

**Minutes of a meeting of the Planning Committee
Held at Ascot United Football Club, Winkfield Road, Ascot SL5 7LJ
on Wednesday 12 June 2024 commencing at 7.00pm**

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

In attendance: Maryann Morgan (Administration Assistant to the Clerk), Simon Gledhill & Robert Gregory (SPAЕ)

8793 APOLOGIES

Cllrs C Herring & P Carter were absent.

8794 MINUTES

The minutes of the meeting held on 22 May 2024 were approved and signed as such.

8795 DECLARATIONS OF INTEREST

None were received.

8796 PLANNING APPLICATIONS

Application No.	Location and Description
24/01158 (Full)	<p>Imperial College Silwood Park Buckhurst Road Ascot SL5 7PY</p> <p>Lees House - External lift shaft to southwest elevation, alterations to fenestration and external finish, Glass house - replacement building.</p> <p>Parish Council Recommendation: Concern</p> <p>1 External lift shaft to SW elevation, alteration to fenestration & external finish, cannot see a problem with this.</p> <p>2 Glasshouse replacement. Same height, size & shape words are in the document but as there is no drawing of it in the application, difficult to draw a conclusion.</p>
24/01169 (Works to Trees Covered by TPO)	<p>61 Hurstwood Ascot SL5 9SP</p> <p>(T1) Oak - reduce height by 2m to leave finished height of 19m, reduce spread by 2m to leave finished spread of 15m and raise canopy by up to 3.5m from ground level; (T2) Oak - fell; (T3) Oak - reduce height by 2m to leave finished height of 19m, reduce spread by 2m to leave finished spread of 15m and raise canopy by up to 3.5m from ground level; (T4) Oak - fell and (T5) Oak - reduce height by 2m to leave finished height of 19m, reduce spread by 2m to leave finished spread of 15m and raise canopy by up to 3.5m from ground level. (002/1990/TPO).</p> <p>Parish Council Recommendation: Refer to Tree Officer</p> <p>Three being reduced in height by 2m, as there is too much shade; two are being felled to ground level, as they are described as poor specimens and too close to the aforementioned three. Can we ask Tree Officer if instead of coming down to ground level, can these Oaks be 'crown' cut or kept as columns, to allow them to remain for the benefit of insects and wildlife? Can other trees be planted elsewhere in the garden to compensate for the loss of these trees if RBWM minded to permit felling?</p>
24/01185 (Full)	<p>76 Upper Village Road Ascot SL5 7AQ</p> <p>Proposed First Floor Side extension over undercroft parking and alteration to rear</p>

	<p>fenestration to introduce patio doors.</p> <p>Parish Council Recommendation: Strong Objection</p> <p>The proposed modern wood-clad side extension/carport on the end of a terrace of Victorian cottages is completely out of keeping with the street scene, and the design and materials do not reflect the character of the neighbouring properties (contrary to NP/DG1.1, 1.4, 1.6 and 3.1 and Borough Wide Design Guide principle 10.1).</p> <p>Furthermore, the bulk/scale and density will be unlike that of neighbouring properties (contrary to NP/DG2.1 and BWDG 10.1).</p> <p>The proposed 2-storey extension is less than 1m from boundary and only 3m from the neighbouring property (76A Upper Village Road) and therefore does not respect the separation between buildings, or between buildings and the site boundaries, in relation to likely impact on the privacy and amenity of the neighbouring property to the north-west (contrary to NP/DG2.2). This will cause loss of light for 76A to both the house and garden to the side and shading of the main garden to the rear (contrary to BLP QP3, and BWDG principles 8.3 and 1.0).</p> <p>In addition, the proposed extension is over-development of the site itself, which will result in inadequate amenity space for the intended 5-bedroom property (contrary to NP/DG3.2 and BWDG principle 8.4 and 10.1). The side extension will increase the already small north-east facing garden, most likely originally intended for a 2-bed property. (BWDG Principle 8.4 states that the minimum amenity space for a north-facing garden for a 5-bed property is 85m² of rectangular space receiving some direct sunlight.)</p> <p>The Parish Council also has concerns re. the provision of parking on site. It is questioned as to whether the car port is sufficiently wide to conform to the required 3m width. Although there is space for 3 cars, there is no turning area, and 2 of the 3 spaces will require another car to reverse out to let them out. It will be quite dangerous reversing 2 cars into a busy and overcrowded street, on a corner next to a pub car park entrance (contrary to NP/T1).</p>
24/01189 (Full)	<p>Montrose House Coronation Road Ascot SL5 9LP</p> <p>Replacement dwelling, new detached garage with habitable accommodation above ancillary to the main dwelling, garden store with canopy and flue, external swimming pool, drop kerb and relocation of access to include new gates and landscaping.</p> <p>Parish Council Recommendation:</p> <p>Latest application includes a swimming pool but the house design is simpler and smaller. Importantly a landscape management plan is included and its adherence must be conditioned as part of any approval There are many trees on the site and the tree surveys etc should be checked as should the tree protection regime which has changed.</p>
24/01190 (Prior Approval Class MA)	<p>Axiom Business Consultants 14 Hermitage Parade High Street Ascot SL5 7HE</p> <p>Prior approval for the change of use from commercial office building to residential to create 1no. apartment.</p> <p>Parish Council Recommendation: Concern re lack of detail on parking provision</p> <p>No issues regarding the change of use. There is no mention of a parking space for this flat, which is a requirement of 1 space.</p>
24/01192 (Full)	<p>Sunninghill Cottage London Road Ascot SL5 7DJ</p> <p>1no. new dwelling and new gate following demolition of existing dwelling and outbuilding.</p> <p>Parish Council Recommendation: Objection</p> <p>This proposed development is for very large house in the Green Belt where the footprint is twice the size of the current and the internal space is 65% more. NO VSC are provided therefore this must be regarded as “inappropriate development” in the Green Belt and there is impact on the trees on the site.</p>
24/01195 (Prior Approval Class MA)	<p>Unit A Silwood Park Buckhurst Road Ascot SL5 7PW</p> <p>Prior approval for the change of use from a commercial building (Class E) to residential (Class C3) to create 6no. new dwellings.</p> <p>Parish Council Recommendation: Objection as per 24/01199 As land within the green</p>

	<p>belt, this area is specifically referenced in the neighbourhood plan which states (NP/SS9.2) that redevelopment must:</p> <p>take any opportunities offered for environmental improvement of the Green Belt demonstrate sensitivity towards the landscape, its biodiversity, historic and visual value and curtilages of the listed buildings on the site</p> <p>retain the majority of the site in education and research uses.</p> <p>must include mitigation measures to address any increase in traffic congestion in the area</p> <p>provide safe and accessible pedestrian and cycle routes to help connect Sunninghill, Cheapside and Ascot</p> <p>It would seem that these elements – particularly c, d and e – have not been taken into account.</p> <p>Given the green belt location, the scale of the applications taken together and the lack of provision for the recommendations of the Neighbourhood plan -</p>
24/01196 (Prior Approval Class MA)	<p>Unit C Silwood Park Buckhurst Road Ascot SL5 7PW</p> <p>Prior approval for the change of use from office and laboratory building (Class E) to residential (Class C3) to create 12no. new dwellings.</p> <p>Parish Council Recommendation: Objection as per 24/01199</p>
24/01197 (Prior Approval Class MA)	<p>Steel Construction Institute Unit D Silwood Park Buckhurst Road Ascot SL5 7QN</p> <p>Prior approval for the change of use from office and laboratory building (Class E) to residential (Class C3) to create 8no. new dwellings.</p> <p>Parish Council Recommendation: Objection as per 24/01199</p>
24/01198 (Prior Approval Class MA)	<p>SFS Fire Services Unit E Silwood Park Buckhurst Road Ascot SL5 7PW</p> <p>Prior approval for the change of use from office and laboratory building (Class E) to residential (Class C3) to create 10no. new dwellings.</p> <p>Parish Council Recommendation: Objection as per 24/01199</p>
24/01199 (Prior Approval Class MA)	<p>Silwood Business Centre Silwood Park Buckhurst Road Ascot</p> <p>Prior approval for the change of use from office and laboratory building (Class E) to residential (Class C3) to create 20no. new dwellings.</p> <p>Parish Council Recommendation: Objection</p> <p>As land within the green belt, this area is specifically referenced in the neighbourhood plan which states (NP/SS9.2) that redevelopment must:</p> <p>a) take any opportunities offered for environmental improvement of the Green Belt</p> <p>b) demonstrate sensitivity towards the landscape, its biodiversity, historic and visual value and curtilages of the listed buildings on the site</p> <p>c) retain the majority of the site in education and research uses.</p> <p>d) must include mitigation measures to address any increase in traffic congestion in the area</p> <p>e) provide safe and accessible pedestrian and cycle routes to help connect Sunninghill, Cheapside and Ascot</p> <p>It would seem that these elements – particularly c, d and e – have not been taken into account.</p> <p>Given the green belt location, the scale of the applications taken together and the lack of provision for the recommendations of the Neighbourhood plan</p> <p>A prior approval application will be assessed against the following criteria:</p> <ul style="list-style-type: none"> • Impact on transport and highway safety • Potential site contamination • Risk of flood • Noise from commercial units affecting or could affect residents • Natural light being required for all habitable rooms • The impact of the conversion on businesses in the area • Effect on local nurseries or health centres, where an impact assessment may be required.

	<p>It is not possible to accept that sufficient natural light is being provided to habitable rooms as no plans have been provided which detail the rooms, their sizes and their angulation. In addition, no private amenity spaces are shown for each flat as the required by RBWM design guide. Parking is not provided in accordance with RBWM Design Guide which requires softening between parking spaces and no landscape plan has been provided to demonstrate this.</p> <p>The site was included in the Neighbourhood Plan as SS9 as a site in the Green Belt for “education and research” purposes. As the buildings are in commercial /academic use, they must be advertised for sale or rental before change of use can be considered. This has not been evidenced so the proposal is contrary to the promotion of employment in the Parish as per NP/E1 and 2.</p> <p>The area is designated as a wildlife heritage site. I cannot find any restrictions that this imposes but the influx of more people 24/7 will have an adverse effect on wildlife.</p> <p>The application contains fenestration and doors which is not permitted under Class MA application. Any change must be by separate application. For this reason alone, the application must be rejected.</p>
24/01202 (Full)	<p>11 The Terrace Ascot SL5 9NH</p> <p>Part two storey part single storey side/rear extension, new front boundary treatment and dropped kerb, following demolition of existing elements.</p> <p>Parish Council Recommendation: Objection</p> <p>2 parking spaces required are shown on the plans but not enough detail is provided as to whether sufficient space is provided to clear the footway, provide a footpath and dropped kerb information.</p> <p>The plans show a mirror image duplication of the RH of the existing dwelling. The proposed extension is not subservient to the host dwelling and would thus be a dominant building which would affect the street scene.</p>
24/01213 (Prior Approval Class MA)	<p>Raplas Technologies Unit B Silwood Park Buckhurst Road Ascot SL5 7PW</p> <p>Prior approval for the change of use from office and laboratory building (Class E) to residential (Class C3) to create 10no. new dwellings.</p> <p>Parish Council Recommendation: Objection as per 24/01199</p>
24/01215 (Full)	<p>Fego Caffè 1 The Hermitage High Street Ascot SL5 7HD</p> <p>Raised decking, bollards and planters to provide an external seating area on part of existing private car park following the removal of the existing seating area.</p> <p>Parish Council Recommendation: Objection</p> <p>This proposal removes 4 parking spaces from the front of the 2 retail units occupied by Fego. Parking is at a premium in the vicinity and parking in Hermitage parade is restricted and signed to individual retailers use only. In addition, the multi storey car park at the rear is for Sainsbury customers only for 45 min only and is CCTV covered, the loss of 4 spaces is a significant issue</p>
24/01292 (Full)	<p>20 Oriental Road Ascot SL5 7AY</p> <p>Single storey rear extension.</p> <p>Parish Council Recommendation: No issues</p>
24/01311 (Works to Trees Covered by TPO)	<p>19 The Burlings Ascot SL5 8BY</p> <p>(T1, T2 & T3) Oak's (Quercus Robur) - raise the crowns to 6-7m from ground level and removal of all major dead branches; (T4) Oak - raising of the crown to 6-7m, reduce in length by 2-3m the branches overhanging the roof of the house and removal of all major dead branches; (T5) Beech - (Fagus Sylvatica) reduce branches in length by 3-4m overhanging the roof of the house, raising of the crown to 6-7m from ground level and removal of all major dead branches and (T6) Oak's X 2 - raise the crown to 6-7m from ground level, reduce in length by 2-3m the branches overhanging the roof of the house and removal of all major dead branches. (016/2018/TPO).</p> <p>Parish Council Recommendation: Refer to the tree officer</p>

	It is felt that the proposed works are excessive simply to reduce shading in the property, less radical proposals should be explored
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8797 PLANNING APPEALS

No planning appeals were received.

8798 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 17, 24 & 31 May.

8799 ANY OTHER BUSINESS

- a) Cllr Wood advised that he had requested an electronic copy of an enforcement notice issued regarding planning application 23/02478 for 6 Sunninghill Road, as there were traffic safety issues involved.
- b) It was also advised that a pre-planning application consultation document had been received by the Parish Council regarding the installation of a radio mast at the back of Car Park 6 on Ascot High Street. It was felt this was surprising as Car Park 6 is scheduled to be developed as part of the future plans for the High Street.
- c) Cllr Wood highlighted that a meeting of the SPD Ascot Reference Group will be held on 17th June. Cllr David Hilton advised that he would not be able to attend the meeting but would be sending a letter of objection to the plans that have been circulated to the Group members.

There being no other business the meeting concluded at 7.45pm.

Cllr R Wood (Chairman)