

**Minutes of a meeting of the Planning Committee  
Held at the King Edward VII Meeting Room, Ascot Racecourse, Ascot SL5 7JX  
on Wednesday 22 May 2024 commencing at 7.00pm**

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

In attendance: Helen Goodwin (Parish Clerk); Simon Gledhill & Robert Gregory (SPA); Mr John Richards, Mr Viv Hill and Ms Alison Thompson (Cala Homes).

**8765 APOLOGIES**

Apologies were received from Cllrs P Carter, B Story & M Turton and accepted by the members.

**8766 PUBLIC ADJOURNMENT**

Representatives of Cala Homes presented a Briefing Document about the forthcoming development plans for Ascot Gardens which forms part of AL16, south of the High Street.

The presentation included details that:

- The connection with the London Square development is subject to change;
- The number of dwellings expected is 90 and these will be compliant with the affordable housing requirements, split between sale and rent 50/50
- It is anticipated there will be 154 parking spaces throughout the development.
- There will be no gas on site, all electric with car charging points, all timber-framed buildings and 'over-delivering' what will be the expected future development requirements on environmental provision.

Questions were asked and discussion ensued regarding:

- The preservation of the mature trees on the site.
- The appropriateness of the proposed 4-storey apartments.
- The compatibility with the SPD.
- The 'local vernacular' of architecture in the area.
- Cala Homes marketing strategy and whether the new homes will be marketed overseas.

**8767 MINUTES**

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

**8768 DECLARATIONS OF INTEREST**

The chairman asked for Declarations of Interest; none were received.

**8769 PLANNING APPLICATIONS**

Application No.	Location and Description
24/00624 Variation Under Reg 73	North Lodge Charters Charters Road Sunningdale Ascot SL5 9QZ Variation (under Section 73A) of Condition 7 (Approved Plans) to substitute those plans approved under 22/02771/FULL for a part single, part two storey rear extension to include raising of the ridge, extension of the existing gable, 1no. front dormer and alterations to the external finish and fenestration. Parish Council Recommendation: No Issues
24/00879 (Full)	Rowan House St Marys Road Ascot SL5 9AX Replacement dwelling, 1no. swimming pool, new driveway with associated entrance

	<p>gates and piers, hardstanding and landscaping following demolition of existing elements.</p> <p>Parish Council Recommendation: Concern</p> <p>The tree report shows no trees being lost and no incursion of RPA. The overhead photo of the site in the D&amp;A statement shows the site as heavily wooded. The tree officer must validate the tree report.</p>
24/00917 Variation Under Ref 73	<p>North Lodge Charters Charters Road Sunningdale Ascot SL5 9QZ</p> <p>Variation (under Section 19) of Condition 9 (Approved Plans) to substitute those plans approved under 22/02772/LBC for consent for internal alterations, part single, part two storey rear extension to include raising of the ridge, extension of the existing gable, 1no. front dormer and alterations to the external finish and fenestration with amended plans.</p> <p>Parish Council Recommendation: No Issue</p>
24/00939 (Class G– Prior Approval)	<p>Gary Short The Old Court House London Road Ascot SL5 7FL</p> <p>Prior approval for the change of use of the existing second floor from office (Class E) to 1no. 1bed and 1no. 2bed flat (Class C3).</p> <p>Parish Council Recommendation: Concerns</p> <p>After previous application was refused the plans have now been adjusted to increase room/storage sizes. However, ceiling heights are still not clear so it's not possible to calculate any reduction in sq. metres required for those areas without full ceiling height</p>
24/00942 (Full)	<p>13 Cavendish Meads Ascot SL5 9TB</p> <p>Single storey front/side extension with garage conversion, single storey rear/side extension, first floor side extension and alterations to fenestration.</p> <p>Parish Council Recommendation: Concerns</p> <p>This may be over development of site. The proposal is to move the frontage 3.6 m forwards on the driveway, this compromises the parking which requires that 3 off street spaces as the road is heavily trafficked already and is thus contrary to policy NP/T1.2.</p>
24/00944 (Full)	<p>5 Llanvair Drive Ascot SL5 9HS</p> <p>Garage conversion, 1no. front canopy, part single part two storey rear/side extension and alterations for fenestration following demolition of existing elements.</p> <p>Parish Council Recommendation: Objection</p> <p>A significant extension to the rear but smaller than 24/00326 adding about 50 sq. mtrs at ground floor level.</p> <p>The proposed frontage to the street is asymmetric with a dummy dormer to the South and a second front door which makes the building look like a semi-detached property as there are none on Llanvair, is considered to be poor design and thus contrary to NP/DG3 and QP3.</p>
24/00954 (Full)	<p>19 Norton Park Ascot SL5 9BW</p> <p>Enlargement of existing habitable accommodation within the roof space, 1 no. front dormer, 1 no. rear dormer and alterations to fenestration</p> <p>Parish Council Recommendation: No Issues</p>
24/00959 (Full)	<p>11 Geffers Ride Ascot SL5 7JY</p> <p>Single storey rear extension and alterations to fenestration.</p> <p>Parish Council Recommendation: No Issues</p>
24/00966 TPO (Works to Trees Covered by TPO)	<p>175 Cavendish Meads Ascot SL5 9TG</p> <p>2 x Red Oaks - Reduce by approximately 3m, leaving 22m height and 25m spread. (045/2005/TPO) Parish Council Recommendation: Refer to Tree Officer, No true arbor justification given for the works and owner of trees has not applied for these works.</p>
24/00967 (Full)	<p>5 Llanvair Drive Ascot SL5 9HS</p> <p>New front canopy, garage conversion, part single part two storey part first floor rear/side extension and alterations to fenestration following demolition of existing elements.</p> <p>Parish Council Recommendation: Objection</p> <p>Same footprint as 24/00944 only difference is the extension to the south. The dummy dormer window is removed and the front elevation made more symmetrical. This however brings the flank wall closer to the boundary with no 7 and within the 1m requirement for gaps. Question second front which makes the building look like a semi-</p>

	detached property as there are none on Llanvair, is considered to be poor design and thus contrary to NP/DG3 and QP3.
24/00984 (Full)	<p>Woodlands Kiln Lane Winkfield Windsor SL4 2DU</p> <p>Single storey side/rear extension with relocated front door and alterations to fenestration, following demolition of existing element.</p> <p>Parish Council Recommendation: Concerns</p> <p>In response to the Borough's refusal of the prior application 24/00452, which noted that the increase in floor area was contrary to Policy QP5 of the Borough Local Plan and Chapter 13 of the NPPF, the proposed floor area of the extension has been reduced by 9.35m<sup>2</sup> to reduce the extension size to a fraction below a 50% increase in floor area. But the Parish Council has concerns that this application is proposing the creation of 2 separate dwellings, given the addition of a second front door and self-contained annexe with kitchen. If RBWM is minded to approve the application, the Parish Council therefore requests that there a condition is added that the entire property can only be occupied by single family unit.</p>
24/00989 (Full)	<p>5 Woodcote Place Ascot SL5 7JT</p> <p>New front canopy, part single part two storey side/rear extension with 1no. Juliet balcony, single storey rear extension with balcony above, new steps and alterations to fenestration following demolition of existing element.</p> <p>Parish Council Recommendation: Concern</p> <p>Not clear as to whether the 1 metre rule at 1st floor level is observed so required clarification by RBWM.</p>
24/01008 (Full)	<p>5 Llanvair Drive Ascot SL5 9HS</p> <p>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.</p> <p>Parish Council Recommendation: Objection</p> <p>Ridge height increased by 1.2 metres with a second floor and dormer windows to the front and rear elevation. The front elevation is the same as 24/00459 which was refused as out of keeping and detracts from the character of the area. Design overly dominant and out of keeping with the dormers having a negative impact on the street scene. This property would be different from all in Llanvair Drive.</p> <p>Contrary to Policies NP/DG1-3 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan (2014), Policy QP3 of the RBWM Borough Local Plan (adopted 2022) and Chapter 12 and paragraph 135 of the National Planning Policy Framework (2023).</p>
24/01024 (Part 1 Class AA)	<p>Timbric Kings Ride Ascot SL5 7JR</p> <p>Application for prior approval for construction of one additional storey to property with a maximum height of 2.4m.</p> <p>Parish Council Recommendation: Objection</p> <p>This application is in the Green Belt and TPO trees have been adjusted prior to this application. The size of the cumulative increases in size makes this inappropriate development in the green belt. It is also felt that as the plans propose changes other than simply adding an additional floor, the proposals should be split into 2 separate applications.</p> <p>The windows do not line up with the ground floor as they should as per Design Guide and the roof form is not the same as existing. No evidence is provided as to whether the bungalow has ever been extended and thus decision on whether the 1st floor extension is too large or not, cannot be validly made.</p>
24/01039 (Full)	<p>54 Beaufort Gardens Ascot SL5 8PG</p> <p>Partial garage conversion, two single storey front/side extensions, 1no. front canopy, single storey side/rear extension and alterations to the external finish and fenestration following the removal of the existing single storey elements.</p> <p>Parish Council Recommendation: Objection/Concern</p>

	<p>The proposal removes the garage from parking use but location plan shows sufficient space for 3 cars. However as per design guidelines parking which is adjacent to the carriageway must be softened with landscaping and no plans for this are provided. The application proposes white render and this is not in keeping with the location the fenestration changes are not those prevalent in the locality. It is questioned as to whether the proposals comply with NP/DG3 and Policy QP3</p>
24/01046 TPO (Works To Trees Covered by TPO)	<p>75 Hurstwood Ascot SL5 9SP 2no. Silver Birch trees - fell (002/1990/TPO). Parish Council Recommendation: Refer to Tree Officer No arbor report produced to justify potential falling or breaking as required.</p>
24/01064 TPO (Works to Trees Covered by TPO)	<p>17 Queensbury Gardens Ascot SL5 9GG Silver Birch - Reduce as shown (016/1985/TPO) Parish Council Recommendation: Refer to Tree Officer This would be the 3rd time this tree has been altered, previously in 2018 and 2021. It is questioned as to whether this is good for this protected tree.</p>
24/01108 (Full)	<p>85 Upper Village Road Ascot SL5 7AJ Part single, part two storey side/rear extension, 1no. front dormer, 1no. rear dormer with Juliet balcony and alterations to fenestration. Parish Council Recommendation: Objection This application is very similar to 22/00010 which was refused after appeal, this application removes the proposed front porch. This application is for a 4-bedroom house which requires parking for 3 vehicles off-street in order to comply with NP /SV1.2. the spaces highlighted on the plans are compromised. The space in front of the garage/store is 4.8m from the pavement and to comply with standard must be 6m away. The space to the LH side of the house cannot be achieved by driving from the road and repositioned to this marked space. The space to the RH side of the house can only be accessed if no vehicle is parked in front of the garage, hence is also compromised. In addition, the proposed extension does not blend with the existing as it has a dormer whose size and style does not match the host dwelling, so is of poor design and does not enhance the area.</p>
24/01109 (Full)	<p>11 Armitage Court Ascot SL5 9TA Garage conversion, two storey front extension with canopy, single storey rear extension, alterations to fenestration and external finish and 1no. detached garage following demolition of existing elements. Parish Council Recommendation: Objection This proposal replaces application 23/02490 which was refused on the grounds that the proposal did not sit well with 10 armitage and the existing symmetry would be lost. It is not felt that the new proposal overcomes these issues. In addition, a new garage is proposed to the front of the host building and forward of the building line. This is contrary to NP/DG3.3 The new garage is very close to #13 and changes their outlook. It is unclear as to what the effect of "Tone Insulated Render" is on the appearance of the building.</p>
24/01115 (Prior Approval Class MA)	<p>Kingswick Annexe Kingswick Drive Ascot Prior approval for the change of use of part of the first floor and the loft space from commercial office building (Class E) to residential (Class C3) to create 2no. flats. Parish Council Recommendation: Objection This application follows various attempts to convert this office building into flats. Previous applications included proposals to extend the building – first creating 9 flats (18/00648, WDN) and then 7 flats (18/02653) – considered by both the Borough and Parish Councils (and many neighbouring properties) to be overdevelopment of the site. The developer then opted for a simple change of use of the ground floor from office to residential, to create a total of 5 flats (plus converting residential to office space on the first floor, and adding a further office on the second floor). The PC, however, still considered this to be overdevelopment of the site, with the same number of ground floor flats crammed into a smaller area, contrary to NP/DG1 and NP/DG3, with poor quality design and out of keeping with the townscape assessment. They believed that the size</p>

	<p>of the flats, poor access, lack of amenity space and their appearance made the residential units unsustainable and did not promote a healthy environment, contrary to NPPF para 130. Parking was also inadequate – contrary to NP/T1.)</p> <p>A few years later, the developer is attempting to ‘shoehorn’ 2 further flats into the building by converting the remaining upper floor office spaces back to residential. One of the proposed flats at 37.2 m2 is on minimum recommended size for living accommodation BUT a large proportion of the flat would have limited ceiling height (below 1.5m) plus the required storage is questioned and thus is actually substandard residential use. All of the previous PC objections apply, as this is proposal is contrary to NP/DG1, NP/DG3 and NPPF para 130.</p> <p>Furthermore, the additional parking, 1 per flat, showing on the plans is questioned as to whether they can be used without causing issues to the existing residents access and parking – contrary to NP/T1 – and it is stated that the bike/bin storage will be adapted to accommodate the 2 new flats without giving any indication of how the extra bikes/bins will fit in (not to mention the potential resistance from existing residents to having their bike/bin space reduced).</p> <p>The proposed change of use from business to residential use would result in a loss of employment, so will only be permitted if the applicant demonstrates that all possible appropriate alternative job-providing options have been considered and actively marketed on a realistic basis, for a period of at least 12 months, without any economically viable options resulting. No evidence has been provided of this, so the proposal is contrary to NP/E1.1. Evidence also needs to be provided that the offices have also been in use for 24 months prior.</p>
24/01140 (Full)	<p>Goodwood Burleigh Road Ascot SL5 7LE</p> <p>Proposed timber pergola with solar panels.</p> <p>Parish Council Recommendation: Refer to Tree Officer</p> <p>No concern re the side panels of the trellis facing south being solar panels but as the structure is 15m long and is supported by 20 spikes this may be of concern to the many trees on site.</p>

#### 8770 PLANNING APPEALS

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

RBWM Ref: 23/00939/FULL

Planning Ref: APP/T0355/W/24/3337325

Site Address: Land at Former Heatherwood Hospital London Road Ascot

Proposal: Development of new apartment building comprising 6no. 2-bedroom units with associated parking, landscaping, cycle and refuse store

#### 8771 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 12, 19 & 26 April, 03 & 10 May.

#### 8772 ANY OTHER BUSINESS

1. The borough has a consultation on affordable housing currently which councillors are encouraged to take part in.
2. Ascot Rejuvenation SPD – a meeting was held last week. It was noted that the borough stated at the meeting that they are treating the Cala Homes and London Square developments as one site.

There being no other business the meeting concluded at 8.40pm.

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Cllr R Wood (Chairman)