

**Minutes of a meeting of the Planning Committee**  
**Held at the King Edward VII Meeting Room, Ascot Racecourse, Ascot SL5 7JX**  
**on Tuesday 19 December 2023 commencing at 7.00pm**

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

In attendance: Maryann Morgan, Administrative Assistant to the Clerk, Simon Gledhill & Robert Gregory (SPA), Sanjay Aurora, COO - Aurora Group & Mandip Malhotra, Head of Planning – Aurora Group.

**8648 APOLOGIES**

Apologies were received from Cllr David Hilton and Cllr Barbara Story.

**8649 MINUTES**

The minutes of the meeting held on 21 November 2023 were approved and signed as such.

**8650 DECLARATIONS OF INTEREST**

None were received.

**8651 PUBLIC ADJOURNMENT**

The meeting was adjourned for 15 minutes to allow for a presentation by the COO and the Head of Planning from the Aurora Group to outline their plans for the former Hurst Lodge School site.

**8652 PLANNING APPLICATIONS**

Application No.	Location and Description
23/03006	<p><b>10 Woodend Drive Ascot SL5 9BG</b></p> <p>New front canopy, single storey side/front extension, single storey rear extension, first floor rear extension, new mono pitched roof to existing garage and alterations to fenestration</p> <p>Parish Council Recommendation No Issues</p>
23/02816 (Full)	<p><b>Oak Tree Cottage Kiln Lane Winkfield Windsor SL4 2DU</b></p> <p>Garage conversion, single storey rear extension, single storey side infill and alterations to fenestration.</p> <p>Parish Council Recommendation: No objection as long as Green Belt rules are followed.</p>
23/02819 (Full)	<p><b>Coach Park 10 Ascot Racecourse Winkfield Road Ascot</b></p> <p>Slimline lattice temporary mast on concrete blocks with 3 no. aerials, 2 no. dish antennas, 1 no. GPS antenna together with concrete lintels, support grillage, radio equipment housing and cabinet, security fencing and ancillary development for a temporary period of six years - retrospective.</p> <p>Parish Council Recommendation: NO issues as long as RBWM is satisfied that VSC have been developed for this site and use.</p>
23/02849 (Full)	<p><b>Swinley Arms 29 Brockenhurst Road Ascot SL5 9DJ</b></p> <p>Part change of use of The Swinley car park as car wash operation with associated</p>

	<p>activities and erection of canopy and sound proofing.</p> <p>Parish Council Recommendation: Objection as</p> <p>A) the proposal may not create noise above levels appropriate in a residential area including the hours of operation</p> <p>B) the trade effluent disposal method proposed into the mains drainage is questioned</p> <p>C) the proposed traffic flow is very tight and would restrict to 2 vehicles on site at any moment of time. This would cause queuing traffic issues entering and leaving the site in an area that is heavily parked on and subject to significant traffic flows</p> <p>D) reduces the parking available below that required for the pub/restaurant</p> <p>E) The proposed activity is out of keeping with the local residential/retail area.</p>
23/02866 (Works to Trees Covered by TPO)	<p>Ellerslie Coronation Road Ascot SL5 9LQ</p> <p>(T1) Oak - Fell (003/2015/TPO)</p> <p>Parish Council Recommendation: Objection Refer to Tree Officer</p> <p>There is really very little information to judge the justification for the felling of this established oak tree – particularly given the presence of the TPO and the fact that previous felling applications have been refused for a similar lack of information.</p>
23/02877 (Full)	<p>11 Bouldish Farm Road Ascot SL5 9EN</p> <p>Single storey rear extension following part demolition of existing rear element.</p> <p>Parish Council Recommendation: No Issues.</p>
23/02899 (Full)	<p>5 Llanvair Drive Ascot SL5 9HS</p> <p>Garage conversion, part single part two storey part first floor rear/side extension, 2no.rear Juliet balconies, loft conversion, new roof to include raising of the ridge, 1no. front canopy, alterations to fenestration and external finishes following demolition of existing elements.</p> <p>Parish Council Recommendation: Strong Objection</p> <p>The proposed extension of No 5 creates a building of roughly double the ground floor area but including the first and second floor 2.4 times that of the original building. The additional roof height adds to the bulk and scale so the building is out of keeping with numbers 3 and 7 Llanvair Drive and the wider area.</p> <p>The crown roof together with the plethora of velux windows is not a design seen in the neighbourhood and is contrary to RBWM design guide para 10.20</p> <p>The rear extension protrudes beyond the rear wall of No 3 creating a wall 15 metres long and 5 metres high that will harm the outlook from No 3. The Juliet balconies will create opportunities to overlook the rear gardens of both No 3 and 7 all leading to a loss of neighbour amenity.</p> <p>The proposals fails to respect the RBWM Design guide which states that extensions should be subservient to the main house. In this case the house is completely remodelled with render and slate roofing, changed fenestration that fails to conform the existing character in the street scene.</p> <p>The proposals do not conform with Policies DG2.1 QP3 b, and NPPF para 130, as the proposals are not sympathetic to local character and history, including the surrounding built environment and landscape setting,</p>
23/02900 (Works to Trees Covered by TPO)	<p>Cissbury Windsor Road Ascot SL5 7LF</p> <p>T1 - Lime - cut back overhanging growth by 3m to leave finished spread of 3m, T2 - Sweet Chestnut - cut back overhanging growth by 3m to leave finished spread of 3m, T3 - Copper Beech - reduce overhanging canopy by 2m to leave finished spread of 5m (025/2015/TPO).</p> <p>Parish Council Recommendation: No objections (refer to tree officer)</p>

23/02911 (Demolition outside Conservation Area)	Imperial College Silwood Park Buckhurst Road Ascot SL5 7PY Prior notification for the demolition of 4no. greenhouses. Parish Council Recommendation: No Issues
23/02921 (Works to Trees Covered by TPO)	Laurel House Coronation Road Ascot SL5 9LP T2314 - Scots Pine - fell (030/1999/TPO). Parish Council Recommendation: Refer to Tree Officer. It is noted that the arboricultural report does NOT recommend felling for the highlighted tree. Felling should be the last resort and if RBWM sanction, replacement trees should be conditioned.
23/02939 (Full)	73 Hurstwood Ascot SL5 9SP Part garage conversion with two storey front extension, replacement front canopy and alterations to fenestration. Parish Council Recommendation: Concern  The garage which already has a room built on top, would be extended to being built on part of the existing driveway. No perceived problems in terms of view from House opposite. It is questioned as to whether moving the garage to the front of the building line can be regarded as subservient.
23/02940 (Works to Trees Covered by TPO)	1 The Glade Ascot SL5 9BE (T1 _ T2) Pine trees - fell. (008/1964/TPO) Parish Council Recommendation: Refer to Tree Officer Even though replacement pines are proposed from an ecological point of view new trees will take many years to deliver same value. Felling should only be considered as the last resort.
23/02956 (Works to Trees Covered by TPO)	49 Hurstwood Ascot SL5 9SP T1 - Silver Birch - Crown reduction by 3m and spread by 1.5m to a final height and spread as per photograph, T2 - Oak tree - fell (002/1990/TPO). Parish Council Recommendation: Recommend referral to RBWM Tree Officer  The purpose of the application is to allow more direct sunlight to shine on the roof of the house to facilitate the installation of Solar Panels.  This does not seem a justifiable reason for tree felling and a significant number of other trees remain as light barriers which could be subject to further requests.
23/02995 (Works to Trees Covered by TPO)	20 Llanvair Drive Ascot SL5 9HT (T1) Beech - reduce height and spread by 2m to leave a finished height of 13m and a finished spread of 10m. Raise canopy over garden by 4m from ground level. Work required as included union at 2m (see attached photo). (003/2015/TPO) Parish Council Recommendation: Refer to Tree Officer.
23/02996 (Full)	Wynglade Whynstones Road Ascot SL5 9HW New pedestrian access, vehicular front entrance gates, boundary wall with railings and new vehicular side entrance gates. Parish Council Recommendation: No Issues
23/03011 (Full)	Wynglade Whynstones Road Ascot SL5 9HW Single storey detached outbuilding Parish Council Recommendation: No Issues
23/03016 (Works to Trees Covered by TPO)	21 The Burlings Ascot SL5 8BY (T1) English Oak Tree - Reduce length of south facing branches by 2-3m, leaving a final spread of approximately 14m. (039/2005/TPO) Parish Council Recommendation: Refer to Tree Officer

**8653 PLANNING APPEALS**

No planning appeals were received.

**8654 APPROVALS AND REFUSALS**

The approvals and refusals were considered for weeks ending 17 & 24 November & 01 & 08 December.

**8655 ANY OTHER BUSINESS**

There being no other business the meeting concluded at 8.15pm.

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**Cllr R Wood (Chairman)**