

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

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

In attendance: Olivia Marsden, Project Administrator to the Council & Simon Gledhill & Robert Gregory (SPAЕ) & Gary Morris

8622 APOLOGIES

Apologies were received from Cllr C Herring. Cllrs R Tavoletti & S Verma were absent.

8623 MINUTES

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

8624 DECLARATIONS OF INTEREST

None were received.

8625 PLANNING APPLICATIONS

Application No.	Location and Description
23/002185 (Works to Trees Covered by TPO)	Fauns Green Queens Hill Rise Ascot SL5 7DP Beech trees - lateral spread reduction to create up to 2m clearance to the building and crown lifting to achieve up to 3m clearance above the driveway (012/1966/TPO). Parish Council Recommendation: Refer to Tree Officer
23/02219 (Full)	5 Fox Covert Close Ascot SL5 9PA Single storey rear extension. Parish Council Recommendation: No Issues
23/02227 (Works to Tree Covered by TPO)	17 Woodlands Close Ascot SL5 9HU (T1) Silver Birch - Reduce overall by 1.5m, leaving 6.5m height and 5m spread. (T2) Tulip Tree - Reduce height by 2m, leaving a final height of 7.5m. (003/2015/TPO) Parish Council Recommendation: Refer to Tree Officer
23/02261 (Works to Trees Covered by TPO)	Catherine House London Road Ascot SL5 7EQ T1 - Sycamore - Height reduction by 6m to a final height of 10m (010/2008/TPO). Parish Council Recommendation: this would be a significant reduction in height for the tree (from 16 to 10 metres). Refer to Tree Officer
23/02263 (Works to Trees Covered by TPO)	Ascot Trust Ltd St Georges School Wells Lane Ascot SL5 7DZ T180 - Common Beech - reducing the tree down to 1m above cavity (011/1984/TPO). Parish Council Recommendation: Refer to Tree Officer
23/02270 (Full)	31 New Road Ascot SL5 8QB Formation of a vehicular access and new dropped kerb. Parish Council Recommendation: Strong Objection The application proposes removal of the front boundary wall and hedging, grassed front garden and verge, and replacing it with a dropped kerb, and hard-landscaped driveway/parking area spanning the full width of the property, bridging over/culverting the Blackmoor stream which runs through the front garden. The application site lies within Flood Zone 3 (high risk). In the absence of a flood risk assessment, it has not been demonstrated that the proposed development would not lead to an unacceptable increase in flood risk through increased run-off and restriction

	<p>of the flow of the Blackmoor stream, resulting in increased flood risk elsewhere. The proposal is therefore contrary to Policy NR1 of the adopted Borough Local Plan . The proposed development, with hard surfacing running across the entire site frontage, and subsequent loss of soft landscaping, is totally out of keeping with the Townscape assessment and the directly neighbouring Victorian Cottages, and as such is harmful to the street scene. The proposal is therefore contrary to Policy QP3 of the adopted Royal RBWM Borough Local Plan, Policies NP/DG1, NP/DG2 and NP/DG3 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan and Principles 6.7 and 6.8 of the RBWM Borough Wide Design Guide. Moreover, the proposed parking area is insufficient for perpendicular parking without obstructing the kerb, and manoeuvring in and out of the proposed parking space will be difficult, with only 5.4m of dropped kerb, and will necessitate parking very close to the property - contrary to Borough Wide Design Guide Principle 6.8</p> <p>It is also noted that parking is already available at the rear of the property off Kennel Ride</p>
23/02272 (Variation Under Reg 73)	<p>Park End Kier Park Ascot SL5 7DS Variation (under Section 73) of Condition 4 (Approved Plans) to substitute those plans approved under 22/03390/FULL for the part single, part first floor, part two storey front/side extension, single storey rear extension, single storey side/rear extension, loggia and alterations to fenestration with amended plans. Parish Council Recommendation: No issues.</p>
23/02276 (Full)	<p>Storybook Montessori Memorial House High Street Ascot SL5 7JH New rear canopy. Parish Council Recommendation: No Issues</p>
23/02308 (Advertisement)	<p>Coop 68 High Street Sunninghill Ascot SL5 9NN Consent to display 2 no. non illuminated fascia signs, 1no. externally illuminated fascia sign, 1 no. externally illuminated projecting sign and 2 no. vinyl signs. Parish Council Recommendation: Concerns The planners should take into account NP.7.3 Sunninghill and respect the nature of a thriving Victorian village. This application is proposing to ignore the character of the village and install corporate, industrial-sized signage. This is not appropriate to the village setting. Subtle fascia such as the nearby Londis store is preferred. The intensity of the lighting proposed in the trough lighting must be checked as it is sited amongst residential flats and should be conditioned to only be used during opening hours.</p>
23/02311 (Full)	<p>Land At Silwood Park London Road Sunninghill Ascot Change of use and Refurbishment of the Grade II listed Silwood Manor and attached Stables to residential use comprising 21 apartments plus associated external works to provide parking, access, and landscaping. Retention, refurbishment and minor extension of Silwood Lodge. Erection of 14 new dwellings within the Silwood Park grounds following the demolition of the existing outbuildings including access, parking, and landscaping. Reuse of existing site access from London Road. Parish Council Recommendation: Part Objection The Council have no issues with the proposal other than units 31-36 where a flat roofed block is proposed which does not sit well with the listed Manor. In comparison with the previous withdrawn application, Development plots 31-33 are changed to 31-36. A change from a few conventional properties to a flat roof maisonette. Which is out of keeping and harmful to the Manor House.</p>
23/02312 (Listed Building Consent)	<p>Land At Silwood Park London Road Sunninghill Ascot Consent for Change of use and Refurbishment of the Grade II listed Silwood Manor and attached Stables to residential use comprising 21 apartments plus associated external works to provide parking, access, and landscaping. Retention, refurbishment and minor extension of Silwood Lodge. Erection of 14 new dwellings within the Silwood Park grounds following the demolition of the existing outbuildings including access, parking, and landscaping. Reuse of existing site access from London Road. Parish Council Recommendation: No Concerns</p>
23/02313 (Works to Trees Covered by TPO)	<p>15 Woodlands Close Ascot SL5 9HU Silver Birch - Fell. (003/2015/TPO) Parish Council Recommendation: Refer to Tree Officer</p>
23/02327 (Full)	<p>Land North of The Bothy Titness Park London Road Sunninghill Ascot Retention of outbuilding to be used as a residential dwelling Parish Council Recommendation: Objection This building is in the Green Belt and it is not evident as to whether permission has been obtained for any building at all. As no VSC have been provided the outbuilding may be regarded as "inappropriate development in the Green Belt"</p>

23/02335 (Variation Under Reg 73)	27 Cavendish Meads Ascot SL5 9TB Variation (under Section 73a) of planning permission 22/03182 (allowed on appeal) without complying with Condition 2 (Approved plans) and 3 (Materials). Parish Council Recommendation: Object The application seeks approval to not change the materials for the external finish of a house extension that had been recently approved and has been already built, but the external finish is still to be applied. The original approved project indicated the use of hung red tiles at the first floor while the new application seeks approval to finish the first floor with white render. The hung tile finish is the style of the original builds and this is not a welcome variation and will affect the street scene. This could also be the interpretation of the Policy QP3 of the 20222 RBWM local plan when it says "Respects and enhances the local, natural or historic character of the environment, paying particular regard to urban grain, layouts, rhythm, density, height, skylines, scale, bulk, massing, proportions, trees, biodiversity, water features, enclosure and materials".
23/02341 (Works to Trees Covered by TPO)	The Cedars Church Lane Ascot SL5 7DD (T1) Oak - Reduce upper canopy by 2-3m leaving a height of 25m. Reduce limb on the south east by 2-3m to bring inline with remaining canopy. Thin out canopy on the west side by 5-10% to even the density of the canopy. (037/2001/TPO) Parish Council Recommendation: No Issues refer to Tree Officer
23/02345 (Listed Building Consent)	Old Paddocks Building Ascot Racecourse High Street Ascot Consent for the refurbishment of the four toilet blocks within Old Paddocks Building. Parish Council Recommendation: NO Issues
23/02356 (Full)	Oaklands Kier Park Ascot SL5 7DS Single storey rear extension, replacement single storey side/link extension, raising of the eaves and ridge of the existing garage, new steps, alterations to fenestration and external finishes and new piers and gate following demolition of existing conservatory. Parish Council Recommendation: NO Issues
23/02401 (Works to Trees Covered by TPO)	Woodland At Heatherwood Hospital Brook Avenue Ascot T1 - English oak - Prune to reduce the northerly extent of canopy by circa 3m, pruning to prior points of pruning at circa 1m from the main stem, T2 - Turkey oak - Prune to reduce the northerly extent of canopy by circa 3m to leave a northerly canopy spread of circa 3m from the trunk (003/2017/TPO). Parish Council Recommendation: Refer to Tree Officer
23/02419 (Full)	5 The Poplars Ascot SL5 9HZ Part single, part two storey side/rear extension, following demolition of existing elements. Parish Council Recommendation: No Issues
23/02465 (Full)	North Cottage Titness Park London Road Sunninghill Ascot SL5 0PS 1no. detached outbuilding with raised and covered decking. Parish Council Recommendation: Objection The proposed garden office is the width of the plot has a large area of decking in front, it replaces a small shed The removal of 3 TPO trees + all existing shrubs around the curtilage As this is in the Green Belt, this intensification of use is a harm to the openness of the GB and is "inappropriate development as per NPPF s 147 as no VSC have been provided.

8626 PLANNING APPEALS

Planning Ref: 23/00014/PT20ZA
Site Address: Ascentia House Lyndhurst Road Ascot SL5 9ED
Proposal: Application for prior approval to create x20 dwellings following demolition of existing building.

Planning Ref: 22/01431/FULL
Site Address: RSG Motor Group Halfpennys Garage Kings Road Sunninghill Ascot SL5 7BT
Proposal: Construction of a commercial unit (use class E), x14 dwellings including associated vehicular/pedestrian access, parking, bin storage and landscaping, following demolition of existing buildings.

8627 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 15,22, 29 September & 06 October 2023.

8628 AOB

Councillor A Sharpe informed the committee that she had received two emails from the Royal Borough of Windsor and Maidenhead on 17 October. Firstly, informing her that RBWM are drafting an SPD (supplementary planning document) on sustainability and climate change, this was followed by another email informing her that RBWM are postponing the SPD on Ascot Rejuvenation on the grounds of there being no funding available. Cllr Sharpe proposed that a letter should be sent to Stephen Evans, Chief Executive of RBWM, requesting a meeting to discuss issues arising and be able to put forward the parish councils' views on the development of Ascot. The committee agreed to this, and it was decided that Cllr Sharpe will send a letter to Stephen Evans on the councillors behalf.

There being no other business the meeting concluded at 7.50 pm.

Cllr R Wood (Chairman)