

**Minutes of a meeting of the Planning Committee
Held in the King Edward VII Meeting Room, Ascot Racecourse, SL5 7JX
On Tuesday 18 October 2022 commencing at 7.00pm**

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

In attendance: Maryann Morgan, Administrative Assistant to the Clerk & Patrick Griffin (SPAЕ)

8313 APOLOGIES

Apologies were received from Cllr J Gripton. Cllr P Carter was absent.

8314 MINUTES

The minutes of the meeting held on 27 September were approved and signed as such.

8315 DECLARATIONS OF INTEREST

Cllr C Herring stated that she owned but did not live in a property that backs onto the British Telecom Telephone Exchange in Upper Village Road.

8316 PLANNING APPLICATIONS

Application No.	Location and Description
22/00334 (Variation Under Reg 73)	Hatchet Lane Farm Hatchet Lane Ascot SL5 8QE Variation (under Section 73a) of Conditions 20 and 24 to substitute those plans approved under 20/02271 for the Construction of 6No. dwellings following demolition of existing dwelling and outbuildings with amended plans Parish Council Recommendation: No Issues as long as the car port is removed as a condition, as suggested by the applicant.
22/02529 (Prior Approval Class MA)	First And Second Floors 25 - 29 High Street Ascot Prior approval to change the first and second floor office space into 4no. flats. Parish Council Recommendation: Objection Proposed flats are sub-standard. For habitable room, minimum ceiling height is 2.2m. Flats 3 & 4 have an overall height of less than 2m. The floor area in flat 3 is quoted as 40sqm. This includes areas of less than 1.5m in head height. The area that is above 2m. is approx. 33sqm. This fails to meet minimum standards and is therefore substandard accommodation. Flat 4 is also substandard by the same rules. The bathrooms of flats #2 and 3 are of sub-standard size and height. The stairs upwards are only .7m wide making it difficult to transport large items such as furniture and cycles. There is no provision for parking, refuse bins or bike storage shown for these residential flats. Parking on the High St is time limited There appears to be conflict between permitted change of use (class MA) and RBWM Planning Policy ED3. which has not been implemented Full Planning Application should be required for this development.
22/02531 (Full)	Woodside Horse Gate Ride Ascot SL5 9LS Single storey side extension to form link to garage. Raising of the ridge, new roof and 1no. dormer to the garage. Parish Council Recommendation: Concern This application to connect the main house to the adjacent garage appears to overlook the conditions attached to the original development approval for this property in application 17/03449.

	<p>These conditions state that no further development should take place until a scheme for the mitigation of the effects of the development on the Thames Basin Heaths Special Protection Area has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for the delivery of SANG and for provision towards Strategic Access Management and Monitoring (SAMM) to ensure that the development does not have a significant adverse effect on a European site within the Conservation of Habitats and Species Regulations 2010. No evidence of this has been provided.</p> <p>These conditions also stated that the first-floor windows in the side elevations of the approved dwellings should be of a permanently fixed, non-opening design, with the exception of an opening top-light that is a minimum of 1.7m above the finished internal floor level, and fitted with obscure glass to prevent overlooking and loss of privacy to neighbouring occupiers. The proposed window on the side elevation above the garage area, albeit facing inwards across the property, appears to take account of none of the above restrictions and is potentially contrary to BLP QP3.</p> <p>The Parish Council questions the need for increasing the roof height and adding stair access and a dormer window to the garage if this is only to be used for storage. It is noted that the initial approval in application 17/03449 stated that the garage accommodation on the site should be kept available for the parking of vehicles only, associated with the development at all times to ensure that the development is provided with adequate parking facilities, in line with NP/T1.</p> <p>If the Borough is minded to approve this application, it is recommended a condition is attached to ensure that the entire property is occupied by one family only.</p>
22/02568 (Full)	<p>10 Victoria Road Ascot SL5 9DA Single storey rear extension following demolition of existing elements. Parish Council Recommendation: Substantial addition to the footprint of the house - maybe twice the area of the current one. However, it's designed for someone who's disabled and being single storey, is relatively unobtrusive.</p> <p>If the Borough is minded to approve this application, it is recommended a condition is attached to ensure that the entire property is occupied by one family only. In addition, it is requested that PDR be removed from the property so that in the future the footprint could not be used as justification for development which would be opposed if submitted now as the extension would be regarded as overdevelopment, if not being for care purposes.</p>
22/02581 (Works to Trees Covered by TPO)	<p>Park End Kier Park Ascot SL5 7DS (T1) Cedar - fell. (004/1995/TPO). Parish Council Recommendation: Object and refer to the Tree Officer. One of the reasons given in the application is that the tree is a poor specimen but there's no Arbor report nor any proposal for a replacement.</p>
22/02608 (Full)	<p>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 height, 1 no. side dormer, 2 no. rear dormers and alterations to the external finish and fenestration. Parish Council Recommendation: Concerns This application is an improvement on the last, but concerns still exist regarding roof design with side dormers appearing overly bulky and detrimental to the design and appearance of host dwelling and would not accord with the character and appearance of the neighbouring properties. It would be preferable if the dormer in the ensuite to the first floor annexe bedroom 2 was changed to a rooflight with obscured glass. Also, the scheme would look better if the stair access to the attic bedroom was redesigned to remove the need for the faux dormer. Both of these changes would improve the design and remove the conflict with NP/DG3.1 If RBWM minded to approve, a condition of single-family occupancy condition will be required</p>

22/02623 (Works to Trees Covered by TPO)	<p>Chatsworth House Friary Road Ascot SL5 9HD (T1) Red Oak - Reduce canopy by 7m overall to give finished height of 13m and spread of 8m. (002/2013/TPO). Parish Council Recommendation: Refer to Tree Officer. It is noted that this is a significant reduction of 35% height and 46% spread</p>
22/02624 (Works to Trees Covered by TPO)	<p>Penmere House St Marys Road Ascot SL5 9AX T1 - Oak - Reduce canopy by 3m overall to give finished height of 12m and spread of 8m (032/2005/TPO) Parish Council Recommendation: Refer to Tree Officer</p>
22/02629 (Variation Under Reg 73)	<p>Maryland Horse Gate Ride Ascot SL5 9LS Variation (under Section 73) of Condition 13 (Approved Plans) to substitute those plans approved under 21/02702/FULL for a replacement dwelling following demolition of existing elements and x1 new vehicular access with amended plans. Parish Council Recommendation: Concern The key changes in this application are:</p> <ul style="list-style-type: none"> • The introduction of a huge basement for leisure and parking, including a swimming pool, the size of which is over twice the floor area of the rest of the property combined • Convert the garage on the ground floor to living accommodation. • Additional vehicle entrance to site added for “gardening” purposes. <p>Concern is expressed concern at the scale of the basement and it’s sustainability, plus the hard paving is increased in area and an additional access to site is requested, thus possible harm to the openness of the Green Belt. It is also, reiterate the conditions in the RBWM letter permitting application 21/02702 “The site is in the Green Belt and whilst the development subject to this permission complies with the Green Belt policy, further development would be unlikely to do so, Relevant Policies - adopted Borough Local Plan QP5.”</p>
22/02685 (Full)	<p>British Telecom Telephone Exchange Upper Village Road Ascot SL5 7AJ Removal of glass panel and fitting of louvre to two windows on the ground floor east elevation and one window on the ground floor west elevation. Parish Council Recommendation: No concerns but would like the front of the building to be freshly painted also.</p>
22/02722 (Full)	<p>The Burleigh Bushes Cottage Burleigh Road Ascot SL5 7LE Variation (under Section 73A) of Condition 13 (Approved Plans) to substitute those plans approved under 21/02879/VAR for Variation (under Section 73A) of condition 12 (approved plans) to substitute those plans approved under 20/01034/VAR for variation (under Section 73) of Condition 12 (Approved plans) to substitute those plans approved under 18/00123/FULL for the construction of 2x detached dwellings with x1 integral garage and x1 detached garage including alterations to access with amended plans.</p> <p>Parish Council Recommendation: After many changes to the approval, this appears to be a change in the outward appearance of the detached garage only. (dimensions are the same but double doors instead of single)</p>
22/02381 (Full)	<p>Lloyds TSB Bank 21 High Street Ascot SL5 7JE New steps, external seating area, installation of an air conditioning unit to the rear elevation and new side entrance to facilitate a change of use to a cafe. Parish Council Recommendation: Concern. The planning application documents seem to be at conflict with each other in places and so not clear what is being asked for. Mention is made of 4 canopies, assume 2 at front as these are shown on a graphic but not on plans, where are other 2?. Internals show no seating for café but show a new door proposed to existing car-park “form door to seating area”. Narrative shows serving hatch to RH front window but plans show both front windows as hatches. No details are provided on barriers in the car park to safely segregate customers and cars</p> <p>Major issue is parking in that 1 space is provided and staff numbers to be 5 FT and 5P/T or 7FTE plus the requirement for a bakery and café (possibly 40 seats) therefore the parking shortage on the High Street is exacerbated by this development.</p>

22/02382 (Full)	<p>Lloyds TSB Bank 21 High Street Ascot SL5 7JE Consent to display 1no. internally illuminated fascia sign; 1no. non illuminated fascia sign; 2no. internally illuminated projecting signs and 2no. canopies with lettering and lettering to box planters. Parish Council Recommendation: Part no concern/ Part Objection No issues with front fascia signage or Option2 Illuminating projecting sign to RH of building. Objection to Option 1 projecting sign in car park entrance as it simply duplicates sign on building and could confuse shoppers parking. In addition, the canopies proposed for the front windows would be dominating the street scene if open all the time, restriction required by condition to being fully open only when shop is open .</p>
22/02713	<p>Windles Ravensdale Road Ascot SL5 9HL Garage conversion with habitable accommodation within the roof-space and alterations to fenestration. Parish Council Recommendation: Objection As the proposal includes kitchen facilities, the unit must be regarded as a separate dwelling Class C3. As a separate dwelling the size is beneath the standard for a 2 floor property. The unit also requires private amenity space.</p>
22/02734 (TPO)	<p>Kimberley Burleigh Road Ascot SL5 8ES G1 - x 5 Oak Trees - Crown lifting to 5.2 m above ground level, side to make highway compliant. Lift three of the tress immediately adjacent to the property to 6.5m to give 2.5m clearance from the roof line of the house (016/2018/TPO) Parish Council Recommendation: Refer to Tree officer to ensure works are necessary</p>
22/02537 (Full)	<p>Warners Wells Lane Ascot SL5 7DY Part single, part first floor side/rear extension and alterations to the external finish and fenestration. Parish Council Recommendation: No issues as long as parking for 3 cars remains after removal of the double garage</p>

8317 PLANNING APPEALS

No planning appeals were received.

8318 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 23, 30 September & 7 October.

8319 ANY OTHER BUSINESS

- Cllr R Wood advised that Margaret Morgan from the Ascot Neighbourhood Development Group had produced a document objecting to RBWM's Tall Building strategy and that he would circulate this to the other Councillors on the Planning Committee.
- A discussion was held as to whether Planning Committee meetings should be held every three weeks or remain with the current schedule of every four weeks. Cllr R Wood pointed out that where they are held every four weeks, several applications are always received after the agenda has been circulated to members of the Committee. The change back to three weeks would be the difference between twelve meetings a year currently to seventeen meetings a year. It was decided to keep the current arrangement that the meetings are held once a month.
- Cllr A Sharpe advised that Greenhays, a property backing onto the Victory Field in Sunninghill, had installed substantial electric gates without planning permission. It was decided to approach the RBWM Enforcement Officer regarding the need for retrospective planning permission for these gates.
- Cllr R Wood advised the committee that he would be unable to attend the next meeting on 15 November and that Cllr P Deason (Committee Vice Chairman) would chair the meeting.

There being no other business the meeting concluded at 8.00pm.
