

**Minutes of a meeting of the Planning Committee
Held at The Pavilion, Victory Field Recreational Ground, London Road, Ascot, SL5 7DG
On Tuesday 20 July 2022 commencing at 7.00pm**

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

In attendance: Maryann Morgan, Administration Assistant to the Parish Council

8221 APOLOGIES

Apologies were received from Cllr A Sharpe. Cllr P Carter was absent.

8222 MINUTES

The minutes of the meeting held on 22 June 2022 were approved and signed as such.

8223 DECLARATIONS OF INTEREST

None were received.

8224 PLANNING APPLICATIONS

Application No.	Location and Description
22/01245 (Full)	25 Hilltop Close Ascot SL5 7QT Single storey front extension, part single part two storey rear extension and alterations to fenestration. Parish Council Recommendation: No Issues. This looks sizeable but seems to be appropriate. The 45° angle is being observed. There is an extra bedroom, so parking could be questioned. However, there is a separate area of garaging, so it's difficult to judge whether sufficient parking is provided. On the whole, no objection.
22/01501 (Full)	4 Beechcroft Close Ascot SL5 7DB Single storey rear extension. Parish Council Recommendation: No issues
22/01508 (Full)	Copper Beech House 37A Llanvair Drive Ascot SL5 9LW Part garage conversion, single storey rear extension, rear raised terrace and detached double garage. Parish Council Recommendation: Object No issues related to the house. Issues re garage, Application states that there are NO changes to parking which as the house is losing part of garage and a new garage is being erected, this cannot be the case. The location for the detached garage is not shown on plans. In order to comply with NP/DG3.3, the garage must be at the side of the building and NOT in front. The architectural style must match the building and be set back.
22/01556 (Works To Trees Covered by TPO)	Land East of 3 and 6 Cherington Way and 8 Ascot Park Blythewood Lane Ascot (T1 to T4) Maple; (T5) Holly; (T6) Chestnut; (T7) Sycamore; (T8) Willow; (T9 and T10) Ivy covering stump; (T11, T12, and T14) Holly and (T13) Hazel - remove growth over the hedge (to a point circa 3m above the fence line (016/2020/TPO). Parish Council Recommendation: Refer to Tree Officer
22/01621 (Works to Trees Covered by TPO)	Montrose Court London Road Ascot SL5 7FX Chestnut - crown reduction by 3-4m to reduce sail; Oak x 2 - crown reduction by 3-4m to reduce sail and install 4 tonne cobra bracing system in crown where necessary. (025/2005/TPO). Parish Council Recommendation: No objections but refer to Tree Officer Previous permission given to fell T1 & T2 oaks 21/ 0004 not implemented This application saves the trees and there is a full Arboriculture Report relating to a Bracing System to be put in place

22/01622 (Full)	<p>Wynglade Whynstones Road Ascot SL5 9HW New ancillary outbuilding, following demolition of an existing shed Parish Council Recommendation: Concern Concern re the back of this outbuilding because the window will overlook the neighbour's (Orchard House) garden. It is requested that the window in the store is obscure glass as the window is at the fence line, if fence/hedge is low OR building moved away from boundary.</p>
22/01686 (Works to Trees Covered by TPO)	<p>37 Llanvair Drive Ascot SL5 9LW T1 - Turkey Oak - reduce canopy overall by 2.5m to give a final height of 20m and spread of 8m, T2 - Turkey Oak - remove over extending lowest limbs on NW side, raising of the canopy up to 5m from ground level. (11/2014/TPO) Parish Council Recommendation: Refer to Tree Officer</p>
22/01688 (Full)	<p>4 St Johns Road Ascot SL5 7NQ Part garage conversion, single storey side infill extension, single storey rear extension, new front entrance canopy, alterations to external finishes, fenestration and hardstanding following demolition of existing conservatory. Parish Council Recommendation: No issues subject to RBWM being satisfied with parking arrangements being sufficient (garage appears too small) and applying hardstanding to grassed area may affect street-scene</p>
22/01693 (Full)	<p>Monks Hall Monks Walk Ascot SL5 9AZ Replacement and enlarged front entrance door and windows, single storey front/side extension with an annexe in the roof space and replacement roof above the existing ground floor rear bay window, following part demolition of the existing single storey front/side element. Parish Council Recommendation: No Issues This looks okay - and is very similar to 22/00261 approved in March.</p>
22/01718 (Full)	<p>Green Meadows Surgery Winkfield Road Ascot SL5 7LS The erection of 1no. pair of semi-detached dwellinghouses and 2no. detached dwellings with associated vehicular access, parking and landscaping following demolition of existing buildings. Parish Council Recommendation: No issues</p>
22/01720 (Full)	<p>31 Sutherland Chase Ascot SL5 8TE Single storey front extension with entrance canopy, replace hanging tiles on the front elevation with cladding, part single part two storey side extension, single storey side/rear extension, new roof with rooflight above the existing single storey rear element, enlargement of the existing driveway and new boundary treatment. Parish Council Recommendation: Concerns No objections to enlargement of property. Concerns relate to the high 2m close board fencing, surrounding the property which will have a detrimental effect on the street scene as hedges is the norm within the street-scene. If sanctioned by RBWM, the fence should be placed behind the existing hedge, but this is not made clear in the application.</p>
22/01731 (Full)	<p>4 Ancaster Drive Ascot SL5 8TR Single storey front extension, enlargement of existing Juliet balcony on rear elevation and alterations to fenestration. Parish Council Recommendation: No issues</p>
22/01742 (Full)	<p>Birch House Church Road Ascot SL5 9DP Hip to Gable to accommodate a loft conversion, first floor side/rear extension and alterations to fenestration. Parish Council Recommendation: This proposal replaces a similar application last year which was withdrawn. These plans seem an improvement on last years. It no longer looks three stories high although it has Velux windows in the new roof space. It is quite a large plot and I think can accommodate extra residents with cars.</p>
22/01802 (Full)	<p>25 Woodend Drive Ascot SL5 9BD Garage conversion, first floor side extension and alterations to fenestration. Parish Council Recommendation: Objection The property increases from 4 to 5 bedrooms. It thus requires a minimum of 3 parking spaces which after removal of the garage spaces leaves only surface parking at the front of the property and thus at conflict with policy NP/DG3.3 which requires parking in between properties and it is questioned as to whether 3 spaces are practical in front, allowing simultaneous entry and exit which would result in on street parking which is contrary to NP.T1.2 as the road is heavily trafficked, The first floor side extension may impact the neighbour's property/ light (particularly no 23 as you look at no 25 front onwards).</p>

22/01846 (Works to Trees Covered by TPO)	19 Kennel Ride Ascot SL5 7NS (T1) Oak - reduce in height by 3m and over extending limbs by 2m to suitable growth points to leave a final height of 9m and spread of 8m - 024/2016/TPO. Parish Council Recommendation: T1 Oak no objection with Tree Officer input. Tree is very prominent on a narrow road so would benefit area – allowing more light to properties 15 17 19 and possible 21. There is also a safety aspect to reducing height etc as per application.
22/01856 (Full)	43 New Road Ascot SL5 8QB Formation of vehicular access over the existing watercourse to New Road. Parish Council Recommendation: Objection This application is subsequent to application 21/02314 (side extension only), adding vehicular access from New Road. The cumulative effect of applications 21/02314 and the current application equates to a repeat of the refused application 21/00021 which requested both the side extension and vehicular access. This results in an increased gravelled parking area providing access to the front entrance, which will increase run-off in a flood zone. The accompanying flood risk report does not appear to adequately address the concerns or provide the full information requested in the Borough's refusal of application 21/00021 (updated version below), therefore the previous objections still apply. ' The application site lies within Flood Zone 3 (high risk) and it has not been satisfactorily demonstrated that the bridging over/culverting of the Blackmoor Stream which runs through the front garden would not restrict the watercourse's flow resulting in an increase in flood risk elsewhere. As such the proposal is contrary to policy NR1 of the Borough Local Plan. It has not been adequately demonstrated that the proposed culverting of the Blackmoor Stream would not harm habitats and biodiversity. As such the proposal is contrary to policy NR2 of the Borough Local Plan, policy NP/EN4 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan and the guidance set out in paragraph 175 of the NPPF. The applicant is advised that the proposed culverting of the Blackmoor Stream will require a flood risk activity permit (FRAP) under the Environmental Permitting (England and Wales) Regulations 2016. Without sufficient assessment of the risk posed to nature conservation and flood risk the Environment Agency is unlikely to grant a FRAP. ' Also - New Road falls within the jurisdiction of Bracknell Forest Borough Council so planning consent for the new entrance and dropped curb on this road will need to be obtained from them.
22/01260 (Full) RW	Woodland Adjacent To Grand Regency Heights and First House, Burleigh Road, Ascot Fell to ground level 5 Sycamore trees to ground level. Parish Council Recommendation: Object. Refer to Tree Officer A previous application 18/00658 was refused by RBWM stating that possible pruning and management of important trees should be undertaken instead of felling. Some ivy and branches have subsequently fallen in high winds which has promoted re-application. It is felt that felling is extreme and that prudent tree management of trees should be undertaken instead.
Applications received after agenda had been published. Recommendations from Committee discussed in AOB	
22/01754 (Full)	8 Highgrove Avenue-Part garage conversion Part garage conversion, single storey rear extension and alterations to fenestration, following demolition of the existing single storey rear element. Parish Council Recommendation: Objection Question as to whether the remaining garage is LARGE ENOUGH leaving only 1 off street space which would result in on street parking contrary to policy NP/T1.2 as this area is heavily trafficked and has narrow "island" roads.
22/01892 (Full)	Albany House Whynstones Road Ascot SL5 9HW New front entrance canopy, part single part two storey side/rear extension with side undercroft and canopy, alterations to fenestration, external finishes and to the vehicular access with new boundary treatment and vehicular entrance gates. Parish Council Recommendation: No issues but street scene better maintained if 1.8m metal fence is behind hedge not in front
22/01850 (Full)	41 Hurstwood Ascot SL5 9SP Single storey front extension, single storey side/rear extension with x1 new chimney and alterations to fenestration. Parish Council Recommendation: - Refer to tree Officer Similar application to 22/00919 WDN with tree report

22/01790	<p>4 To 6 Brockenhurst Road And 11 Oliver Road Ascot Application for prior approval for the construction of one additional storey to provide x4 additional dwellings. Parish Council Recommendation: Objection 22/00187 was recommended for refusal, this version has a flat roof Contrary to NP/DG1 and DG1.4 - Respecting the Townscape. The addition of the extra floor result in a bland white building with a flat roof, which is 8.4 m high and has a frontage of 35.5 m. It sits on a corner plot on the gateway to this Victorian village and doesn't respect any of the characteristics of a Victorian village as set out in section 5: Victorian Villages of the RBWM Townscape Assessment. Contrary to Principle 7.6.1, 7.6.2. and fig 7.6 of the RBWM Borough Wide design Guide.</p> <p>The development now fails to reflect and integrate well with the spacing, heights, bulk, massing and building footprints of existing buildings, which are in a local historic pattern, and doesn't relate well to the local context.</p> <p>The development is of a scale and mass that adversely impacts on the street scene, local character and neighbour amenities, so should be refused.</p> <p>The L-Shaped rear of the property dominates the gardens of local residents and are overlooked by the flats on the top floor, as is clearly shown on dog 015ST-12-14. The two neighbouring properties are particularly badly affected. The light to neighbouring properties is affected by adding an additional floor.</p> <p>Unit 7 is shown as having a single bed. However, the bedroom size exceeds the min size for a double bed. The unit should therefore be classified as a 1 bedroom 2 bed flat which requires an area of 50 sq.m., but is only 43 sq.m.</p>
22/01881 (Full)	<p>17 Victoria Road Ascot SL5 9DD Single storey rear infill extension and alterations to fenestration. Parish Council Recommendation: No issues</p>
22/01918 (Full)	<p>19 Llanvair Close Ascot SL5 9HX Single storey rear extension and alterations to fenestration. Parish Council Recommendation: No issues, but request condition that new flat roof at rear cannot be used for any purpose. E.g. balcony</p>
22/01922 (Full)	<p>28 Victoria Road Ascot SL5 9DB Two storey front/side extension and alterations to fenestration. Parish Council Recommendation: No issues</p>
22/01913 (Full)	<p>50A Lower Village Road Ascot SL5 7AU Part garage conversion, single storey rear extension and alterations to fenestration. Parish Council Recommendation: No Issues as long as 3 parking spaces on site remain after losing garage space as required by NP/T1.2</p>

8225 PLANNING APPEALS

Appeal Ref: APP/T0355/W/21/3285134 Land To The North West of Cedar House, Coombe Lane, Ascot SL5 7AS.

The appeal is allowed and planning permission is granted for the erection of 6 small-scale agricultural structures (1 shed, 3 greenhouses, 2 netted fruit cages) on agricultural land at land to the North West of Cedar House, Coombe Lane, Ascot SL5 7AS, in accordance with the terms of the application, Ref 21/00835, dated 17 March 2021.

8226 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 17 & 24 June and 01 & 08 July.

8227 ANY OTHER BUSINESS

1. Berkshire House – the application for a change of use has gone to appeal and the case will be decided on written representation. There was a consensus of opinion that this change of use will lose business space and employment opportunities for Ascot High Street. Cllr. Robin Wood will write to the Planning Inspector regarding this.
2. The London Square application for the land off Ascot High Street has now been formally submitted 22/01971. The community/cultural space proposed in the application is less than 16% of what was requested, and the

parking proposed is insufficient for the development. Cllr. Peter Deason has put together a document explaining the requirements to comply with the community vision and a meeting has been urgently requested with London Square to discuss this. A meeting will also be held in August with the Prince's Trust regarding this development and will be attended by representatives from the Parish Council.

3. The development in Wells Lane on the waste disposal site – there is now a proposal to build 35 houses on this site – the original plan was 12 houses. No application has yet been submitted but it was felt that this might be an unacceptable development on green belt land.
4. Applications received following the publication of the agenda, but requiring a response before the next Planning Committee meeting were discussed. Parish Council recommendations as above.

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

Cllr R Wood (Chairman)