

**Minutes of a meeting of the Planning Committee**  
**Held at The King Edward VII Meeting Room, Ascot Racecourse, Ascot SL5 7JX**  
**On Tuesday 21 February 2023 commencing at 7.00pm**

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

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

**8402 APOLOGIES**

Apologies were received from Cllrs A Sharpe & C Herring

**8403 MINUTES**

The minutes of the meeting held on 17 January 2023 were approved and signed as such.

**8404 DECLARATIONS OF INTEREST**

None were received.

**8405 PLANNING APPLICATIONS**

Application No.	Location and Description
22/03239 (Works to Trees Covered by TPO)	Pinewood Heathfield Avenue Ascot SL5 0AL T2 - 1 x Pine Tree - tip reduce lateral limbs to give a 2.5m clearance to house, G3 - 3 x Douglas Fir Trees - remove major deadwood (019/2006/TPO). Parish Council Recommendation: Refer to Tree Officer
22/03390 (Full)	Park End Kier Park Ascot SL5 7DS Part single, part first floor, part two storey front/side extension, single storey rear extension, single storey side/rear extension, loggia, alterations to fenestration and new vehicular and pedestrian entrance gates and piers. Parish Council Recommendation: Object This proposal would extend an already large house into a larger one, even more out of keeping with the neighbouring houses, contrary to NP/DG2.1. Also, Kier Park has a long-established open environment yet this proposal includes post and rail fencing, hedging and gates, contrary to NP/DG2.2. The neighbours at Huntington have objected about this and also because they consider the new orangery will affect their light and shade, an en-suite window will overlook their patio and the boundary has been drawn incorrectly.
23/00014 ( Pt 20 Class ZA, demolition of buildings)	Ascentia House Lyndhurst Road Ascot SL5 9ED Application for prior approval to create x20 dwellings following demolition of existing building Parish Council Recommendation: Appears to comply with class ZA clauses. Would need to see specific parking plan for 20 flats but there are enough spaces available and understand access arrangements to flats and balconies behind the locked gates of the plant hire yard. Environmental Management Plan and EP3 Railway Commercial Noise Plan NAP2H10 have yet to be submitted.

23/00027 (Full)	<p><b>4 The Poplars Ascot SL5 9HZ</b>  Part single, part two storey side/rear extension with rear Juliet balcony, alterations to single storey rear roof to include 2 No. roof lanterns.  <b>Parish Council Recommendation: Concerns</b>  It is close to #5, with the proposed side extension set back from the host dwelling building line but would effectively fill in the gap between buildings and create terracing. The proposed extension could therefore harm the character and appearance of the area and would be contrary to Neighbourhood Plan Policies DG2 and Local Plan Policy QP3.</p>
23/00034 (Full)	<p><b>10 Sunninghill Road Sunninghill Ascot SL5 7BU</b>  x1 rear dormer to accommodate a loft conversion and alterations to fenestration.  <b>Parish Council Recommendation: Objection</b>  The front aspect of the proposal with 5 Velux windows is out of keeping of the surrounding area where no Velux exist at front. Rear Dormer is too wide and contrary to Borough Wide Design guide 10.5.2 as it is full width and should only be ½ width, the windows also do not align with ground and first floor. Para 10.20 provides guidance for roof space conversions and states that roof lights flush with roof slope should not dominate roofscapes visible from street, which this would do.</p>
23/00050 (Full)	<p><b>Birchcot Rise Burleigh Road Ascot SL5 7LE</b>  Single storey front extension with canopy and extension to roof above, part two storey part first floor side/front extension, part first floor part two storey side/rear extension and alterations to fenestration and solar panels following demolition of existing rear conservatory.  <b>Parish Council Recommendation: No Issues</b></p>
23/00061 (Full)	<p><b>Brook House 5A Coombe Lane Ascot SL5 7DQ</b>  Single storey side extension and single storey side/rear extension.  <b>Parish Council Recommendation: Concerns</b>  There are no issues with the South East doors and elevations. It is questioned as to whether the bifold doors to the South West are in keeping with the listed building status.</p>
23/00062 (Listed Building Consent)	<p><b>Brook House 5A Coombe Lane Ascot SL5 7DQ</b>  Consent for a single storey side extension, single storey side/rear extension and internal alterations.  <b>Parish Council Recommendation: As above</b></p>
23/00065 (Full)	<p><b>Land To The North West of 64 Lower Village Road Ascot</b>  Construction of 1no. dwelling house of exceptional quality and design with associated parking, landscaping enhancements and the creation of a new access road.  <b>Parish Council Recommendation: Strong Objection</b></p> <p>The entire premise of this proposal is based around the NPPF policy for housing in rural areas (NPPF 80), and the assumption that this is an application for development of an 'isolated home in the countryside', which can be permitted if 'the design is of exceptional quality, in that it:</p> <ul style="list-style-type: none"> <li>- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and</li> <li>- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area' (NPPF 80e).</li> </ul> <p>The application goes to great lengths to promote the quality of the design in an attempt to reinforce this message. However, the Parish Council is of the opinion that the proposed development site is NOT in a rural area, but rather it is in a gap between villages, with the nearest houses barely more than 50m away.</p> <p>This is backed up by the D&amp;A Statement which states in Paragraph 3.1 states that 'the site is approximately 0.21 ha in size and undeveloped with a suburban feel. The wider locality is predominantly residential and agricultural in nature. The site is accessed directly off from the adjacent public Highway' and Paragraph 3.4 states that 'in wider landscape terms the site lies within the green belt at the edge of a residential settlement area'.</p> <p>Most importantly, the site is in the green belt and is governed by GB policy. NPPF paragraph 145 states: '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'. The purpose of Green Belt includes preventing neighbouring settlements merging into one another and in safeguarding the countryside from encroachment. In</p>

	<p>accordance with the NPPF (147-8), development in the GB should be approved only in very special circumstances, and as this land is located in the gap between Ascot and Sunninghill villages (NP/Map 7c), the application fails to meet any special circumstances for development (NPPF 149). As no VSC have been provided and as no exclusion clauses apply any development on this site is by definition “inappropriate development in the Green Belt”</p> <p>The land also sits within an existing green corridor defined in the Ascot, Sunninghill and Sunningdale Neighbourhood Plan (NP, Map 8c), running along the railway embankment from Ascot to Sunningdale, (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 should 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. This application acknowledges these requirements but fails to provide any detail on how this will be achieved. NP 6.1.5 states that as a minimum the green corridor should extend 5m either side of a body of water to allow uninterrupted migration of wildlife. The proposed the boundary wall, hedge and new tree planting lie within the water course, the new SUDS Layout (drawing 0-800) lies alongside the watercourse and the dwelling overlaps the green corridor by around 1m. This is totally unacceptable and contrary to EN5.1. The ‘biodiversity plan’ referred to in the Design and Access Statement is absent from the application. Therefore, the application does not comply with NP/EN5.1 or 5.2.</p> <p>Furthermore, the site sits within a ‘Gap between villages’, designated as important for maintaining the character of the area in the NP, and this development would fail to maintain the separation between Ascot and Sunninghill. The proposed building style is totally out of keeping with the Townscape assessment and the directly neighbouring Victorian Cottages, and as such would be harmful to the street scene (contrary to policy NP/DG2.1).</p> <p>The application seeks to remove more than 30 trees with TPOs, which will significantly harm the biodiversity of the area. It is also noted that the creation of the access road will further disrupt biodiversity and require further tree destruction, but none of this is included in the application. While a tree survey is provided, no report on the biodiversity effects is included. This is particularly concerning as both bats and badgers are known to be present on the site (NP/EN2 and 4).</p> <p>It is a surprise that the environmental officer didn’t have any concerns.</p> <p>Having been used by local residents for recreation purposes for many years, the site is part of the proposed Village Green being considered by the Borough which would preclude any development.</p> <p>Adding a driveway entrance to this narrow part of Lower Village Road would result in the removal of several much-needed on-street parking spaces. The Highways Officer has highlighted the need for visibility splays of 43m in both directions from the new access, it is difficult to see how this can be achieved as the access is adjacent to the railway bridge and it brick build parapet to the right on exit. There will also be impinged sight lines on exit from the site due to current parking levels in addition.</p>
23/00069 (Full)	<p>38 Woodend Drive Ascot SL5 9BG New detached dwelling following demolition of existing. Parish Council Recommendation: No issues.</p>
23/00073 (Full)	<p>Pine Krest Lodge 13 Geffers Ride Ascot SL5 7JY Single storey side extension. Parish Council Recommendation: No Issues but Refer to Tree Officer as close to TPO trees. Due to the size of the cumulative rear extensions, it is requested that a condition of single family occupancy be attached to any approval</p>
23/00106 (Works to Trees Covered by TPO)	<p>Winbar 58 Llanvair Drive Ascot SL5 9LN T1 - Birch - fell, T2 - Birch - fell, T3 - Poplar - remove limbs conflicting with power cables</p>

	<p>(023/1995/TPO).  <b>Parish Council Recommendation: Refer to Tree Officer</b>  <b>Note the Parish requests that felling is the last resort and that all other measures must be employed first as these trees form part of the streets scene and contribute to the leafy surrounding area</b></p>
23/00111 (Works to Trees Covered by TPO)	<p>11 Woodlands Ride Ascot SL5 9HP  (1) - Lawson Cypress - Fell. (011/2014/TPO)  <b>Parish Council Recommendation: This application has already been decided and approved.</b></p>
23/00133 (Works to Trees Covered by TPO)	<p>1 Ridgemount St Marys Hill Ascot SL5 9AT  T1 - Beech Tree - Crown thinning by 20%, Crown lifting to meet statutory road clearance and 3m clearance from the ground in the garden. (101/2001/TPO)  <b>Parish Council Recommendation: Refer to Tree Officer</b></p>
23/00180 (Works to Trees Covered by TPO)	<p>Oak Lea Coombe Lane Ascot SL5 7AT  (T1) - Oak - Reduce lateral branches towards garage approximately 1.5m, leaving 4m.  (T2) - Copper Beech - Crown reduce eastern sector by approximately 2m, leaving 7m. (017/1995/TPO)  <b>Parish Council Recommendation: Refer to Tree Officer</b></p>
23/00207 (Full)	<p>10 Fox Covert Close Ascot SL5 9PA  Partial garage conversion, single storey rear extension with rear steps, 1no. rear dormer, alterations to the existing roof and fenestration.  <b>Parish Council Recommendation: No issues as long as windows don't affect neighbours and that the width of the rear dormer complies with Design Guide 10.5.2.</b></p>
23/00235 (Works to Trees Covered by TPO)	<p>8 Wellswood Ascot SL5 7EA  T1 - Oak - reduce main leader to live growth, Crown reduction by 3m to a final height of 15m and spread of 8m. (073/2002/TPO)  <b>Parish Council Recommendation: Refer to Tree Officer</b></p>
23/00237 (Full)	<p>47 Lower Village Road Ascot SL5 7AF  Single storey side/rear extension, new steel flue and alterations to fenestration following the demolition of the existing conservatory.  <b>Parish Council Recommendation: No Issues</b></p>
23/00261 (Full)	<p>14 Carroll Crescent Ascot SL5 9EH  Single storey rear extension.  <b>Parish Council Recommendation: No Issues other than it is a significant rear extension which nearly doubles grounds floor space and the extension roofs which look complex.</b></p>
23/00277 (Variation Under Reg 73)	<p>Maryland Horse Gate Ride Ascot SL5 9LS  Variation (under Section 73) of Condition 13 to substitute those plans approved under 21/02702/FULL for the replacement dwelling following demolition of existing elements and x1 new vehicular access. with amended plans.  <b>Parish Council Recommendation: Objection</b>  Application 22/02629, which was refused, sought variations the permitted app 21/02702</p> <ul style="list-style-type: none"> <li>• 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, together with an external access ramp</li> <li>• Convert the garage on the ground floor to living accommodation.</li> <li>• Additional vehicle entrance to site added for "gardening" purposes.</li> </ul> <p>Our PC expressed concern at the scale of the basement and it's sustainability, plus the hard paving was increased in area and an additional access to site is requested, thus possible harm to the openness of the Green Belt</p> <p>We also, reiterated 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> <p>22/02629 was refused on the following grounds:</p> <p>"The proposed dwelling by virtue of its additional built form, including vehicular access ramp and subterranean entrance, would be materially larger than the one it would replace and is therefore inappropriate development in the Green Belt. It is considered there are no very special circumstances that would outweigh this harm to the Green</p>

	<p>Belt, which is afforded substantial weight. As such, the proposal is contrary to Section 13 of the National Planning Policy Framework (NPPF)2021 and Borough Local Plan Policy QP5.</p> <p>This application to vary the 21/02702 proposal keeps the basement the same size as the refused application but omits the basement parking, and hence the need for the ramp. The revised accommodation includes a pool, bar and entertainment area, gym, cinema and changing rooms.</p> <p>A second floor has been added which includes a 6th bedroom, bathroom and games room (why, when the basement is one large entertainment area). The floor area is therefore now 155 sqm larger than the refused scheme, 2.3x the floor area of the approved application and 2.9 x the floor area of the original dwelling. The volumetric increase is large</p> <p>It represents a gross overdevelopment in the Green Belt which affects the openness and as such should be refused.</p>
23/00286 (Telecom Dev Determination 56 days)	<p>Telecommunications Mast Opposite Onslow Drive Winkfield Road Ascot Application for determination as to whether prior approval is required for a proposed 20m streetpole, antennas, ground-based apparatus and ancillary development. Parish Council Recommendation: Object The site is in/on edge of Green Belt and the installation will have a negative environmental impact on the street scene and on the openness of the Green Belt. At 20 mtrs +groundbase apparatus , white in colour, it will be an eyesore</p>
23/00333 (Telecom Dec Determination 56 Days)	<p>Land To The North of New Mile Corner Winkfield Road Ascot The proposed installation of a 20m monopole comprising 6no. antennas and 2no. 300mm dishes together with 4no. ground based cabinets and ancillary development thereto. Parish Council Recommendation: No Issues</p>
23/00344 (Works to Trees Covered by TPO)	<p>9 Beechcroft Close Ascot SL5 7DB T1 and T2 - 2 x Sycamore - Crown reduce by 2-2.5m. (62/1998/TPO) Parish Council Recommendation: Refer to Tree Officer</p>
23/00345 (Full)	<p>10 Oaklands Drive Ascot SL5 7NE Single storey front/side extension, part single, part two storey front/side extension with front canopy and rear Juliet balcony, alterations to the external finish and fenestration, new hardstanding and 4no. parking spaces. Parish Council Recommendation: No Issues</p>
23/00369 (Full)	<p>13 Llanvair Close Ascot SL5 9HX New front entrance canopy, first floor front extension, part two storey, part single storey rear extension with 2no. Juliet balconies and alterations to the external finish and fenestration following the demolition of the existing front canopy and rear conservatory. Parish Council Recommendation: No Issues, plot is a good size, works proposed would improve the property aesthetically and suit the locality style and appearance.</p>

## 8406 PLANNING APPEALS

22/00224/FULL- APP/T0355/D/22/3306907

Site Address: Sunnycroft Larch Avenue Ascot SL5 0AP

Proposal: Garage conversion, two storey front/side extension with front entrance canopy, two storey side/rear extension with balcony, steps to the rear and alterations to fenestration.

Advice has been received that the above appeal will be decided on the basis of Written Representations. Copies of all comments made to RBWM about the application before it was decided to the appellant and the Planning Inspectorate. As this appeal is proceeding under the Householder Appeals Service there is no opportunity to submit further comments.

22/01526/FULL - APP/T0355/D/22/3307842

Site Address: Burwood House 22 Llanvair Drive Ascot SL5 9HT

Proposal: 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, 2no. front dormers, 1no. side dormer, 2no. rear dormers and alterations to the external finish and alterations to fenestration.

Advice has been received that the above appeal will be decided on the basis of Written Representations. Copies of all comments made to RBWM about the application before it was decided to the appellant and the Planning Inspectorate. As this appeal is proceeding under the Householder Appeals Service there is no opportunity to submit further comments.

#### **8407 APPROVALS AND REFUSALS**

The approvals and refusals were considered for weeks ending 13, 20, 27 January & 3 February 2023.

#### **8408 ANY OTHER BUSINESS**

There was a discussion regarding the Methodist Chapel in The Terrace in Sunninghill – the site is currently up for sale. It is specified as a Landmark View in the Neighbourhood Plan. It was suggested that this building and other buildings within the Parish could be considered by the Parish Council for listing as heritage assets. It was agreed that this matter would be added to the agenda for a future meeting.

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

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**Cllr R Wood (Chairman)**