

**Minutes of a meeting of the Planning Committee
Held at the King Edward VII Meeting Room, Ascot Racecourse, Ascot SL5 7JX
on Wednesday 20 September 2023 commencing at 7.00pm**

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

In attendance: Mrs Maryann Morgan, Administrative Assistant to the Parish Council & Peter Spooner (SPAEC)

8567 APOLOGIES

Apologies were received from Cllr A Sharpe.

8568 MINUTES

The minutes of the meeting held on 16 August 2023 were approved and signed as such.

8569 DECLARATIONS OF INTEREST

None were received.

8570 PLANNING APPLICATIONS

Application No.	Location and Description
23/01820 (Works to Trees Covered by TPO)	Highbourne Holland Place Bagshot Road Ascot SL5 9JP (T1 - T5) Pines - fell and remove stump. (046/1996/TPO). Parish Council Recommendation: Refer to Tree Officer The Tree Officer should be be mindful that a dead tree is home to many hundreds of thousands of insects and removal to the ground may not be ecologically beneficial. Replacement trees are requested .
23/01879 (Full)	Land To The North West of 64 Lower Village Road Ascot Construction of 1no. dwelling house with associated parking, landscaping enhancements and the creation of a new access road. Parish Council Recommendation: Objection Already submitted
23/01886 (Reg 75-2017 Habitats Regulations)	First And Second Floors 25 - 29 High Street Ascot Approval under regulation 77 of the Conservation (Natural Habitats etc.) Regulations 2017 for application 23/00942/CLAMA for prior approval to change the first and second floor office space into 4no. flats to include cycle and bin store on ground floor. Parish Council Recommendation: Concerns Regulation 75 of the Conservation of Habitats and Species Regulations 2017 imposes a condition on any permission granted by a GDPO that is likely to have a significant effect on a European Site, and any prior approval development must not commence until the developer has received written notification of the approval of the local planning authority (under Regulation 77 of the Conservation of Habitats and Species Regulations 2017). As the proposed site lies within 5km of the Thames Basin Heaths SPA, an appropriate condition needs to be secured. The Parish Council is concerned that merely providing a screenshot from Magic to demonstrate the closest SANG, SAP and SAC is insufficient for an assessment. A response to the proposal from Natural England or other local conservation body would add weight to this application. In addition, no legal agreement has been submitted.
23/01889 (Full)	37 Cheapside Road Ascot SL5 7QR Relocation of front entrance door, single storey rear extension and alterations to fenestration. Parish Council Recommendation: No Issues

23/01910 (Full)	<p>4 Woodend Drive Ascot SL5 9BG Part single part two storey wrap around extension with new front entrance canopy and first floor rear Juliet balcony and bay window. Existing/proposed brickwork to be part white render with brick front entrance canopy. Parish Council Recommendation: OBJECT</p> <ul style="list-style-type: none"> • Significant house extension on front/side/rear • The proposed extension would result in a building with gaps of only 2m and 1m from neighbouring properties and would create a terracing effect. Not in line with RBWM design guide 10.4 (eaves should be at max 3m at 2m from boundaries while the proposal is 5m at 1m) • Materials would be 100% white render - I would oppose the use of render given the current dwelling and existing ones on the street are in bricks. (Not respecting DG3 and RBWM Design Guide 10.1) • Overall, including parking of 4 cars in the front of the property and full width development it is considered to be overdevelopment of the site
23/01921 (Full)	<p>The Belvedere Arms London Road Sunninghill Ascot SL5 7SB Erection of a new free-standing awning with retractable roof, new paving to extended existing patio area, bollard lighting, a new feature lantern above main entrance and installation of boundary fencing Parish Council Recommendation: Refer to Tree Officer Erection of a free-standing awning plus bollard lighting and boundary fence This is the third application to create more dining space. The first proposal was to extend this part of the building to the east and towards the willow trees. This was refused because of the potential damage to the TPO'd trees through the impact on the RPZ and a desire remove those branches of the trees that overhang the proposed building. A second application proposed a motorised awning width 14 metres depth towards tree of 5.2 metres and height 2.8 metres. Officers had concerns and this part of the application was withdrawn The latest proposal is for a motorised awning width 12 metres depth towards tree of 5.0 metres and height sloping from 2.12 metres to 3.6 metres. There are no foundations with this proposal but nearly all of the area covered by the awning is under the canopy of the trees and some length of the weeping branched would need to be cut back to allow the awning to operate. This should be pointed out to planners and the decision left to the Tree Officer.</p>
23/01928 (Full)	<p>House In The Wood Larch Avenue Ascot SL5 0AP Two storey front extension with canopy, rear infill extension, single storey side extension, single storey side/rear extension with accommodation in roof space and 1no. rear dormer, enlargement of existing rear balconies, removal of rear bay window, alterations to rear courtyard wall, raised terrace and fenestration and erection of 1no. detached outbuilding ancillary to the main dwelling following demolition of existing animal enclosure. Parish Council Recommendation: No issues as regards main building. Concerns over gym building which at 3m height is on the boundary line but will appear higher due to the falling ground</p>
23/01949 (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 Object on parking grounds and intensification of use on site, parking plus plus effect on residents of Brook Avenue. Detail provided in separate document</p>
23/01969 (Works to Trees Covered by TPO)	<p>10 Hurstwood Ascot SL5 9SP (T1) Acer - crown clean and crown lift to previous points over road. (002/1990/TPO). Parish Council Recommendation: Refer to Tree Officer</p>
23/02009 (Works to Trees Covered by TPO)	<p>El Pinar Coronation Road Ascot SL5 9LP (T1 - T5) Birch Trees - Fell. (011/2014/TPO). Parish Council Recommendation: Refer to Tree Officer It is noted that the trees appear in good condition</p>
23/02067 (Full)	<p>Greystones St Marys Road Ascot SL5 9AX Replacement dwelling Parish Council Recommendation : No issues</p>

23/02079 (Full)	<p>7 Burleigh Cottage Wells Lane Ascot SL5 7DY Car port Parish Council Recommendation: Object</p> <p>The proposed development is a substantial double carport with 3 solid sides (essentially a double garage without doors), sited on the street to the front of the property.</p> <p>This development is therefore contrary to NP/DG3.3 and Borough Wide Design Guide principle 6.8 which state that garages should be set back from the street frontage so as not to dominate the street scene.</p> <p>The Borough Wide Design Guide further states that where front of plot parking is proposed this should be enclosed with soft landscaping, and the applicant has attempted to mitigate the effect on the street scene by proposing wooden side cladding and a 'green' roof.</p> <p>However, the Parish Council has concerns about sight lines when exiting the car port as it is situated directly on the highway (refer to Highways?).</p>
23/02101 (Works to Trees Covered by TPO)	<p>The Belvedere Arms London Road Sunninghill Ascot SL5 7SB (T1) Willow and (T2) Willow - Fell. (T3) Willow - Crown reduce approximately 3m (as shown). (023/2015/TPO) Parish Council Recommendation: Refer to Tree Officer A report suggests that trees T1 is in poor condition and the recommendation is for the tree to be felled. T2 is also in poor condition and should be felled T3 is still sound but is recommended that the crown is reduced by 3 metres. This causes Loss of some associated amenity and loss of a significant proportion of photosynthetic capacity. There is a comment that the roots are pushing up and damaging the car park and footway but that is to be expected. These trees are covered by a TPO are well known to our arborculturalists</p>
23/02108 (Outline)	<p>Land At Englemere Lodge London Road Ascot Outline application for access, landscaping and layout only to be considered at this stage with all other matters to be reserved for a detached new dwelling. Parish Council Recommendation: Objection The land in question was originally an RBWM allocated site for 10 dwellings to be taken out of GB for housing development. The Planning Inspector subsequently removed this site from allocation and returned it to GB status. As the land is in the Green Belt all development in "inappropriate" unless Very Special Circumstances are demonstrated. There needs to be VS circumstances for building in the GB and none are submitted .</p>
23/02096 (Full)	<p>Cardinals Ride Monks Walk Ascot SL5 9AZ New detached garage with habitable accommodation within the roof space, following demolition of the existing garage Parish Council Recommendation: Object – A re-application for triple car (replacement) garage to front of house with accommodation overhead. The planners refused the first application (23/01604) because there was no tree survey. A survey is included now but it is dated 2021 and relates to the earlier house extension when there were no plans to change the garage - so this report is not valid as matters may have changed, RPA extended, and the proposed building is different from that previously proposed.</p>
23/02129 (Full) BH	<p>6 Silwood Close Ascot SL5 7DX Replacement dwelling and garage following demolition of existing Parish Council Recommendation: Object The application is to replace the current red brick house with a contemporary HUF House sitting further back in the plot. NP/DG2.1 and 2.2 states the buildings should be of good design and enhance the neighbourhood. NP/H2.1 states Dwellings should be in size and type in keeping with size and type already prevalent in surrounding area, except where there is demonstrable need for an alternative.. The proposed HUF dwelling will be very different in style and building material to the other properties in Silwood Close so is contrary to policy.</p>

23/02136 (Works to Trees Covered by TPO)	7 Kennel Ride Ascot SL5 7NS (T1, T2 and T3) Oak Trees - Raise canopy up to 5m, remove epicormic growth and deadwood. Provide wire clearance for T1 and T2. (024/2016/TPO) Parish Council Recommendation: Refer to Tree Officer The trees overhang the public pathway
23/02206 (Works to Trees Covered by TPO)	Pegasus 3 Spinney Close Ascot SL5 7FS T1 - Sycamore - Crown reduction by 1.5m back to previous pruning points to a final height of 15m and spread of 8m, T2 - Beech - Crown reduction by 2m to a final height of 18m and spread of 9m, T3 - Beech - Reduce height and south side of canopy by 2m to leave a final height of 20m, T4 - Beech - Crown reduction by 2m to leave a final height of 20m (013/2008/TPO). Parish Council Recommendation: Refer to Tree officer
23/02207 (Full)	19 Oliver Road Ascot SL5 9DN Single storey front/side and single storey rear extension. Parish Council Recommendation: Concern Rear extension is similar to neighbouring properties in depth. The rear extension is at a height of 3.15m and is on the boundary so is contrary to RBWM design guide

8571 PLANNING APPEALS

No planning appeals were received.

8572 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 11, 18 & 25 August & 01 & 08 September 2023.

8573 AOB

Cllr Wood advised that he had received a Development Brief from Beechcroft Developments regarding a proposal to redevelop Silwood Manor and Silwood Lodge (previously part of Imperial College) into flats. He will have the Development Brief loaded onto the Councillor Portal for the Committee to view.

Peter Spooner from SPAE advised that he had been contacted by local residents regarding the removal of trees at the Sunninghill Square site. This apparently has been done in stages but there is concern that trees with a TPO may have been removed. Cllr David Hilton will investigate this.

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

Cllr R Wood (Chairman)