

**Minutes of a meeting of the Planning Committee  
Held at the King Edward VII Meeting Room, Ascot Racecourse, Ascot SL5 7JX  
on Tuesday 20 February 2024 commencing at 7.00pm**

Members Present: Members – Councillors R Wood (Chairman); David Hilton (Vice-Chair) P Carter, C Herring, B Hilton, & S Verma.

In attendance: Maryann Morgan, Administrative Assistant to the Clerk, Simon Gledhill (SPA), 3 members of the public, Sarah Phillip, Mary Findler & Rachel Willcock

**8700 APOLOGIES**

Apologies were received from Cllrs B Story, A Sharpe and M Turton.

**8701 MINUTES**

The minutes of the meeting held on 16 January 2024 were approved and signed as such.

**8702 DECLARATIONS OF INTEREST**

Cllr Charlotte Herring advised that she owns a property in the vicinity of the application 24/00189 regarding the BT Telephone Exchange.

**8703 PLANNING APPLICATIONS**

Application No.	Location and Description
23/02968 (Works to Trees Covered by TPO)	6 Holmes Close Ascot SL5 9TJ 2 Oak trees - Reduce growth on northeastern side of the trees by no more than 1.5m (as shown). (008/1984/TPO) Parish Council Recommendation: Please refer to Tree Officer.
23/03179 (Full)	Munro Building Imperial College Silwood Park Buckhurst Road Ascot The installation of 6no. external ducts to the existing roof 2no. louvres at first floor level. Parish Council Recommendation: NO Concerns.
24/00111 (Full)	Constables Windsor Road Ascot SL5 7LF Single storey side extension to provide new kitchen and attached garage, new flat roof above dining room with terrace above and privacy screen to rear, 1no. external spiral staircase and alterations to fenestration. Parish Council Recommendation: Objection The proposed extension is not sympathetic to the design of the original building and is contrary to the RBWM Borough Wide Design Guide 2020 (section 10.7 and 10.8, and Principle 10.1) which states that extensions should use the existing building as the main reference point for appearance. The proposed building has large windows and glass bifold doors, which clash with the existing multi-paned window style. The gable ends of two sections of the extension are sympathetic to the style of original building, but the flat-roofed area with modern-style glass-panelled terrace and external spiral staircase is totally out of keeping with the original building, and significantly detracts from its period style. Not only is the spiral staircase an inappropriate feature at the front of a building, but it appears to provide no access to the roof terrace.  While an arboricultural report is provided, and it appears the extension itself will not impinge on RPAs, it is of concern that the arboricultural consultant states 'I have not been provided any information regarding new surfacing'. The addition of a garage at the opposite end from the existing entrance will inevitably require an extension of the driveway across the front of the house, plus a turning area, but no plans of either the

	<p>current or proposed driveway are provided. It is noted that a no-dig porous surface is suggested by the arboriculturalist for any driveway extension as this will likely impinge on the RPA of the T1 category B beech tree, but further details on the proposed hardstanding area are required.</p>
24/00151 (Works to Trees Covered by TPO)	<p>7 Holmes Close Ascot SL5 9TJ Sweet Chestnut - Reduce side branches to provide 2-3m clearance from building. (008/1984/TPO) Parish Council Recommendation: Please refer to Tree Officer</p>
24/00175 (Full)	<p>Hamilton House Larch Avenue Ascot SL5 0AP Conversion of the existing building to form 4no. flats to include single storey side/rear extension and alterations to fenestration following demolition of existing elements. Parish Council Recommendation: Strong Objection The subdivision of the building into 4 flats and the removal of the garage would necessitate parking spaces required of 8+ visitors and delivery requirements, totalling 10 spaces. As the DAS wishes to provide the existing gardens to the North as communal amenity space, all parking would need to be provided adjacent to Larch Avenue, which would significantly alter the street-scene i.e. a very visible car park and the contrary to policy NP/DG 3.3 which requires parking not to be at the front of properties. The Townscape Assessment for this property is “villas in a woodland setting” and as such the property should be as per NP/DG 1.2 envisaged, as detached houses in large plots designed for single households. Flats are not prevalent on the northern side of Larch Avenue. It is noted that Sunningdale Park opposite has flats within it, but that must be regarded as a separate matter as it was replacing the large Civil Service College previously on that site. The RBWM design guide requires all flats must have private amenity space in s 8.6. These areas are not shown on the plans and it is questioned whether these could be provided, especially for flat 4 as it’s only access is squashed between plots 1 and 2 and needs to have hedges/ privacy screens also installed. Flat 3 has a flat roof and the RBWM design guide does not allow this as extension roofs must “respect the form and shape” of the host dwelling s 10.8. The proposed dwelling does not. No biodiversity report and gain is included within the application. No bat survey is included and reference should be made to address the presence of Great Crested Newts. NO plans for parking, bin and cycle storage, amenity spaces and soft landscaping have been provided.</p>
24/00176 (Variation Under Reg 73)	<p>Maryland Horse Gate Ride Ascot SL5 9LS Variation (under Section 73) of Condition 13 to substitute those plans approved under 23/01094/VAR as approved under (21/01616/FULL) for a replacement dwelling following demolition of existing elements and x1 new vehicular access with amended plans. Parish Council Recommendation: Leave to RBWM to decide.</p>
24/00183 (Prior Approval Class MA)	<p>The Ascot Private Nursery School 1 Arundel Cottage High Street Ascot SL5 7JJ Prior approval for the change of use from office building (Class E) to residential (Class C3) for 1no. dwelling. Parish Council Recommendation: No Issues Previous concerns related to Nursery have been addressed.</p>
24/00189 (Full)	<p>British Telecom Telephone Exchange Upper Village Road Ascot SL5 7AJ Installation of 1no. flagpole which will support 1no. flagpole antenna at 14.5m together with ancillary equipment thereto including 3no. 0.6m dish, GPS Antenna, cabinets, RRUs, ERSs and supporting grillage. Parish Council Recommendation: Concerns The proposed 5 flagpoles, with 4 dishes and 5 antennae in total, plus 4 cabinets, will detract from the visual amenity and appearance of the surrounding area. While the existing telephone exchange has a utilitarian appearance, it is of concern that it seems to be considered acceptable to continue to add further unattractive features (in addition to the 2 current mobile masts) that will appear as incongruous/jarring additions in a village setting. It is also stated that no residential dwelling directly overlooks the site and will not have a direct view of the proposal. However, the site will be clearly visible from the upper floor of 45 Bowden Road and overlooks the rear of nos. 1-8 The Mews and their gardens.  While the proposal is designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP), and the EU Council recommendation of 12 July 1999 on the limitation of exposure of the general public to electromagnetic fields</p>

	(0Hz to 300GHz) 'in all areas legitimately accessible to the public', no specific quantifiable radius of risk is given. It is therefore of concern that the new masts and dishes (in addition to the 2 existing masts) will be in close proximity and direct line of sight of the bedrooms of the adjacent properties.
24/00199 (Works to Trees Covered by TPO)	8 Oaklands Drive Ascot SL5 7NE (T1) Scots Pine - Crown lift to approximately 6m. (040/2000/TPO) Parish Council Recommendation: Refer to Tree Officer
24/00201 (Works to Trees Covered by TPO)	85 Sutherland Chase Ascot SL5 8TE T1 - Sweet Chestnut - Crown lift to 4.5m (014/1976/TPO) Parish Council Recommendation: Refer to Tree Officer
24/00229 (Works to Trees Covered by TPO)	2 Armitage Court Cottages St Marys Hill Ascot SL5 9AU (T1) Horse Chestnut - Crown reduce leaving a final height of 14m and spread of 8m. (T2) Oak - Fell to ground level. (064/1995/TPO) Parish Council Recommendation: Withdrawn.
24/00245 (Demolition (outside Conservation Area))	Imperial College Silwood Park Buckhurst Road Ascot SL5 7PY Prior notification for the demolition of the former biology store building. Parish Council Recommendation: No Concerns
24/00253 (Works to Trees Covered by TPO)	Silverwood London Road Ascot SL5 7EQ T1 - Sweet chestnut - fell (010/2008/TPO). Parish Council Recommendation: Refer to Tree Officer. Felling should only be undertaken as a last resort and replacement trees required. It is noted in the Arbor report that "The site redevelopment in 2012 when two new properties (Redwood and Silverwood) were constructed most probably resulted in some form of root damage.
24/00277 (Full)	137 Cavendish Meads Ascot SL5 9TG Front and rear extension to existing garage and new solar panels. Parish Council Recommendation: Concerns The development extends the garage some 8m to the rear of the existing garage with a roof height of 4.5m directly adjacent to #135 on the fence line so could reduce their amenity. The application form is so redacted that one cannot read pertinent details. Vehicle hoists are envisaged to the front and rear parts of the garage, which would not normally be seen in a residential area and could result in a commercial aspect. It is also noted that an application has been lodged for Certificate of Lawfulness 24/00275/CPD covering a rear dormer and front rooflights. The outline plans for this seem to be overdevelopment and contrary to the RBWM design guidelines as the dormer is full width and the windows do not align with lower floors
24/00300 (Full)	46 Llanvair Drive Ascot SL5 9HT Relocation of the existing entrance, new front canopy, two storey side/rear extension, single storey rear extension, two storey side extension and alterations to fenestration following the demolition of the single storey elements and conservatory. Parish Council Recommendation: No Issues
24/00326 (Full)	5 Llanvair Drive, Ascot SL5 9HS Garage Conversion, part single, part 2 storey rear/side extension following demolition of existing elements. Parish Council Recommendation: Objection Previous application 24/00175 was refused by RBWM 24th January The footprint of the building is unchanged but the 2nd floor has been removed reducing the height by 1.5 metre which improves the look of the front elevation and probably overcomes the planners first reason for refusal. The external facings and treatments have also been changed. However, the attempt to resolve the overbearing on 3 Llanvair is unsuccessful and remains a issue and reason for refusal. The proposal is also overbearing on No 7 but this is not highlighted as a previous reason for refusal. The proposed building would extend the full width of the plot, barring a narrow path to the RH side and moves significantly rearwards beyond the established building line, Object on following grounds QP3 and NP/DG2.2. The building is proposed with 2 front doors which looks odd and will change the street scene and could be regarded as contrary to NP/DG3.1
24/00351 (Full)	Reactor Centre Imperial College Silwood Park Buckhurst Road Ascot Construction of a fenced multi use games area with pathways and associated landscaping. Parish Council Recommendation: No issues if it complies with Green Belt guidelines rethe fencing and paths plus use is in daylight hours only so no floodlighting.

**8704 PLANNING APPEALS**

No planning appeals were received.

**8705 APPROVALS AND REFUSALS**

The approvals and refusals were considered for weeks ending 12, 19 & 26 January & 02 & 09 February.

**8706 ANY OTHER BUSINESS**

There being no other business the meeting concluded at 8.00pm.

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**Cllr R Wood (Chairman)**