

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

Members Present: Councillors R Wood (Chairman), P Deason (Vice Chairman), J Gripton, B Hilton & P Carter.

In attendance: Maryann Morgan, Admin Assistant, Peter Spooner & Patrick Griffin (SPAЕ)

8357 APOLOGIES

Apologies were received from Cllrs C Herring, Cllr Verma, & Cllr A Sharpe. Cllr B Story was absent.

8358 MINUTES

The minutes of the meeting held on 15 November were approved and signed as such.

8359 DECLARATIONS OF INTEREST

None were received.

8360 PLANNING APPLICATIONS

Application No.	Location and Description
22/02604 (Works to Trees Covered by TPO)	Catherine House London Road Ascot SL5 7EQ (T1) Mature Oak - crown lift to 4.5m above ground level by removing small diameter branches and epicormic growth only at source. (T2) Mature Oak - crown lift to 4.5m above ground level by removing epicormic growth only; thin by up to 20% the previously pruned portion of crown to give an even canopy throughout. (010/2008/TPO) Parish Council Recommendation: Refer to Tree Officer
22/02656 (Works to Trees Covered by TPO)	Land To The Rear of 3 Cherington Way And 26 To 36 Vernon Drive Ascot (CS) - Sweet Chestnut - Reduce spread by 2-2.5m. (Group of 4x Holly, 4x Sycamore, 1x Sweet Chestnut) - Cut back to the boundary of 3 Cherington Way, by reducing lateral branches by 1.5-2 metres and the radial spread will be reduced from 2-3 metres to 1 metre. (016/2020/TPO) Parish Council Recommendation: Refer to Tree Officer
22/02798 (Listed Building Consent)	House Silwood Park Nurseries Cheapside Road Ascot SL5 7QY Consent for internal and external repairs. Parish Council Recommendation: No objections - minor improvements to make the property habitable
22/02844 (Works to Trees Covered by TPO)	Land At 2 And 2 Windsor Grey Close Ascot (T1) - Oak - Reduce 2 lowest lateral branches by 2m. (T2) - Lime - Reduce 3 lowest branches over parking area by 2m. (017/2012/TPO) Parish Council Recommendation: Refer to Tree Officer
22/02944 (Works to Trees Covered by TPO)	Land To The Rear of 3 Charington Way And 26 to 36 Vernon Drive, Ascot Sweet Chestnut - cut back to property boundary. (016/2020/TPO) Parish Council Recommendation: Refer to Tree Officer
22/02958 (Full)	Valentine Cottage 6 Exchange Road Ascot SL5 7AW Two storey side extension and front canopy Parish Council Recommendation: No Issues

	This is a renewal of an existing application, which was permitted in 2019. Since that permission was granted, the BLP has been adopted but there appear to be no material constraints. Request condition to fit obscured glass to the first-floor side window.
22/02967 (Works to Tree Covered by TPO)	The Star Burleigh Lane Ascot SL5 8PF T1- Oak - Crown reduction by 2m to leave a final height of 20m and spread of 14m.(079/2004/TPO) Parish Council Recommendation: Concern Excessive shading is the reason given for this reduction so questionable on arboricultural grounds Refer to the Tree Officer
22/02976 (Works to Trees Covered by TPO)	Connifer Cottage Watersplash Lane Ascot SL5 7QP (T1) Scots Pine - fell; (T2) Scots Pine - crown reduce by 1 - 1.5m to leave a height and spread of Xm and (T3) Scots Pine - fell. (023/1997/TPO). Parish Council Recommendation: Objection Question as to whether justification is sufficient arboricultural reason. Refer to Tree Officer
22/02992 (Full)	Oaklea 20A Cromwell Road Ascot SL5 9DG 2no. semi-detached three bedroom dwellings with new access and refuse/cycle storage following the demolition of the existing dwelling. Parish Council Recommendation: Concern over Parking as only 1 space being provided for each 3 bed property and on street parking is reduced by the increase in dropped kerbs even though it is deemed to be in a sustainable location.
22/02944 (Works to Trees Covered by TPO)	Land To The Rear of 3 Cherington Way And 26 To 36 Vernon Drive Ascot Sweet Chestnut - cut back to property boundary. (016/2020/TPO) Parish Council Recommendation: Refer to Tree Officer
22/03005 (Full)	5 The Chase Ascot SL5 7UJ Single storey rear extension and alterations to fenestration following demolition of existing conservatory. Parish Council Recommendation: No Issues
22/03020 (Full)	41 Hurstwood Ascot SL5 9SP Single storey side/rear extension, single storey front extension and new chimney. Parish Council Recommendation: No Issues
22/03118 (Full)	30 Armitage Court Ascot SL5 9TA Front single storey extension and alteration to fenestration (part-retrospective) Parish Council Recommendation: No Issues
22/03166 (Full)	Welton London Road Sunninghill Ascot SL5 0PH Replacement dwelling with associated cycle/refuse storage, landscaping and parking following the demolition of the existing dwelling and outbuildings. Parish Council Recommendation: Concerns The site is in Green Belt and development must not decrease the openness of the GB unless the applicant had successfully demonstrated VSCs, RBWM planners to decide on this. The existing site location plan suggests that the application for the replacement building will only occupy approx. half of the overall site. We are concerned that there might be an application for another dwelling on the undeveloped part of the site, and this would be a significant issue. Any such dwelling would also have to demonstrate VSCs, and this would be a significant incursion into the GB. The application seeks to use a second, currently unused entrance to create an in /out drive. It is requested that for safety purposes one entrance is for, in only and the other is out only as the A329 is a main carriageway at this point.
22/03182 (Full)	27 Cavendish Meads Ascot SL5 9TB Part garage conversion, part first floor, part two storey front/side extension, single storey rear extension and alterations to fenestration. Parish Council Recommendation: Concern. The property requires 3 parking spaces and the garage conversion loses 1, it is questioned as to whether 3 cars can park off street to comply with NP/T1.2 as there is too much parking in the street already.
22/03183 (Full)	Wisteria Cottage Cheapside Road Ascot SL5 7QH Single storey side extension with covered porch, single storey rear infill extension, replace flat roof with pitched roof to single storey rear element, replacement roof and raising of the ridge, 2no. front dormers, alterations to fenestration and 2no.parking

	<p>spaces following the demolition of the greenhouse and garage.</p> <p>Parish Council Recommendation: Concerns</p> <p>This is a fresh application, the previous one (21/01554) having been refused. Pre-application advice has now been sought and although the proposals concern a historic single storey dwelling and still appear to exceed GB guidelines particularly the elevations and volume, but it is a considerable improvement on 21/01544.</p>
22/03190 (Full)	<p>3 The Chase Ascot SL5 7UJ</p> <p>Part single part two storey rear extension with roof terrace, glazed entrance link between main house and existing garage, conversion of garage loft into habitable accommodation, alterations to fenestration, entrance courtyard to the glazed entrance link, new side entrance gate, new entrance gates to front boundary and new solar panels to south elevation following part demolition of existing rear element.</p> <p>Parish Council Recommendation: No Issues</p>
22/03205 (Full)	<p>10 Oriental Road Ascot SL5 7AY</p> <p>x2 single storey rear extensions, single storey side extension, increase of habitable accommodation within roof-space and alterations to fenestration.</p> <p>Parish Council Recommendation: No Issues</p>
22/03207 (Full)	<p>3 Llanvair Close Ascot SL5 9HX</p> <p>Single storey front extension, part single part two storey side/rear extension, x1 new detached garage, enlargement of existing dropped kerb, new entrance piers and alterations to fenestration following demolition of existing elements (part retrospective).</p> <p>Parish Council Recommendation: No Issues</p>
22/03225 (Prior Approval Class MA)	<p>First And Second Floors 25 - 29 High Street Ascot</p> <p>Prior approval to change the first and second floor office space into 4no. flats.</p> <p>Parish Council Recommendation: Strong Objection</p> <p>Transport and Highways MA2.2 a)</p> <ul style="list-style-type: none"> • No car or external cycle parking is proposed, contrary to NP/T1.1 and 1.2 There is no suitable on-street parking and any additional parking on the High Street impacts on visitor parking and the viability of the High Street. Even if the location is considered to have good transport accessibility 2 spaces are required. • The proposed cycle storage is adjacent to stairs and only .8m wide and unworkable for 4-8 cycles. • In the absence of appropriate cycle storage, cycles would need to be carried up 2 flights of stairs, and the upper flight of stairs is only 0.75m wide. The flats are very small, making cycle storage difficult. <p>Natural Light and Conditions</p> <ul style="list-style-type: none"> • In order to maintain the exterior with NO alteration to comply with MA rules, the existing windows will be kept. Due to the internal partitioning, it is questioned as to whether the proposed dwelling have acceptable natural light to be considered habitable as per MA 2.2 (f) • The bathroom to flat 2 is considered to be far too small • No outside amenity space, contrary to Borough Wide Design Guide Principle 8.5 • Contrary to NP/DG3.1 - Good Quality Design. The interior spaces are of poor quality. • In the 2nd floor flats there is only a 2m wide strip with headroom above 1.5m, making most of the living areas unusable. It is questioned as to whether the floor space acceptable headroom 1.7m is above 37sq m ART 3 (9A) <p>Other aspects</p> <ul style="list-style-type: none"> • Loss of office accommodation is contrary to NP/E1.1 resulting in loss of employment. It is not evidenced in the application the time at which the premises became vacant and that they have been suitably marketed.

	<ul style="list-style-type: none"> • It is not detailed as to how fire safety aspects have been addressed especially for the 2nd floor units where access could be required through another flat • A full planning application should be required for this development.
22/03269 (Full)	<p>Land At Junction of Larch Avenue Ascot And Silwood Road Sunninghill Ascot 2no. detached dwellings (self-build) with associated parking, landscaping and shared access.</p> <p>Parish Council Recommendation: Objection</p> <p>This is in the Green Belt and no VSC are presented and it is not considered “ limited infill” and should be rejected as previous applications on Larch Avenue have been refused related to infill e.g.,18/01693 Fox Hollow</p>
22/03296 Late submission	<p>5 The Poplars</p> <p>No issues expected</p> <p>Will be formally discussed in January</p>

8361 PLANNING APPEALS

No planning appeals were received.

8334 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 11, 18, 25 Nov, 02 & 09 December.

8335 ANY OTHER BUSINESS

A discussion was held regarding the resubmission of the planning application for the London Square development. It was felt that even though there had been some improvement with regard to design and community space, there were still major issues with parking, trees and overdevelopment of the site. It was suggested that the Parish Council and SPAE should ask all those concerned who had previously submitted objections to the planning application to do so again before the new deadline.

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

Cllr P Deason (Acting Chairman)