

**Minutes of a meeting of the Planning Committee
Held at the King Edward VII Meeting Room, Ascot Racecourse, Ascot SL5 7JX
on Wednesday 16 August 2023 commencing at 7.00pm**

Members Present: Members – Councillors R Wood (Chairman); D Hilton (Vice-Chairman), P Carter, C Herring, B Hilton, A Sharpe, B Story, R Tavoletti, M Turton & S Verma.

In attendance: Olivia Marsden, Project Administrator to the Parish Council & Peter Spooner (SPAЕ)

8543 APOLOGIES

Apologies were received from Cllr C Revilla.

8544 MINUTES

The minutes of the meeting held on 19 July 2023 were approved and signed as such.

8545 DECLARATIONS OF INTEREST

None were received.

8546 PLANNING APPLICATIONS

Application No.	Location and Description
23/01159 (Full)	Car Park 1 Ascot Racecourse High Street Ascot New signage. Parish Council Recommendation: No Issues
23/01239 (Full)	Fox Hollow Larch Avenue Ascot SL5 0QB Single storey side/rear extension with sedum roof, 2no. rear balconies, new boiler/store area, 2no. front dormers and alterations to fenestration. Parish Council Recommendation: Seems OK, provided it meets Green Belt rules. A previous application in 2004 for a 2-storey side extension was refused as a disproportionate addition in the GB.
23/01389 (Works to Trees Covered by TPO)	Shorts Waste Transfer And Recycling Facility St Georges Lane Ascot SL5 7ET T1 - Eucalyptus - Repollard back to original points following large branch failure. Canopy reduction approximately 8m as shown. G1 - Mixed Species - Fell dead trees and remove all deadwood over 50mm diameter which overhangs the footpath to the south. (026/2016/TPO) Parish Council Recommendation: Refer to Tree Officer
23/01652 (Works To Trees Covered by TPO)	45 Geffers Ride Ascot SL5 7JZ Oak Tree - Remove deadwood and crown lift as shown (016/2020/TPO). Parish Council Recommendation: Refer to Tree Officer
23/01680 (Full)	Garage Block At The Glen London Road Sunninghill Ascot 1no. dwelling and new entrance gates following the demolition of the existing garages. Parish Council Recommendation Concerns Whilst an improvement over the refused application 22/01230 now being a bungalow rather than a 2-storey house. Due to the trees and vegetation and topography large full height windows are proposed upstairs to provide the best light. It is felt that pressure will still exist for future pruning/removal of TPO trees. There could be overlooking and light pollution to the Glen Cottage and West Meads. Traffic issues remain on additional traffic going onto busy main road.

23/01701 (Works to Trees Covered by TPO)	11 Murray Court Ascot SL5 9BP English Oak - Fell. (054/2002/TPO) Parish Council Recommendation: Refer to Tree Officer Felling should only be considered as the last resort and if sanctioned replacement trees should be conditioned
23/01704 (Full)	45 Cheapside Road Ascot SL5 7QR Replacement single storey side extension, rear canopy and a raised decking area with steps, following demolition of existing elements. Parish Council Recommendation: No Issues
23/01715 (Prior Approval Class MA)	<p>Second Floor Berkshire House 39 - 51 High Street Ascot SL5 7HY Prior approval to change the use of the second floor from Class E offices to Class C3 dwellinghouses (14 units). Parish Council Recommendation: Objection History Planning application 21/02260 which sought to convert the first and second floors of Berkshire House under class O permitted development into 30 apartments.</p> <p>Prior approval was required from the P Authority to confirm there are no issues with:</p> <ul style="list-style-type: none"> (a) Transport and highways impact of the development; (b) Contamination risks on the site; (c) Flooding risks on the site; (d) Impacts of noise from commercial premises on the intended occupier's development. (e) the provision of adequate natural light in all habitable rooms of the dwellinghouses, <p>The approval was refused at appeal on the grounds that the evidence submitted by the applicant failed to consider the impact of noise from the retail units on the future occupants of the apartment. Under the Permitted Development regime having been refused the applicant cannot re-apply.</p> <p>The current application is under permitted development Class MA which came into force in March 2021 and seeks to convert the 2nd Floor into 14 flats.</p> <p>The building must have been empty for 3 months prior to the application and there are no impacts from the same issues identified in the first application.</p> <p>The first application failed on one ground, that the applicant failed to establish that there was no impact of noise from the retail outlets on future occupants.</p> <p>The latest documentation covers the latter issue and provided that it is accepted by the Borough's environmental team approval is almost certain, but the building has not been vacant as required.</p> <p>In addition, the applicant cannot apply for changes to windows and other changes with the permitted development prior approval application. Not only are additional windows proposed to the rear elevation, but a cycle store and bin store are proposed to be built at the rear of the building.</p> <p>Under Class MA it is not possible to submit any external changes in the same application. The application fails to comply with this requirement as new windows are proposed to the rear of the building, a bin store and cycle store are also proposed. It would be inappropriate to condition these requirements.</p> <p>If permission were to be granted, the 10 allocated parking spaces, bin store and cycle store should be available in perpetuity or as long as the proposed apartments exist and this should be a condition.</p>
23/01733 (Works to Trees Covered by TPO)	Ridgepoint St Marys Hill Ascot SL5 9AP (T1) Sycamore and (T2) Beech - Crown lift up to 4m from ground level. (017/1971/TPO) Parish Council Recommendation: Refer to Tree Officer

	Trees appear to be in Ridgepoint rear garden but adjoin 10a Fox Covert who is applying for permission, but trees owned by Ridgepoint
23/01747 (Full)	Pippins St Johns Road Ascot SL5 7NH Single storey rear extension following demolition of existing element. Parish Council Recommendation: No objection. Straightforward replacement project.
23/01765 (Full)	3 Royal Victoria Gardens Ascot SL5 9ET Single storey side/rear extension Parish Council Recommendation: Objection + ask to reduce height and/or make more distant from the fence. Small side/back extension not impacting the street scene from the front of the house but visible from the side street (All Souls Rd) and using the same materials and finishes as current house. The extension gets very close to the boundary towards houses 109-111 Victoria Rd - drawings are not clear but it seems to be over dominant and to erode the amenities of the neighbours in Victoria Gardens. At 2m height it is only 1.5m from the fence and is 5m+ at 3m from the fence and will change the street scene and create a terracing effect.
23/01773 (Full)	12 Oriental Road Ascot SL5 7AY Alterations to the front entrance and new canopy, single storey rear extension, raising of the ridge and roof alterations, 2no. front dormers, 1no. rear dormer and alterations to fenestration. Parish Council Recommendation: Objection Whilst many buildings in Oriental Road have been changed with extensions into the roof areas, in this case the dormer at the South is full width and the windows do not line up with the ground floor windows. The proposal is not in line with Design guide Principle 10.5.2
23/01801 (Advertisement)	4 Brockenhurst Road Ascot SL5 9DL Consent to display 3no. externally illuminated fascia signs, 7no. non illuminated wall mounted signs, 5no. non illuminated wall mounted poster cases and window manifestations. Parish Council Recommendation: Objection Whilst in principle there is no issue with limited advertising, that which is proposed is too much for this open semi-rural area on Hyns Green and that which is proposed would be detrimental to the street scene. Suggested that product advertising should only be in 50% of windows as it is unlikely that it could even be read from the road and the proposed amount would be an adverse effect. In addition, planning permission was granted for a second storey with 4 more flats, it is strongly suggested that a traffic /parking survey be undertaken on the site as the majority of spaces are occupied currently both in the day and evening and a One Stop together with an additional 4 flats (distinctly more effect than Hyns restaurant which has been closed for at least 7 years) will result in traffic/ parking issues and harm which will overspill onto the busy A330 Brockenhurst Road. It is evident from the signage proposed that the One Stop shop wishes to claim majority of the spaces which will cause issues as they are already allocated and used by others. Also, it has not been detailed how deliveries are to be affected to the site being either on Brockenhurst Road or on Oliver Road creating huge issues.
23/01827 (Works To Trees Covered by TPO)	Ascot Trust Ltd St Georges School Wells Lane Ascot SL5 7DZ (G1) - Mixed Species Trees next to Sue Cormack Hall - cut back all foliage to give 3-5m clearance all the way up. (011/1984/TPO). Parish Council Recommendation: Refer to Tree Officer
23/01833 (Full)	Guardswell Cottage Brockenhurst Road Ascot SL5 9HA Two storey front extension with 1no. front dormer, front entrance canopy, alterations to the external finish and fenestration, new hardstanding and turning circle following the partial demolition of the existing single storey front element. Parish Council Recommendation: No Issues

	This application appears to address the concerns relating to refused application 23/01223. The revised application is more closely aligned with the existing property with its decrease in bulk and scale and reduced footprint (now 20.8%).
23/01868 (Prior Approval Class MA)	<p>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.</p> <p>Parish Council Recommendation: Concerns The previous application (23/01184/CLAMA) was refused by the Borough owing to insufficient information being supplied on the loss of the services provided by the nursery, and its failure demonstrate there would be no detrimental impact on provision this service locally (contrary to MA.2. (2).</p> <p>The applicant has sought to demonstrate there is no need for the nursery though the conduction of a survey of local providers and the Parish Council appreciates that the nursery has been closed for 3.5 years, The closure of the Sunninghill Nursery and the many new housing developments under way within 2 miles of the site can only mean more demand, and it is vital that we provide the infrastructure and services to support future increases in population density within the Parish.</p>
23/01870 (Works to Trees Covered by TPO)	<p>Lamorna House Truss Hill Road Ascot SL5 9AL T1 - Copper Beech - Reduce height by 2.5m to leave a finished height of 23.5m. Reduce spread on west side of canopy by 2m to leave a finished spread of 10m. T2 - Copper Beech - Reduce height by 2m to leave a finished height of 18m. Reduce spread on west side of canopy by 2.5m to leave a finished spread of 10m. (008/1964/TPO) Parish Council Recommendation: Refer to Tree Officer</p>
23/01871 (Variation Under Reg 73)	<p>55 Kennel Ride Ascot SL5 7NJ Variation (under Section 73a) of planning permission 21/03032 without complying with Condition 4 (approved plans). Parish Council Recommendation: Objection The rear dormer should not be permitted as is at divergence with RBWM guidelines. The dormer should be less than ½ the width and depth of the roof., Whilst the width is close to this, the depth is well in excess and is thus not in keeping with the host dwelling. Also, Velux windows have been placed in both sides of the building which may cause overlooking of neighbours as the building plots are close. In order to overcome this issue, should RBWM be minded to sanction the retrospective approval, the windows should be conditioned to be of obscured glass. Issues also exist related to the side window in the dormer which should not be permitted.</p>

8547 PLANNING APPEALS

APP/T0355/D/23/3320394

22/03183/FULL

Site Address: Wisteria Cottage Cheapside Road Ascot SL5 7QH

Proposal: 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 spaces following the demolition of the greenhouse and garage.

The above appeal will be decided on the basis of Written Representations. All comments made to RBWM about the application before it was decided, will be sent 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.

8548 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 14, 21, 28 July & 04 Aug 2023

8549 ANY OTHER BUSINESS

Individual Neighbourhood Plan policies would be allocated to committee members, so that comments can be made on whether the policy needs change/ deletion/ strengthening etc as part of the review which RW and DH are undertaking with Sunningdale PC in September.

RW outlined that the response to application 23/01879 of the Land to NW of 64 Lower Village Road, would be made along the lines of those made for 23/00065 as no material changes have been made related to the points.

RW to highlight to RBWM the issues related to non-acceptance of comments related to London Square latest alterations

22/01971/FULL | Redevelopment of existing site to provide 1798.9 sqm flexible commercial floorspace and 278.5 sqm flexible community floorspace (mix of uses within Use Classes E, F1 and F2) and 117 dwellings with associated parking, access, open space, landscaping and other associated works. Provision of new public open space with associated hard and soft landscape works, new pedestrian and cycle paths and children's play area | Land Bounded By Ascot Fire Station Station Hill And West of Hermitage Parade And South of High Street Ascot

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Details **Comments** Documents (758) Related To Application (2) Map

Make a Comment

You can make a comment supporting or objecting to this application. Check the [commenting guidance \(PDF\)](#). Your comment will be submitted to the local authority and immediately made available online to the public. We will not display your telephone number or email address to the public but by submitting comments you are consenting to your **name & address** being placed in the public domain.

For further guidance please read [How to comment on a planning application](#)

You must log in to make a comment. [Login and make a comment](#). **Please note** – the login details for making a comment will not be the same as those for the RBWM web site accounts such as Know Your Neighbourhood or My RBWM. A separate account is required for making a comment.

Not got a login? [Register here](#).

Please note – only names & addresses of online comments made after 3rd April 2017 will appear on the public comments page. All representations received are available to view on the documents page.

Comments may not be submitted at this time.

Sorry, we are not currently accepting comments from the public.

There being no other business the meeting concluded at 8.10 pm.

Cllr R Wood (Chairman)