

**Minutes of a meeting of the Planning Committee**  
**Held at King Edward VII Meeting Room, Ascot Racecourse, Ascot SL5 7JX**  
**On Tuesday 27 September 2022 commencing at 6.40pm**

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

In attendance: Helen Goodwin, Clerk to the Council & Maryann Morgan, Administrative Assistant to the Parish Clerk

**8287 APOLOGIES**

Apologies were received from Cllr J Gripton.

**8288 MINUTES**

The minutes of the meeting held on 17 August 2022 were approved and signed as such.

**8289 DECLARATIONS OF INTEREST**

None were received.

**8290 PLANNING APPLICATIONS**

The applications as detailed in Appendix A, were discussed by the committee at an informal meeting held on Wednesday 21 September. The recommendation agreed at that meeting were put to the committee for ratification. All recommendations were approved.

**Appendix A:**

Application No.	Location and Description
22/01676 (Full) BH	Chalybeate Burleigh Lane Ascot SL5 8PF New decking around an existing swimming pool – retrospective Parish Council Recommendation: No issues as long as the RPA of trees have not been affected
22/01687 (Works to Trees Covered by TPO) BS	Friars End Greyfriars Drive Ascot SL5 9JD (T1) Oak - dismantle to ground level (T4) Oak - prune back lateral branches by 2-3m and (T5) Oak - crown reduce by 2-3m on property side only - 103/2003/TPO. Parish Council Recommendation: Refer to Tree Officer
22/02066 (Full) AS	Taneramor Kier Park Ascot SL5 7DS Single storey side/rear extension and a first floor side extension. Parish Council Recommendation: No Issues
22/02218 (Full) BS	Woodcote Cottage 3 Woodcote Place Ascot SL5 7JT Part conversion, extension and 4no. dormers to the existing garage, single storey front extension, single storey side/rear extension, single storey side extension and changes to the external finish and fenestration following the demolition of the existing front porch and single storey rear extension. Parish Council Recommendation: No Issues- as long as the dormers don't overlook neighbours - hard to tell from info provided.
22/02246 (Works to Trees Covered by TPO) BS	37 Llanvair Drive Ascot SL5 9LW T2 - Turkey Oak - fell (011/2014/TPO) Parish Council Recommendation: Refer to Tree Officer

22/02316 (Full) CH	<p>Virginia Water Lodge Buckhurst Road Ascot SL5 7QA</p> <p>Replacement fence to the front elevation and new pedestrian gate, new front porch, replacement of the rear window with a new door and window and changes to part of the front external finish.</p> <p>Parish Council Recommendation: Concerns</p> <p>It is noted that no details are provided on the design/style of the replacement fence. If the proposed fence is anything other than like-for-like, further details need to be provided.</p> <p>The Parish Council has no issues with replacement of rear window with a door or changes to front external finish, which appear to be in keeping with the original house. However, the asymmetrical design of the new porch does not appear to be in keeping with the style of the original house with its prominent apex roofs, which is contrary to LP/HE1 and NP/DG4.1. This also goes against the principles 10.7 and 10.8 of the Borough Wide Design Guide which state that extensions need to respect the main building they relate to in terms of style, form and detailing, and that the existing building should be used as the main reference point for appearance, materials and details... using a roof form and slope that reflects the main building.</p>
22/02317 (Listed Building Consent) CH	<p>Virginia Water Lodge Buckhurst Road Ascot SL5 7QA</p> <p>Consent for a replacement fence to the front elevation and new pedestrian gate, new front porch, replacement of the rear window with a new door and window and changes to part of the front external finish.</p> <p>Parish Council Recommendation: Concerns see 22/02316 above</p>
22/02325 (Works to Trees Covered by TPO) SV	<p>Angels Abode Cheapside Road Ascot SL5 7DR</p> <p>(T1) Robinia - reduce height and spread by 2m to leave finished canopy height of 15m and spread of 15m and (T2 and T3) Sweet Chestnuts - raise canopies up to 3.5m over drive. (004/1965/TPO).</p> <p>Parish Council Recommendation: Refer to Tree Officer</p>
22/02327 (Works to Trees Covered by TPO) SH	<p>13 Llanvair Close Ascot SL5 9HX</p> <p>T1 - Red Oak - crown reduction by 2m, to leave a final height of 18m and spread of 18m, crown lifting up to 4m from ground level, G1 - Group of Pines - crown lifting up to 4.5m from ground level and remove broken and snapped branches, G2 - Group of Pines - crown lifting up to 4.5m from ground level and remove broken and snapped branches (011/2014/TPO).</p> <p>Parish Council Recommendation: Refer to Tree Officer</p>
22/02374 (Variation Under Reg 73) PD	<p>Former British Gas Site Bridge Road Ascot SL5 9NL</p> <p>Variation (under Section 73) of planning permission 18/02704/FULL to vary the wording of Condition 9 (Remediation).</p> <p>Parish Council Recommendation: Refer to environmental Officer</p>
22/02417 (Full) RW	<p>Guy Salmon 71 - 75 High Street Ascot SL5 7HS</p> <p>New lift shaft, screening to elevations P-01 and P-04 , erection of a single jet wash enclosure on existing hardstanding, additional car park spaces, new security fencing and alterations to fenestration.</p> <p>Parish Council Recommendation: No major issues, but concern that the louvres over the ground floor windows will significantly darken the street scene. The elevations give a poor impression and outlook</p>
22/02455 (Works to Trees Covered by TPO) PC	<p>Laurel House Coronation Road Ascot SL5 9LP</p> <p>(2330) Oak - remove and (2331) Oak - remove. (030/1999/TPO).</p> <p>Parish Council Recommendation: Refer to Tree Officer. Felling should only be considered as a last resort and replacement tree are requested if RBWM minded to approve.</p>
22/02477 (Full)	<p>30 Armitage Court Ascot SL5 9TA</p> <p>x2 single storey front extensions, first floor side/rear extension and alterations to fenestration (part retrospective).</p> <p>Parish Council Recommendation: Objection</p> <ul style="list-style-type: none"> <li>The proposals constitute overdevelopment of the site as the result would be full width contrary to NP/DG2.2</li> </ul>

	<ul style="list-style-type: none"> <li>• The new bedroom above the garage is very close to #31 boundary and contravenes 45 and 60 degree views from neighbours windows, thus reduces light</li> <li>• The proposed brickwork does not appear to match existing as per elevation drawings hence contrary to NP/DG3.1, but application forms states matching.</li> <li>• The proposed extension is in line with the existing building line but should be subservient to the existing dwelling and set back</li> <li>• Parking may be constrained due to the garage moving forward and the driveway being on a slope.</li> </ul>
22/02504 (Variation Under Ref 73)	<p>35 Llanvair Drive Ascot SL5 9HS</p> <p>Variation (under Section 73) of Condition 5 (Approved Plans) to substitute those plans approved under 21/02926/FULL for a new entrance gates and piers, enlargement of the existing rear patio, new entrance canopy, single storey front/side extension, two storey side/rear extension, first floor front extension, x3 front rooflights, x2 side rooflights to both side elevations, x2 rear gables with juliet balconies and alterations to fenestration and to external finishes. with amended plans.</p> <p>Parish Council Recommendation: Bay windows to front are removed and garage is shortened, meaning it cannot be used for cars. If sufficient parking remains on site, the proposal is preferred to 21/02926</p>
22/02532 (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 Bed1 to the GF flat is shown as 11.5 sq.m, all other bedrooms GF flat and 1<sup>st</sup> floor are below the 11.sq.m as required by paragraph 10 of the Nationally Described Minimum Space Standards. Neither flat is shown with any built in storage.</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. It is also highlighted that the basement may be subject to flooding as has been experienced in the vicinity.</li> <li>• The private amenity space is not shown for each flat and 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> <li>• PC are confused as the words of the application refers to work on outbuildings to be used as part of the accommodation, but no details are provided and NOT shown on any plans. If the plan is to change“ the storage building within the curtilage also into a self-contained property”, this would result in a significant overdevelopment of the site exacerbating the issues above.</li> </ul>
22/02348 (Works to Trees Covered by TPO)	<p>Mandalay Burleigh Road Ascot SL5 8ES</p> <p>(T1) Oak - reduce over extended limbs over the road by 2m; reduce extended limbs in upper canopy by 1m - 1.5m, remove deadwood and (T5) Oak - crown reduce only by 2m -</p>

	<b>2.5m to leave a height of 17m retaining the current spread and remove deadwood.(011/2015/TPO).</b> <b>Parish Council Recommendation: Refer to Tree Officer</b>
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#### **8291 PLANNING APPEALS**

No planning appeals were received.

#### **8292 APPROVALS AND REFUSALS**

The approvals and refusals were considered for weeks ending 19, 26 August, 02 & 09 September.

#### **8293 ANY OTHER BUSINESS**

- I. Cllr R Wood informed the committee that as this was an informal meeting all the recommendation discussed would be ratified at the next formal Planning Committee held on Tuesday 27 Sep.
- II. Cllrs R Wood and P Deason have been looking into RBWM's consultation document on building heights. Their comments on this document will be submitted to the committee shortly.
- III. Cllr A Sharpe noted that there were posts Ascot Matters regarding a public meeting with SPAE and the Ascot & Sunnings Neighbourhood Plan Delivery Group to discuss details of the Ascot Centre development brief. The meeting will be held in the Pavilion Room at Ascot Racecourse on 7 October from 7 to 9pm.
- IV. Cllrs R Wood and P Deason informed the committee that they had recently attended an informal meeting with representatives of Silwood Park to discuss proposals for the site.

There being no other business the meeting concluded at 7. pm.

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**Cllr R Wood (Chairman)**