

**Minutes of a meeting of the Planning Committee  
Held at The King Edward VII Meeting Room, Ascot Racecourse, Ascot SL5 7JX On Tuesday  
17 January 2023 commencing at 7.00pm**

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

In attendance: Maryann Morgan, Administrative Assistant to the Clerk, Patrick Griffin (SPA), Peter Dwyer (member of the public)

**8375 APOLOGIES**

Apologies were received from Cllr P Carter.

**8376 MINUTES**

The minutes of the meeting held on 20 December 2022 were approved and signed as such.

**8377 DECLARATIONS OF INTEREST**

Cllr R Wood advised the committee that as he is a Governor of Frimley Health, he would refrain from making any comments regarding planning application 23/00036, Heatherwood Hospital.

**8378 PLANNING APPLICATIONS**

Application No.	Location and Description
22/02930 (Works to Trees Covered by TPO)	Ravensbury Brockenhurst Road Ascot SL5 9HB (T1) - Lawson Cypress - Reduce height of crown to 12m. (056/2002/TPO) Parish Council Recommendation: Refer to Tree Officer
22/03211 (Full)	Ascot Bar One 1 High Street Ascot SL5 7JF Glass walled retractable tent to be used for a smoking area Parish Council Recommendation: Object Concern that this tent takes up a lot of parking spaces which they claim is unused. It has been noted that parking does take place in these spaces and on 14/1 there were 6 cars parked in the rear. This will have a further impact on parking in the wider Ascot, where free spaces are limited. The number of spaces envisaged is so large that it will not be possible for any vehicles to go round to access the spaces on the wall to the racecourse or for the bins storage to be accessed. Contrary to NP/E1.2a & NP/E3.2a: If it is for a smoking area only the E & W sides need to be permanently open, and the customers are likely to spill out onto the access road. The noise and lighting is likely to impact on the amenity of neighbouring properties and their residents. It is an overly large smoking space 120 sq m, especially when compared to the actual floor space of the bar.
22/03296 (Full)	5 The Poplars Ascot SL5 9HZ Two storey side extension following demolition of existing elements, single storey rear extension and 5no. skylights. Parish Council Recommendation: No Issues
22/03341 (Full)	4 Woodlands Close Ascot SL5 9HU Part single, part two storey front/side extension, 2no. rear balconies and alterations to fenestration. Parish Council Recommendation: Concerns The plans would appear to indicate applying flat roofs as opposed to sloping roofs to the side extensions approved in 21/02919 with the addition of a cycle and bin store at the

	front right. Sloping roofs are more in keeping with the area. The GF plans appear to retain existing walls in the living area ,depicted in front of sofas, it is thus questioned as to whether the plans are correct making it difficult to make a recommendation.
22/03344 (Full)	<p>The Belvedere Arms London Road Sunninghill Ascot SL5 7SB</p> <p>Creation of new external structure with retractable roof system over external dining area to include new fencing, addition of cold room and condenser to the yard area, new and replacement lighting to Pub, car park and southern boundary of the site, installation of fixed planters and arches and alterations to fenestration and external finishes.</p> <p>Parish Council Recommendation: Concerns</p> <p>This request for an outside structure at the front of the building application a few years ago but was rejected then by the tree officer as it would have been detrimental to the weeping willows which are a major feature. Their application says that they have addressed these issues and that it should now be acceptable BUT the tree report is not attached so this needs to be investigated. A second concern would be about high-level floodlights in the car park. This building is in a great rural setting beside the great park and we are concerned about light pollution, especially as it in the Green Belt. Contrary to LP policy EP3: Concerns that the number of new flood lights and festoon lights are inappropriate in the green belt. The additional floodlights in the car park may impact negatively on the wildlife in the great park</p> <p>Thirdly as in GB it is not known what that cumulative increase in size of the building is compared to the 1948 size and could thus be inappropriate development in the GB. Extent of the high fencing around Dining Area 1 unclear but together with new external structure with retractable roof likely to impact openness of the Green Belt</p>
22/03362 (Full)	<p>Land Adjacent To 64 Lower Village Road Ascot</p> <p>Detached dwelling and garage with new access.</p> <p>Parish Council Recommendation: Strong Objection</p> <ul style="list-style-type: none"> <li>• The site is in the green belt and is governed by GB policy. The GB boundaries were redefined in the BLP adopted in 2022. NPPF paragraph 145 states: <i>‘Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land’.</i></li> <li>• The proposed development is on land that sits within the Green Belt. In accordance with the NPPF (147-8), development should be approved only in very special circumstances, which are outlined in NPPF149, and these are not met by the current application and neither does the site meet the exclusion clause conditions 149 e).</li> <li>• The applicant seeks to use NPPF exclusion para 149 e) allowing development in the Green Belt as “limited infilling in villages”. This exception does not apply in this site as it is a gap between villages of Sunninghill and South Ascot, not within, it is a gap between a dwelling and a railway line not 2 dwellings. The proposals don’t fall within the definition of infilling, which is “The infilling of a small gap within an otherwise built-up frontage”.</li> <li>• The land sits within an existing green corridor (Map 8 c) in NP), running along the railway embankment from Ascot to Sunningdale, as identified in the Ascot, Sunninghill and Sunningdale Neighbourhood Plan (NP) (also mentioned in BLP 6.8.5). The NP states that development proposals should seek to maintain and enhance the connectivity of all green corridors wherever possible, and that proposals for development on or adjacent to primary green corridors, must maintain and ideally enhance the function of the corridor. Planning applications for new dwellings must clearly demonstrate how they have incorporated appropriate measures to secure the connectivity of the corridor and the freedom of movement for species on or through the site. These conditions have not been met, and therefore the application is contrary to NP/EN5.1 and 5.2.</li> <li>• The site is within the defined area of a “Gap between villages” as per NP/EN1 and any development should be designed to maintain the separation and this does not. Map 7c) in NP</li> </ul>

	<ul style="list-style-type: none"> <li>• The site is within the Village Green Application as being an area utilised by local residents for recreation purposes for many years</li> <li>• The site in in the GB and development is not permitted as per QP5 section 4 a) and b)</li> </ul> <p>Even though the site should not be permitted as a development site in any case, as outlined above, below are listed planning issues which are not dealt with in any case</p> <p>The proposed building style is totally out of keeping with the Townscape assessment and the directly neighbouring Victorian Cottages and as such is harmful to the street scene, contrary to policy NP/DG2.1.</p> <p>The proposal would result in the removal of 4 on street parking spaces on Lower Village Road where spaces are at a premium. There will be impinged sight lines on exit from site</p> <p>The application seeks to remove several Trees which are TPO's which will harm the biodiversity of the area and no report on the biodiversity effects is included, especially as it is a designated green corridor and bats are known to be present on the site.NP/EN2 and 4.</p> <p>The dwelling is large and set well back from line of dwellings in Lower Village Road which form the boundary of 5D Victorian Villages (fig 3.7 Volume 3 of the RBWM Townscape Assessment for Sunninghill and S Ascot), and is not in line with the scale, massing or character with the nearby dwellings in Lower Village Road.</p> <p>The development would overlook and harm the amenity of #64 which currently enjoys an open outlook over the Green Belt and is sheltered from the railway by the trees.</p> <p>No notice of the proposal has been affixed to the site for the required 21 days which has resulted in not all local residents being made aware of the proposals and being able to make their comments.</p>
<p><b>22/03406 (Variation Under Reg 73)</b></p>	<p><b>Hocketts Oriental Road Ascot SL5 7AZ</b></p> <p>Variation (under Section 73) of Conditions 6 (Tree Protection), 7 (Retained trees), 8 (Sustainability) and 10 (Approved plans) to substitute those plans approved under 21/03375 for the Replacement dwelling and garaging with amended plans.</p> <p>Parish Council Recommendation: Concerns</p> <p>The proposed Garage/Carport is moving to the Southeast by over 2m and into the RPA of trees, but no revised tree survey is included. In addition an airsource heat pump is being proposed to be sited next to fence with Murtle and Little Murtle with noise issues which must be addressed with the neighbours.</p>
<p><b>23/00036 (Work to Trees Covered by TPO)</b></p>	<p><b>Heatherwood Hospital Brook Avenue Ascot SL5 7GB</b></p> <p>Please see application form (003/2017/TPO).</p> <p>Parish Council Recommendation: Concerns refer to Tree Officer</p> <p>All of these trees are in the Green Belt and provide import screening between the Occupants of Brook Avenue and the Hospital. The major justification appears to be that they are overhanging parking spaces on Brook Avenue which they probably have for many years. Good husbandry is supported but any felling should only be in the last resort and replacement trees are required if sanctioned.</p>

**8379 PLANNING APPEALS**

No planning appeals were received.

**8380 APPROVALS AND REFUSALS**

The approvals and refusals were considered for weeks ending 16, 23, 29 December & 06 January

**8381 ANY OTHER BUSINESS**

A discussion was held regarding the schedule of planning committee meetings as often applications are received by the Parish Council from RBWM after the agenda has been published. These applications require representations to be made by the Parish Council planning committee to RBWM before the next scheduled meeting. Cllr Wood advised that going forward he would check with RBWM on any such applications if they were able to accept the Parish Council's recommendations after the next scheduled planning meeting and if so, these applications would be added to the next meeting's agenda.

It was noted that the Parish Council had received notification of a telecommunications mast to be sited in Winkfield Road, Ascot. It was felt that the mast was very high and Cllr Wood will write to Clarke Telecom to raise the Parish Council's concerns.

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

-----  
**Cllr R Wood (Chairman)**