	<p>Burwood House 22 Llanvair Drive Ascot SL5 9HT New front porch canopy and pillars, part garage conversion, part single part two storey, part first floor side extension, single storey rear extension, raising of the eaves and ridge</p>

	<p>height, 2no. front dormers, 1no. side dormer, 2no. rear dormers and alterations to the external finish and alterations to fenestration.</p> <p><b>Parish Council Recommendation: Concerns.</b></p> <p>This would be a more substantial and higher and bulkier house which could dominate the street scene. The number of bedrooms is planned to increase from 5 to 8 ( 3 in the annexe). Concern though is the three proposed dormer windows on the sides which would overlook neighbours - two overlooking number 20's garden and one overlooking number 24. After removal of the garage parking will be at the front but sufficient space exists.</p> <p>If RBWM minded to approve, a condition of single family occupancy condition will be required</p>
22/01559/Full	<p>64 Geffers Ride Ascot SL5 7JZ</p> <p>Single storey front extension.</p> <p><b>Parish Council Recommendation: No Issues</b></p>
22/01552/Full	<p>Greystones St Marys Road Ascot SL5 9AX</p> <p>New front entrance, front canopy, partial raising of the ridge and eaves with 1no. front dormer and 1no. rear dormer and alterations to the external finish and fenestration.</p> <p><b>Parish Council Recommendation: No Issues</b></p>

#### 8206 PLANNING APPEALS

No planning appeals were received.

#### 8207 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 20 & 27 May & 01 & 10 June.

#### 8208 ANY OTHER BUSINESS

Patrick Griffin, representing SPAE, reported on the Stakeholder meeting he had attended the previous day regarding the proposed Ascot Green West development.

With regard to the Halfpenny's application (22/01431) he commented:

- The council spent a lot of money on the town scape assessment and identified local areas which are Victorian villages, including Sunninghill. This should be used as a reference guide. He expressed his dismay that one of the case officers apparently said he wants to see something more modern here (according to the applicant).
- Scale & bulk – this contemporary style is not conducive, for instance it has a flat-roof 3-storey block
- Policy DG4 – St Michael's and Cordes Hall are both identified as landscape views in the parish plan.
- SPAE has objected to the application.

There being no other business the meeting concluded at 8.55pm.

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**Cllr R Wood (Chairman)**