

**Minutes of a meeting of the Planning Committee
Held at The Saints Pavilion, Ascot Unit Football Club, Winkfield Road, Ascot, SL5 7LJ
On Wednesday 24 May 2023 commencing at 7.00pm**

Members Present: Councillors R Wood (Chairman); D Hilton (Vice-Chairman), B Hilton, A Sharpe, & B Story.

In attendance: Jayne Strand, Assistant Clerk to the Parish Council, Cllr R Tavoletti, Cllr C Revilla, Peter Spooner & Patrick Griffin (SPAEC)

8469 APOLOGIES

Apologies were received from Cllrs C Herring and S Verma.

8470 MINUTES

The minutes of the meeting held on 18 April 2023 were approved and signed as such.

8471 DECLARATIONS OF INTEREST

None were received.

8472 PLANNING APPLICATIONS

Application No.	Location and Description
23/00524 (Full)	40 Woodend Drive Ascot SL5 9BG First floor side extension with front dormer. Parish Council Recommendation: No Issues
23/00821 (Variation Under Reg 73)	22 Llanvair Drive Ascot SL5 9HT Variation (under Section 73) of Condition 2 to substitute those plans approved under 22/01526/FULL for the 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 with amended plans. Parish Council Recommendation: No Issues
23/00846 (Full)	The Duke Upper Village Road Ascot SL5 7AG Glazed single storey detached outbuilding Parish Council Recommendation: Object <ul style="list-style-type: none"> · Impact on the street scene. The proposed glass enclosure would be very bland very visible from Lower Village Road, particularly in the darker evenings if lit up inside and would be very modern. It would lack the relaxed character of the existing area as part of a Victorian village. · Out of character with the existing historic building. The pub is thought to date back to the late 1880's and is in a prominent location on the corner of Upper Village Road and Lower Village Road. The proposed glazed enclosure with an aluminium frame would be totally out of character with and would not blend with the historic building. The rear entrance to the pub and the attractive brick barbecue would be hidden By comparison the existing timber pergola (which covers a similar area as the proposed new glass enclosure) makes an attractive outside sitting area which catches the evening sun and enhances the street scene

	<p>Increased noise and light pollution (if internally lit), particularly over the winter and summer months months.</p>
23/00867 (Full)	<p>44 Cavendish Meads Ascot SL5 9TD Single storey front extension, first floor front extension, single storey rear extension and alterations to fenestration following demolition of existing front canopy. Parish Council Recommendation: Concern as to whether the front and rear extensions comply with the 45 and 60 degree rules which affect property #42.</p>
23/00870 (Full)	<p>Grenville, St. Marys Hill, Ascot SL5 9AP Alterations to front entrance canopy, single storey side extension, two storey side extension with 2no. Juliet balconies, new external front wall, 1no. EV charger, alterations to fenestration, external finishes and access and new dropped kerb following demolition of existing side element. Parish Council Recommendation: Concern re overlooking from Juliet balconies onto neighbouring properties</p>
23/00871 (Full)	<p>House In The Wood Larch Avenue Ascot SL5 0AP Two storey front extension, single storey side extension, single storey side/rear extension, single storey rear glazed infill extension, extension to the existing roof with 1no. rear dormer and alterations to the rear terrace, steps, courtyard and fenestration following the removal of the existing elements. Parish Council Recommendation: Concerns. The extension at the front of the property moves the building line forward but as the property is in a large plot it does not create something out of keeping. The new frontage has a significant full height glazed elements, which together with the removal of a 15 ft hedge to the front creates potential overlooking aspects over the neighbouring property.</p>
23/00873 (Works to Trees Covered by TPO)	<p>Oaklands Kier Park Ascot SL5 7DS T1 - Oak - fell, T2 - Oak - Crown reduction by 6m height and spread on east by 5m and by 3m on all other cardinal points, reduce the two lower limbs east by further 3m to closest growing point. . (012/1966/TPO). Planning Committee Recommendation: Refer to Tree Officer</p>
23/00912 (Full)	<p>100 Kennel Ride Ascot SL5 7NW Single storey rear extension Parish Council Recommendation: No Issues</p>
23/00921 (Full)	<p>Milcote And The Nook At Milcote Kings Ride Ascot 10no. apartments with basement parking, refuse store, and landscaping following the demolition of the existing buildings. Parish Council Recommendation: Strong Objection Part of this site is in Bracknell Forest and part in RBWM. The site is in the Green Belt and the size of the proposal must be compared with that which it preplaces The volume of the proposed apartment block is less than the cumulate total of the volume of the buildings to be demolished. It is 14.1 cubic metres less so in planning terms complies with NPPF para 149 d) and is acceptable in the green belt. However, in pre-app advice Bracknell Forest planners stated the volume should be reasonably less than the cumulative total and 0.3% does not comply and the building is damaging to the openness of the green belt contrary to NPPF para 148. The calculations provided as part of the application which attempt to show a similar footprint, do not include the significant ramp to the underground carparking even if the steep 1:8 gradient is acceptable. Furthermore, planning application 17/00642 for a 10-bedroom dwelling which was significantly smaller that the proposed apartment block was refused because of a significant area of raised patio. The current proposal provides minimal patio areas for the apartments on the ground floor and in this proposal which is described as, a largely a landscape led scheme, and there will be pressure to create paths around the house and in the grounds. Previous refusals stated that as the proposed building moved to the rear of the existing building by 20 m into an open grassed area, this affected the openness of the GB. This</p>

	<p>current proposal moves the building by 90 m and this must further highlight this as a reason for refusal.</p> <p>A single large building must make a more substantial incursion into the greenbelt than the existing house and selected smaller outbuildings and sheds that are to be removed. No landscape drawings are provided but should be presented for consideration before a planning decision can be made.</p> <p>With the information provided the application should be refused as contrary to Green Belt policies NPPF paras 148 and 149 d).</p> <p>Parking for flats 9 and 10 is substandard as only 2 spaces are provided in a non sustainable location</p>
23/00942 (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 to include cycle and bin store on ground floor.</p> <p>Parish Council Recommendation: Objection</p> <p>Parish comments remain as stated for previous application 22/03225, particularly in relation to parking and bike/bin storage.</p> <p>The applicant has attempted to address the Borough's concerns re. inadequate bin and bike storage. However, the proposed bin storage appears to be in an unvented internal area which is unhygienic and assumes bins will be shared. (No information is provided on where bins will be placed for collection.) Furthermore, storage for only 4 bikes assumes only one bike per household which is likely to be inadequate, given that no car parking is provided. The Parish Council is concerned by assumptions that public transport provision in the area is sufficient to negate the need for cars. These concerns are reinforced by the fact that there is no suitable on-street parking in the area, and any additional parking will affect the viability of the High Street.</p> <p>As the premises are home to Cedar Cabs, this could lead to a reduction in employment and the economic viability of the High Street contrary to NP/E 1.1</p>
23/00952 (Variation Under Reg 73)	<p>18 Norton Park Ascot SL5 9BW</p> <p>Variation (under Section 73A) of Condition 5 to substitute those plans approved under 21/02746/FULL for the part single/part two storey front/side extension, single storey rear extension, single storey side extension, garage conversion into habitable accommodation and alteration to fenestration with amended plans.</p> <p>Parish Council Recommendation: No Issues</p>
23/00967 (Works to Trees Covered by TPO)	<p>Merlin House Bagshot Road Ascot SL5 9JL</p> <p>G23 - Leylandii - trim side by 0.25m leaving a final spread of 2m, G18 - Leylandii - cut back off roof by 0.50m leaving a final spread of 4.5m, T14 - Sweet Chestnut - cut back from lawn by 1-2m leaving a final spread of 12m, T12 - Horse Chestnut - Crown reduction by 2-3m leaving a final height of 14m and spread of 7m, T1 - Horse Chestnut - Crown reduction by 3-4m leaving a final height of 18m and spread of 10m (005/1975/TPO).</p> <p>Parish Council Recommendation: Refer to Tree Officer</p>
23/00968 (Works to Trees Covered by TPO)	<p>Nunthorpe House St Marys Road Ascot SL5 9JE</p> <p>T2 - Common Lime - Reduce height by 4m and spread by 3m. T8 - Purple Plum - Reduce branch tips back to clear building by 1m. T12 - Cherry - Reduce height and spread of crown by up to 2m. T32 - Beech - Remove and replace with a tree of the same species. (025/1998/TPO)</p> <p>Parish Council Recommendation: Refer to Tree Officer</p>
23/00981 (Works to Trees Covered by TPO)	<p>103 Cavendish Meads Ascot SL5 9TG</p> <p>T1 - Sycamore - Crown reduction by 5m height and spread of 3m to a final height of 15m and spread of 7m, T2 - Beech - Crown reduction by 5m and spread by 3m to a final height of 17m and spread of 7m, T3 - Sycamore - Fell (087/2002/TPO).</p> <p>Parish Council Recommendation: Refer to Tree Officer</p>
23/00995 (Full)	<p>Brook House 5A Coombe Lane Ascot SL5 7DQ</p> <p>Single storey side extension and alterations to fenestration.</p> <p>Parish Council Recommendation: Note that must comply with Green Belt policies but other issues</p>
23/00996 (Listed Building Consent)	<p>Brook House 5A Coombe Lane Ascot SL5 7DQ</p> <p>Consent for a single storey side extension, internal alterations and alterations to fenestration.</p> <p>Parish Council Recommendation: No Issues</p>

23/01091 (Telecom Dec Determination 56 days)	<p>Car Park 5A Ascot Racecourse High Street Ascot The installation of a new 25m-high telecommunications slimline lattice tower, ground-based equipment cabinets, and ancillary development thereto. Parish Council Recommendation: Objection The proposal is in the middle of land proposed for development as part of the Borough Local Plan AL16 and to allow this application would preclude some of the requirements of QP1c. It is also questioned whether alternative sites have been fully investigated as only 9 have been documented and others such as Wells Lane /Oakfield Farm/ Wells Arms/ Mikado could have been considered.</p>
23/01072 (Full)	<p>Land at Former Heatherwood Hospital, London Road, Ascot Development of new apartment building comprising 6no. 2-bedroom units with associated parking, landscaping, cycle and refuse store. Parish Council Recommendation: Strong Objection This land is in the Green Belt and no VSC have been provided. The larger site known as Heatherwood Royal AL20 is included within the BLP for 230 units. This application would increase the numbers beyond the required and approved numbers and HO3. The applicant seeks to ‘squeeze’ this apartment building into an area that sits within the approved Heatherwood Hospital redevelopment site. The approval of the new hospital and associated housing assessed the provision of open spaces and parking for both residents and hospital workers, and the area in question provided 12 unallocated parking spaces that could be used by residents, visitors, and hospital staff or patients. These parking spaces would have been taken into account as part of the parking provision in the approval for the existing development, so cannot be simply ‘claimed’ for a further development. The construction of the apartment building with its 7 parking spaces will actually reduce the overall available parking by 5 spaces and is therefore contrary to NP NP/T1.1 and 1.2. The proposed 3-storey building will constitute further loss of green space to the local community, and will overlook the adjacent Edenbrook Place, affecting the privacy and outlook of the residents (contrary to NP/DG2.2). The outlook from 2 storey Edenbrook will be compromised by a 3 storey block within 20 m compared to the previous 5 storey hospital but 150 m away. The design of the façade facing Edenbrook is bland and not of good design contrary to NP/DG3. Due to shoehorning the building into a very tight space there is no space available for good landscaping which is required on this site as such is contrary to QP3. This development will also impinge on the root protection area of the category B1 cedar tree, which, while not protected, further contributes to the leafy character of the area. The locality needs open space and parking as previously approved, it does not need additional flats with negative effect on both</p>
23/01094 (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: No issues It is requested that a condition is applied which precluded any future windows being inserted at any level by removal of Permitted Development Rights for the site. It is also noted that it is unclear whether the previous basement is still proposed as no plans are submitted for this floor in this application.</p>
23/01095 (Full)	<p>1 Kennel Close Ascot SL5 7NL Part single part two storey front/side extension, single storey rear extension and alterations to fenestration. Parish Council Recommendation: No Issues</p>
23/01097 (Full)	<p>1 Woodlands Close Ascot SL5 9HU Part single/part two storey side/rear extension, single storey side extension, relocation of front entrance door to include new canopy, garage conversion into habitable accommodation, x2 Juliette balconies to rear elevations, x2 windows to first floor front</p>

	and x1 window to side elevation, alteration to fenestration and external finishes, following demolition of existing elements. Parish Council Recommendation: No Issues
23/01172 (Full)	Oaklands Kier Park Ascot SL5 7DS Single storey rear extension, replacement side element with habitable accommodation within the roof space, enlarged single storey link element with new roof, new steps, piers and gate and alterations to fenestration following demolition of existing conservatory. Parish Council Recommendation: No Issues
23/01184 (Prior Approval Class MA)	The Ascot Private Nursery School 1 Arundel Cottage High Street Ascot SL5 7JJ Prior approval to change the use from Class E (f) day nursery to Class C3 dwellinghouse. Parish Council Recommendation: No Issues

8473 PLANNING APPEALS

No planning appeals were received.

8474 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 14, 21, 28 April, 05 & 12 May.

8475 ANY OTHER BUSINESS

There being no other business the meeting concluded at 7.55pm.

Cllr R Wood (Chairman)