

**Minutes of a meeting of the Planning Committee
Held at the King Edward VII Meeting Room, Ascot Racecourse, Ascot SL5 7JX
on Tuesday 19 March 2024 commencing at 7.00pm**

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

In attendance: Olivia Marsden, Project Administrator, Simon Gledhill & Robert Gregory (SPAE)

8721 APOLOGIES

Apologies were received from Cllr Barbara Story

8722 MINUTES

The minutes of the meeting held on 20 February 2024 were approved and signed as such.

8723 DECLARATIONS OF INTEREST

None received

8724 PLANNING APPLICATIONS

Application No.	Location and Description
24/00137 (Full)BH	Ascot Towers Windsor Road Ascot SL5 7LG Erection of new steel boundary fencing. Parish Council Recommendation: No Issues Steel Boundary fence application is to secure the side boundaries to the plot, numerous burglaries have taken place. Fence not seen and does not affect street scene.
24/00323 (Works to Trees Covered by TPO) MT	2 Armitage Court Cottages St Marys Hill Ascot SL5 9AU T1 - Oak - Crown reduction leaving a final height of 25m and spread of 8m, lift lower limbs to give 2m clearance from neighbours garage (064/1995/TPO). Parish Council Recommendation: Refer to Tree Officer. This is a big tree and does overhang the neighbours garage so I can see the motivation for cutting it back (Crown reduction leaving a final height of 25m and spread of 8m, lift lower limbs to give 2m clearance from neighbours garage). However, it would be good to get the input of the tree officer in terms of whether the proposed work is appropriate.
24/00368 (Works to Trees Covered by TPO)CH	Eastcote House Lodge Close Ascot SL5 7FT T1 - Conifer - reduce height by 0.5m, from 4m to 3.5m, T3 - Holly - top from 10.5m to 7.5m, T4 - Holly - top from 9m to 8m, T5 - Laurel - Cut back by 4m to give clearance from boundary, T6 - Laurel - reduce height to 4.5m from 9m, T7 - Laurel - Cut back over lawn by 3m, 8m high will remain the same, 5m wide prior to the work (013/2008/TPO). Parish Council Recommendation: No objections. This appears to be maintenance pruning of common, quick-growing species. Refer to tree officer.
24/00370 (Full)BS	4 Woodend Drive Ascot SL5 9BG Part single part two storey part first floor wrap around (front/side/rear) extension with garage conversion, 1 no. rear first floor juliet balcony, alterations to fenestration and external finish. Parish Council Recommendation: no concerns; this application constitutes various minor amendments to application 23/01910 (approved last year)

<p>24/00419 Class G – Prior Approval) CH</p>	<p>Gary Short The Old Court House London Road Ascot SL5 7FL Prior approval for the change of use of the second floor from Class E (Office) to Class C3 (1no. 1 bed and 1no. 2 bed flat). Parish Council Recommendation: Concerns. Application for change of use seems reasonable, but the Parish Council has concerns over lack of parking. The proposal contains provision for just one parking space for each of the two flats (one of which is a 2-bed), with no visitors' parking, and storage for only 2 cycles in total. The Sunninghill and Ascot NP advises 2 parking spaces per 2-bed unit in areas where public transport is limited. It should also be noted that on-street parking is not an option on this busy main route into Ascot. This proposal is therefore contrary to NP/DG1 and NP/T1.1 and 1.2.</p>
<p>24/00452 (Full) AS</p>	<p>Woodlands Kiln Lane Winkfield Windsor SL4 2DU Single storey side/rear extension and alterations to fenestration. Parish Council Recommendation: No objection as long as Green Belt rules are followed</p>
<p>24/00459 (Full) MT</p>	<p>5 Llanvair Drive Ascot SL5 9HS Garage conversion, part single, part two storey part first floor rear/ side extension, loft conversion, new roof to include raising of the ridge, 2no. front dormers, 2no. rear dormers, 1no front canopy and alterations to fenestration following demolition of existing elements. Parish Council Recommendation: Objection This is a complex application and overlaps with 24/00326/FULL which was covered in the last PC meeting and two applications for prior approval for an additional storey 24/00578/CLASAA and 24/00576/CLASAA. A cynic might say there is an attempt here to confuse and complicate the process in order to gain ground following the refusal of application 23/02899/FULL. However, the fact remains that the proposals taken together create a significant increase in square footage that is not in keeping with the rest of the street and has the potential to significantly impact neighbouring properties. There is also the question of the two front doors on the new plan which would strongly suggest there is a plan to divide the property into two for onward resale at some stage. I would propose a strong objection on the basis of the following: NP NP/DG2.1 – scale and bulk out of keeping with the surrounding properties NP/DG2.2 – impact on light and amenities of neighbouring property NP DG3.1 – good quality design – particularly in relation to the two front doors NP DG3.3 – it would appear that the removal of the garage would leave insufficient parking for a five bedroom property NP/EN4 – a large part of the garden will be taken up by the extension and patio which raises biodiversity concerns</p>
<p>24/00466 (Works to Trees Covered by TPO) BS</p>	<p>Muirfield Kier Park Ascot SL5 7DS G1 - 3no. Beech trees and 1no. Oak tree- Height reduction by 3m to a final height of 20m and Crown lifting to 5m above ground level, T1 - Western Red Cedar - Crown reduction by 5m to a final height of 18m and spread of 6m as per photographs (004/1965/TPO). Parish Council Recommendation: concerns: the proposed tree works are significant, refer to Tree Officer</p>
<p>24/00477 (Full) DH</p>	<p>Longwood Kings Road Sunninghill Ascot SL5 0AG Construction of 9no. flats, parking, bin and cycle storage, landscaping, dropped kerb and relocation of existing vehicular and pedestrian access, following demolition of existing dwelling and outbuildings. Parish Council Recommendation: Objection I have two concerns with this application which are; The proposed development is incongruous within its setting and will dominate the adjacent Dial House and Oak House by virtue of its bulk scale and height. The applicant includes Woodlands Lodge situated on Heathfield Avenue in the Street Scene to support the ridge height when it is impossible to see that building from Kings Road. The proposed building with driveway etc absorbs nearly 0.11 hectares or 33% of the site which almost certainly prompted Planners to comment; “due to the specific triangular shape of the plot and rear garden, overgrown with mature plants, may not offer sufficient usable amenity space”.</p>

	<p>The applicant uses a favourable comparison with the ridge height at Woodlands Lodge but does not explain that just 25% of the 0.46 Ha plot size is taken up by the development. The proposals are overdevelopment of the site</p> <p>The proposal is contrary to Policy QP3 and NP policies DG1.1, DG2.1 and DG3.3</p>
24/00486 (Full) BH	<p>10 Truss Hill Road Ascot SL5 9AL</p> <p>Creation of a lower ground floor with new steps and balcony over, single storey rear extension, single storey side extension, loft conversion, hip to gable, 2no. side dormers and alterations to external finishes and fenestration following part demolition of existing single storey element.</p> <p>Parish Council Recommendation: No Issues.</p> <p>Large extension to bungalow but mainly below ground level on rear of property on land which drops away. Parking not a problem, will not affect neighbours. Cannot see any issues</p>
24/00516 (Full) RW	<p>Sunninghill Day Nursery The Terrace Ascot SL5 9NH</p> <p>Change of use of vacant nursery school to 1no. dwelling with internal alterations to create a first floor and 5no. rooflights</p> <p>Parish Council Recommendation: Concern</p> <p>This is an improvement over the previous application regarding light and loss of nursery places. However the velux windows are somewhat unsightly and would be better to match the ground floor windows. Largest concern is the lack of amenity space which should be available to all dwellings as per Design Guide, removal of some of the rear of the building would provide some amenity.</p>
24/00531 (Full) SV	<p>Vardon House The Covert Ascot SL5 9JS</p> <p>Single storey side/rear extension.</p> <p>Parish Council Recommendation: No objection.</p> <p>Large secluded plot, private. Extension not likely to be visible from road.</p>
24/00535 (Works to Trees Covered by TPO) SV	<p>Catherine House London Road Ascot SL5 7EQ</p> <p>Refer to tree survey schedule. (010/2008/TPO)</p> <p>Parish Council Recommendation: Refer to Tree Officer</p>
24/00538 (Full) PC	<p>GiGi 63 Hurstwood Ascot SL5 9SP</p> <p>First floor rear/side extension, new gate and railings and alterations to fenestration.</p> <p>Parish Council Recommendation: Concerns</p> <p>The first floor rear extension will cause overlooking of rear gardens of neighbours and it will reduce light and may conflict with 45 and 60 degree rules. It is also questioned whether the iron railings will change the street scene, where open front aspects are the norm.</p>
24/00546 (Full) AS	<p>11 The Terrace Ascot SL5 9NH</p> <p>Part two storey part single storey side/rear extension</p> <p>Parish Council Recommendation: Slight Concern</p> <p>The extension is to the side similar to other sized properties on that side of the road. The plans are somewhat confusing in that 2 staircases are shown but this may be that the exiting is to be removed but has not been on the plans. The extension on the plans may be slightly in front of the building line, hence not subordinate to the host dwelling or this may be inaccuracies on the plans. It does show 3 spaces off road hence complies with NP SV1</p>
24/00548 (Works to Trees Covered by TPO) PC	<p>53B Oriental Road Ascot SL5 7AZ</p> <p>(1) Oak - (west side) - remove minor branches that are interfering with telephone wires; (east side) - reduce branch back to growing point - see photograph and (2) Oak - (east side) - reduce branch back to growing points - see photograph. (006/1983/TPO).</p> <p>Parish Council Recommendation: Refer to Tree Officer</p>

8725 PLANNING APPEALS

RBWM ref.: 23/01868/CLAMA

Planning. Ref.: APP/T0355/W/23/3334933

Site Address: The Ascot Private Nursery School 1 Arundel Cottage High Street Ascot SL5 7JJ

Proposal: Prior approval to change the use from Class E (f) day nursery to Class C3 dwellinghouse.

RBWM ref.: 23/01879/FULL
Planning. Ref.: APP/T0355/W/23/3331754
Site Address: Land To The North West of 64 Lower Village Road Ascot
Proposal: Construction of 1no. dwelling house with associated parking, landscaping enhancements and the creation of a new access road.

RBWM ref.: 22/03269/FULL
Planning. Ref.: APP/T0355/W/23/3333583
Site Address: Land At Junction of Larch Avenue Ascot And Silwood Road Sunninghill Ascot
Proposal: 2no. detached dwellings (self build) with associated parking, landscaping and shared access.

The above planning appeals were noted by the committee.

8726 UPDATE ON DATES AND VENUES FOR FORTHCOMING PLANNING MEETINGS

This item was not addressed.

8727 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 16, 23 February 01 & 08 March.

8728 ANY OTHER BUSINESS

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

Cllr R Wood (Chairman)