

**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
23/02476 (Works to Trees Covered by TPO)	Armitage Court St Marys Hill Ascot SL5 9AU (T1) Horse Chestnut - Cut back to previous points. (T2) Oak - Fell. (016/1997/TPO) Parish Council Recommendation: Objection/Refer to Tree Officer No justification is provided for the works, especially the felling and the trees which look healthy from the photographs
23/02478 (Full)	6 Sunninghill Road Sunninghill Ascot SL5 7BU Part single, part two storey, front/side/rear extension and vehicular access, following demolition of existing elements. Parish Council Recommendation: Objection Contrary to NP /DG2 Density, footprint, bulk etc. This is a large extension on a semidetached property, leaving little amenity space Extends over the RPA's of T1,2 4, and removes 3 trees. There is also a large tree in a neighbouring garden whose RPA may be affected by the foundations. Front elevation extension not visually appealing and due to the size of the proposal only limited amenity remains for the occupiers. Large concern arises due to the access onto the main road over double yellow lines and the fact that the egress is proposed very close to the width restricter. This is likely to cause harm to traffic whilst vehicle come out of a steep and blind slope
23/02490 (Full)	11 Armitage Court Ascot SL5 9TA Garage conversion, part single part two storey front extension, single storey rear extension, alterations to fenestration and external finishes and 1no. detached garage following demolition of existing rear elements. Parish Council Recommendation: No objection.
23/02499 (Full)	13 Llanvair Close Ascot SL5 9HX Front boundary treatment and new gate. Parish Council Recommendation: Concerns This application is for metal railings and gates where there are a few in the locality and thus changes the street scene. In addition, it is highlighted that the gates are on the property boundary and not set back, and as such vehicles entering the site will cause obstructions to the roadway.

23/02502 (Full)	Royal Ascot Cricket Club Winkfield Road Ascot SL5 7JX The replacement of enclosed practice cricket nets Parish Council Recommendation: No Issues
23/02504 (Full)	Two Cedars Truss Hill Road Ascot SL5 9AL Part first floor, part two storey rear extension, alterations to fenestration and rear raised patio with steps and glass balustrade following the removal of the existing rear dormers. Parish Council Recommendation: No objection.
23/02505 (Permitted Development Extended)	11 Bouldish Farm Road Ascot SL5 9EN Single storey rear extension no greater than 4.65m in depth, 2.60m high with an eaves height of 2.60m. Parish Council Recommendation: Concerns The proposal is for a terraced property and the depth requested is 4.65m and it appears to be more than 50-% of the width of the property. It is questioned as to whether this is allowable within PDR. Having said that The PC would have no objection if a full application was made and 45 and 60 degree rules were satisfied.
23/02512 (Works to Trees Covered by TPO)	13 And 15 Llanvair Drive Ascot SL5 9HS T1 - Scots pine - remove several dead lower branches, T3 - Oak - prune end of some overhanging branches as per pictures (011/2014/TPO). Parish Council Recommendation: Refer to Tree Officer
23/02519 (Full)	Woodhaven 8 Dawnay Close Ascot SL5 7PQ Part single, part first floor, part two storey side/rear extension with undercroft and single storey rear extension. Parish Council Recommendation: : Object This is a significant extension to the property that changes the character of the building and takes it to a scale that is not suitable for a leafy residential suburb/villa in a woodland setting. In particular the plan includes an overhang over the garage which is out of character with surrounding properties. There is also a question of privacy for surrounding properties. Taken as a whole, the extension will arguably be dominant to the existing property as the size increase is c50% and the separation between dwellings greatly reduces. The policies which the plans conflict with are NP/DG1.2, NP/DG1.6 NP/DG2.1 and/or NP/DG2.2
23/02531 (Works to Trees Covered by TPO)	Copper Beech House 37A Llanvair Drive Ascot SL5 9LW (T1) Cedar - fell to ground level leaving stump (011/2014/TPO) Parish Council Recommendation: Refer to Tree Officer
23/02547 (Works to Trees Covered by TPO)	Land To the Rear of Hermitage Parade High Street Ascot (T1) Oak - overhanging garage block - crown lift by 3m over garages to give 3m clearance to roof; (T2) Pine - fell to ground level and (T3) Group of self-seeded Sycamores - fell to ground level. (013/2013/TPO). Parish Council Recommendation: Refer to Tree Officer It is noted that no justification is provided within the application form as is required for felling of a tree. Already approved.
23/02577 (Works to Trees Covered by TPO)	Belmont 14 Woodlands Ride Ascot SL5 9HN (T1) Conifer - crown reduce by 2.5m to leave a height of 10.5m and a spread of 3m; (T2) Bay Tree - crown reduce by 4m to leave a height of 6m and (T3) Silver Birch x 4 - remove low limbs. (003/2015/TPO). Parish Council Recommendation: Refer to Tree Officer.
23/02599 (Full)	6 Farm Close Ascot SL5 7AR Single storey rear/side extension and 1 no. side dormer to facilitate habitable accommodation within the roof space. Parish Council Recommendation: Objection Cert of Lawful use refused by RBWM Planning Permission applied for here. The Dormer flat roof does not meet Borough Wide Design Guide as it is the full depth of the roof and is at ridge height. It is overpowering and overdevelopment of the site. The proposal changes from 2 bed to 3 bed and no further off street parking is provided at conflict with NP/SV1.2.
23/02601 (Works to Trees Covered by TPO)	Kings Chase Friary Road Ascot SL5 9HD T1 Wellingtonia tree - Crown lift by 3m and tip reduce side of crown by 1.5m to 6.5m from ground level. T3 Pine - Fell. (004/1989/TPO). Parish Council Recommendation: Refer to Tree Officer No replacement tree proposed for the tree proposed for felling. No damage to property or disease to tree highlighted.

23/02606 (Full)	<p>Goodwood Burleigh Road Ascot SL5 7LE 1no. Treehouse / Playhouse with balcony (part retrospective). Parish Council Recommendation: No Issues.</p>
23/02612 (Works to Trees Covered by TPO)	<p>Oaklands Kier Park Ascot SL5 7DS Refer to tree specification (012/1966/TPO) Parish Council Recommendation: Concerns/Refer to Tree Officer This is a significant proposal and must ensure that the changes do not change the verdant nature of the site and that replacement trees are required to mitigate.</p>
23/02620 (Full)	<p>Signature At Ascot Burleigh Road Ascot SL5 7LD 1no. non illuminated post mounted sign, 1no. non illuminated rail mounted sign and 1no. non illuminated fascia sign. Parish Council Recommendation: RBWM refused an application from the previous owners 19/00445 for a sign adjacent to the roundabout. This proposal is ½ the size of that which was rejected which may address the risks previously identified.</p>
23/02621 (Advertisement)	<p>Signature At Ascot Burleigh Road Ascot SL5 7LD Consent to display 1no. non illuminated post mounted sign, 1no. non illuminated rail mounted sign and 1no. non illuminated fascia sign. Parish Council Recommendation: See 23/02620 comments</p>
23/02645 (Full)	<p>99 Sutherland Chase Ascot SL5 8TE Partial garage conversion and alterations to fenestration Parish Council Recommendation: No issues</p>
23/02651 (Full)	<p>Montrose House Coronation Road Ascot SL5 9LP Replacement dwelling, new detached garage with habitable accommodation above ancillary to the main dwelling, garden store with canopy, external swimming pool, relocation of access to include new gates and landscaping following demolition of existing dwelling and garage. Parish Council Recommendation: Objection</p> <ul style="list-style-type: none"> • Replacement dwelling (450 sqm to 755 sqm + 154 sqm in the garage & annex) • Replaces previously approved project from previous owner in submitted in 2020 and approved in May 2021 (less than three years ago) <p>Issues 34 trees to be felled --> Need a mandatory replanting plan (there is only a proposed one in the landscape layout but should be made more specific and become a condition for the approval) It is likely to change the street scene Garden shed is very close to the property boundary (3m tall < 1m from boundary)</p> <p>The proposal is for the house to be wider than previously approved nearly taking the full plot. The separation to neighbours was 12m in 20/3075, this reduces to 6m. Thus the bulk and scale has increased.</p> <p>The garage block that is proposed is at the front of the building and is thus contrary to NP/DG3.3 and it is very visible from the road, thus changing the street scene, as can be seen from the D&A statement</p>
23/02662 (Variation Under Reg 73)	<p>Sunnycroft Larch Avenue Ascot SL5 0AP Variation (under Section 73a) of Condition 2 (approved plans) to substitute those plans approved under 22/00224 (allowed on appeal) for the 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 with amended plans. Parish Council Recommendation: No Issues</p>
23/02663 (Works Covered by TPO)	<p>99 Sutherland Chase Ascot SL5 8TE (T1) Oak - reduce 2 x lowest limbs on southwest side back to source and remove major deadwood. Parish Council Recommendation: Refer to Tree Officer</p>
23/02678 (Full)	<p>45 Hilltop Close Ascot SL5 7QT Part single, part two storey rear extension with Juliet balcony following the demolition of the existing conservatory. Parish Council Recommendation: Concerns The addition of a two-storey extension at the rear of this terraced house could lead to restriction of light for neighbouring properties. No. 43 already appears to have an extension (albeit one-storey), and is to the west of the proposed development so is less likely to be affected, but no. 47 is likely to have restricted afternoon light into the rear ground floor and garden area near the house. The proposed development is therefore contrary to Policy QP3 of the Royal Borough of Windsor and Maidenhead Borough Local Plan, (BLP) and Borough Wide Design Guide Principle 8.3.</p>

23/02689 (Full)	Grenville St Marys Hill Ascot SL5 9AP Garage conversion, part single part two storey rear/side extension and alterations to fenestration following part demolition of existing garage and chimney. Parish Council Recommendation: No Issues
23/02700 (Full)	Gleneagles House Hodge Lane Winkfield Windsor SL4 2DT 1 no. single storey side infill extension and 1no. single storey rear/side infill extension. Parish Council Recommendation: No Issues
23/02709 (Full)	Chartwood 8 Hancocks Mount Ascot SL5 9PQ Two storey front extension Parish Council Recommendation: No Issues
23/02713 (Works to Trees Covered by TPO)	Avalon Queens Hill Rise Ascot SL5 7DP T1 - English Oak - Crown lifting to 3.5m above ground level over the garden and 5.2m over Cheapside Road. T2 - Horse Chestnut - Crown lifting to 3.5m above ground level over the garden and 5.2m over Cheapside Road (012/1966/TPO). Parish Council Recommendation: Refer to Tree Officer
23/02717 (Works to Trees Covered by TPO)	Land At 4 And 5 Holmes Close Ascot (T1) Horse Chestnut - Crown reduce, leaving a final height of 10m and horizontal radial canopy spread of 4m. (T1413) Horse Chestnut -- Crown reduce, leaving a final height of 10m and horizontal radial canopy spread of 4m. Remove minor third stem at 2m to the north. (T1414) Lime - Crown lift to 5m, remove the minor stem on the north side and install cable brace. (T1415) Horse Chestnut - Crown lift to 5m. (T1416) Lime - Crown lift to 5m. (T1417) Lime - Tip reduction of lateral branches to a horizontal radial length of 7m from the stem. Crown lift to 5m. (008/1984/TPO) Parish Council Recommendation: No Issues, good husbandry proposed.
23/02737 (Works to Trees Covered by TPO)	Oakwood End 23B Murray Court Ascot SL5 9BP (T1) Oak - reduce overall by 2m to leave finished height of 18m and finished spread of 9m and (T2) Oak - reduce overall by 2m to leave finished height of 16m and finished spread of 9m. (005/2010/TPO). Parish Council Recommendation: Refer to Tree Officer

8626 PLANNING APPEALS

No planning appeals were received.

8627 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 13, 20, 27 Oct & 03 Nov.

8628 ANY OTHER BUSINESS

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

Cllr R Wood (Chairman)