

Minutes of a meeting of the Planning Committee
Held at The Saints Pavilion, Ascot Unit Football Club, off the A330, Winkfield Road, Ascot,
SL5 7LJ On Wednesday 16th July 2025 commencing at 7.00pm

Members Present: Councillors R Wood (Chairman), C Herring, B Hilton, A Sharpe, B Story, S Verma & C Morrison.

In attendance: Maryann Morgan (Admin Assistant to the Council), Simon Gledhill (SPAE), Cllr Genevieve Gosling (RBWM), 3 members of the public.

9083 CHAIRMANS WELCOME

The Chairman welcomed those present to the meeting.

9084 APOLOGIES

Apologies were received from Cllr M Turton, Cllr R Gregory & Cllr M Beckett.

9085 DECLARATIONS OF INTEREST

Cllr B Hilton declared an interest regarding Planning Application 25/01331 and Cllr B Story declared an interest regarding Planning Application 25/01581.

9086 MINUTES FROM PREVIOUS MEETINGS

The minutes of the meeting held on 11th June 2025 were approved and signed as such.

9087 PLANNING APPLICATIONS

Application No.	Location and Description
25/01050 (Full CZP)	<p>Land Bounded By Ascot Fire Station Station Hill And West of Hermitage Parade And South of High Street Ascot</p> <p>Redevelopment of existing site to provide 1,020m² of a mix of commercial and community floorspace (mix of uses within Use Classes E, F1 and F2) and 101 dwellings with associated parking, access, open space, landscaping and other associated works. Provision of new public open space with associated hard and soft landscape works, new pedestrian and cycle paths and children's play area.</p> <p>Parish Council Recommendation: Objection</p> <p>There do not appear to have been any significant changes to the application and therefore the previous objections remain including the main issues of the size of the community facility especially in the light of the emerging Ascot SPD, parking and affordable housing provision.</p> <p>The Parish Council highlights and concurs with the housing officer in that the affordable housing mix does not comply with the BLP requirements and that the parking provision. For the affordable housing needs to improve to a 1 :1 basis. The Parish Council agrees with in the review of the travel plan where significant issues are highlighted. Related to the junction onto station Hill where conflicts will arise between pedestrians, cyclists and vehicles.</p>
25/01126 (Full)	<p>4 Sirl Cottages Lower Village Road Ascot SL5 7AU</p> <p>Enlargement and alterations to existing patio, new balustrades, replacement and new steps, 1no. storage block and 1no. outbuilding with terrace above ancillary to the main dwelling following demolition of existing outbuilding.</p> <p>Parish Council Recommendation: Objection</p>

	<p>The proposal effectively covers the entire back garden of the property with a patio/extension which is not in keeping with Victorian Villages as per the Townscape assessment. Overlooking will be created of neighbouring properties. It also reduces the greening effect in the area and does not improve biodiversity.</p>
25/01285 (Full)	<p>Brambles 3 Woodside Road Winkfield Windsor SL4 2DP Part single part two storey rear/side extension and alteration to fenestration Parish Council Recommendation: No issues</p>
25/01331 (Full)	<p>4 Sunninghill Road Sunninghill Ascot SL5 7BU 1no. dropped kerb, hardstanding and new timber sleeper retaining wall. Parish Council Recommendation: Serious Concern. ASPC and RBWM previously rejected the removal of 4No trees under application 24/02008/TPO. These trees are the subject of replacement in this application to create a driveway. The previous refusal to removal of trees means adequate sight lines cannot be achieved for driveway construction. In addition, the swept path analysis shows a single vehicle only. As this is a 4-bed house the analysis needs to show 3 vehicles entering and exiting in a forward gear, with parked vehicles also on site, and the space available does not allow for this. The driveway slope would also appear to be greater than 1:12 which would be the borough standard.</p>
25/01368 (Full)	<p>Land At Blacknest House Titness Park London Road Sunninghill Ascot 1 single storey sustainable dwelling to support Forest Schools and woodland management. Parish Council Recommendation: Objection This application follows on from the recent proposal (24/02993/FULL) which was refused by RBWM for 9 reasons, the most notable being that the proposal would constitute inappropriate development in the Green Belt and would harm the openness of the Green Belt. The applicant has sought to address the various objections, providing further reports to back up the proposal, but has failed to provide any further evidence of very special circumstances to justify development in the Green Belt. It therefore fails to comply with policy QP5 of the Borough Local Plan, and Section 13 of the NPPF. In addition, the proposed development in a strongly identified woodland would have a detrimental effect on its character and therefore fails to comply with policy QP3 of the Borough Local Plan.</p>
25/01386 (Full)	<p>New Court Ravensdale Road Ascot SL5 9HJ Part single, part first floor, part two storey rear extension with 1no. rear canopy, single storey side extension with ramp, rear raised terrace and steps, new hardstanding and boundary treatment. Parish Council Recommendation: No issues with extensions but significant trees around property so Refer to Tree Office</p>
25/01390 (Full)	<p>Garages To The Rear of Hermitage Parade High Street Ascot Temporary use of the site for contractor parking and 3no. double-stacked welfare containers for a period of three years to facilitate the delivery and construction of the scheme to be approved under 24/01844/FULL. Parish Council Recommendation: No issues as long as free and unencumbered access is available to the users and occupiers of Hermitage Parade through the current access point. It is also strongly suggested that the 35 spaces being created for construction use are retained afterwards and provided for public use as part of Ascot rejuvenation as required per draft SPD DES24.</p>
25/01395 (Full)	<p>Pemberley 19A Woodlands Ride Ascot SL5 9HP New front entrance canopy, part single, part first floor, part two storey rear extension with balcony, 2no. rear Juliet balconies, raising of the eaves and ridge to facilitate a loft conversion, solar panels to the roof, alterations to fenestration and rear gate and piers. Parish Council Recommendation: Objection Raising the roof increases the bulk and scale of the building on a narrow plot. Adding 10 Velux style windows is out of keeping with the area and having 2.5 storey glazed rear gables will change the street view from the adjacent pathway and create light pollution.</p>

25/01405 (Full)	<p>The Stables London Road Ascot SL5 7EQ Ground floor front infill extension with new front canopy and relocated front door, first floor side extension, garage conversion and alterations to fenestration. Parish Council Recommendation: Objection This is a subsequent application to 24/02514 (FULL) which was rejected by RBWM on the basis that it was contrary to Section 15 of the NPPF and Policy NR2 of the Borough Local Plan, as no bat survey was provided. The Design and Access statement accompanying the revised application states that an Ecological Survey is attached but none is evident. The Parish Council remains concerned that the application proposes a 3-bedroom property with 2 parking spaces, but the proposal is for 4 full bathrooms in total, plus a newly created study. The Parish Council is therefore concerned that the study may in fact be for use as a 4th bedroom, and if this is the case the proposal is contrary to NP/T1.1 as there is insufficient parking available for a 4-bedroom property. The Parish Council also remains concerned that the proposed extension is to the side of the property and the building lines are exactly maintained at the front and rear. The extension is neither subordinate or subservient to the host dwelling as required by Design Guide 10.1 and 2 and as such is contrary to NP/DG 3.</p>
25/01407 (Variation Under Reg 73)	<p>Pine Lodge The Poplars Ascot SL5 9HZ Variation (under Section 73a) of Condition 3 to substitute those plans approved under 24/03043/FULL for a single storey side extension to provide chimney following demolition of existing bay window, reduce existing chimney stack on rear elevation and erection of an attached pergola to the rear with amended plans. Parish Council Recommendation: No Issues</p>
25/01415 (Full)	<p>15 The Terrace Ascot SL5 9NH Removal of 1no. chimney. Parish Council Recommendation: Object The Terrace, Sunninghill is a Landmark View as per the local neighbourhood plan Map 10 item 14. Policy NP/DG4.2 Heritage Assets states "New developments should seek to avoid any adverse impacts on the landmark views and buildings listed in the table above and identified on Map 10, and the historic gateways as identified in the RBWM Townscape Assessment". The parish has no issue with the removal of fireplaces but the external chimneys must be retained.</p>
25/01418 (Work to Trees Covered by TPO)	<p>The Belfry Monks Walk Ascot SL5 9AZ Cherry tree - reduce height by 2-3m below cables and remove branches overhanging as per photographs (050/1997/TPO). Parish Council Recommendation: No Issues. Refer to Tree officer.</p>
25/01423 (Work to Trees Covered by TPO)	<p>4 Woodlands Close Ascot SL5 9HU T1 A - Oak - Reduce upper canopy by 2-3m leaving a height of 25m, reduce limb on the north-west by 2-3m to bring in line with remaining canopy, thin out canopy on the north-west side by 5-10% (003/2015/TPO). Parish Council Recommendation: Refer to tree officer</p>
25/01438 (Outline)	<p>Murtle And Land At Murtle Sunninghill Road Sunninghill Ascot Outline application for access and layout only to be considered at this stage with all other matters to be reserved for 1no. detached dwelling and associated parking. Parish Council Recommendation: Concern/Objection A second outline request after 24/02960 withdrawn. Transport statement now gives details of access points, dropped kerbs etc. Visibility plays are as point 3.5 of the report. PDF files show vehicle movements. The statement details all criteria are satisfied. It should be noted that this is an independently commissioned report. Highway report required? The transport assessment shows swept path analysis for 2 vehicles per unit. BUT for 4 bed units 3 cars would be required to park and it is not possible to show swept path for 3 vehicles.</p>

	<p>In addition, RBWM does not like additional dropped kerbs for a site. Highways dept view needed.</p> <p>There is now an Ecology report, noting that the development is within 5km of the Thames Basin Heath SPA. A Section 106 SANG contribution must be secured</p> <p>A biodiversity gain plan needs to accompany the application as detailed and approved by the local authority as per schedule 7a of the Town and country planning act. Local policy NR2. This is not currently present.</p>
25/01441 (Works to Trees Covered by TPO)	<p>Sanderling Cottage 8 And 6 Llanvair Close Ascot</p> <p>T1 - Beech - Reduce lateral spread on south side by 2m to a final spread of 3m, T2 - Pine - Raise canopy up to 4m from ground level, T3 - Beech - Reduce lateral spread on south side by 2m to a final spread of 4m, T4 - Leaning Pine - Fell, G5 - Remaining Pines - Raise canopies up to 4.5m above ground level, T6 Sweet Chestnut - Raise canopy up to 4m above ground level (011/2014/TPO).</p> <p>Parish Council Recommendation: Refer to Tree Officer</p> <p>These are TPO trees and the decision should be with the Tree Officer.</p>
25/01443 (Works to Trees Covered by TPO)	<p>The Tor Coronation Road Ascot SL5 9LP</p> <p>T1 - Oak - Crown lifting to 4m above ground level, G2 - Oak - cut back over-extending branches by 2m to leave a remaining spread of 4m (011/2014/TPO).</p> <p>Parish Council Recommendation: Refer to Tree Officer. No arbor justification produced.</p>
25/01476 (Full)	<p>The Last House Kier Park Ascot SL5 7DS</p> <p>Relocation of front entrance door, new front canopy and front gable feature, part single part two storey rear/side extension, 2no. rear Juliet balconies and alterations to fenestration following demolition of existing front bay window, garage and outbuildings.</p> <p>Parish Council Recommendation: No issues as the Tree Officer is satisfied with the arboricultural report.</p>
25/01525 (Works to Trees Covered by TPO)	<p>25 Woodlands Ride Ascot SL5 9HP</p> <p>T1 - Scots Pine - Crown lifting to 4m above ground level, T2 - Spruce - Crown lifting to 4m above ground level and T3 - Ash - fell (003/2015/TPO).</p> <p>Parish Council Recommendation: Concerns, refer to tree officer.</p> <p>One of the proposals is to fell an ash tree but there is no independent tree report - just the view of the tree surgeon that the ash tree is dying</p>
25/01534 (Telecom Dev Determination 56 days)	<p>Footpath At High Street Ascot</p> <p>Application for determination as to whether prior approval is required for the installation of an 18-metre-high monopole supporting 9 no. antennas and 2 no. transmission dishes with a wraparound cabinet at base, together with 5 no. equipment cabinets, and ancillary development thereto including 2 no. GPS nodes.</p> <p>Parish Council Recommendation: Objection</p> <p>This placement on the side of Ascot High Street would be highly visible and would detract from the street scene. It is also on the edge of the development site AL16 and as such would cause issues or drive design influences on the site. An alternative site should be sought.</p>
25/01552 (Full)	<p>Friars Lodge Greyfriars Drive Ascot SL5 9JD</p> <p>Enlargement of existing roofspace with extension to existing rear dormer.</p> <p>Parish Council Recommendation: Concerns,</p> <p>After previous refusals, this latest application is still contrary to RBWM design guide in that the proposed extension is not subordinate to the host dwelling s 10.1 and that the rear dormer is. 50% of width and height of roofspace.</p>
25/01572 (Full)	<p>8 Bowden Road Ascot SL5 9NJ</p> <p>New side canopy, relocation of entrance door, two storey rear extension, 2no. side dormers and alterations to fenestration following demolition of existing elements and detached outbuilding.</p> <p>Parish Council Recommendations: Objection</p> <p>As there appears to be only a minor reduction in proposed floor area, since the earlier application (25/00750/FULL), the Parish Council remains concerned re. overdevelopment of the site, as the proposed extension will leave a very small garden for a 3-bedroom property (contrary to NP/DG3.2). Moreover, the increase from 2 to 3 bedrooms in a street</p>

	<p>where parking is a huge issue is of concern – and the Parish wishes to remind the Borough of the parking issues in this area. The property has no onsite parking, so falls well short of the desired 2 parking spaces for a 3-bedroom property (contrary to NP/T1). While there will be inevitable comparisons with the other side of this semi which has a substantial 2-storey rear extension (albeit slightly smaller than that proposed), it should be noted that no. 6 has a larger garden and 2 off-street parking spaces and therefore fulfilled the criteria for development.</p>
25/01575 (Listed Building Consent)	<p>Land At Silwood Park London Road Sunninghill Ascot</p> <p>Consent for internal and external alterations and refurbishment of the Grade II listed Silwood Manor and attached stables to facilitate the conversion to residential use comprising 21 apartments.</p> <p>Parish Council Recommendation: No issues</p>
25/01578 (Full)	<p>113 Cavendish Meads Ascot SL5 9TG</p> <p>Two storey side extension and 1no. rear Juliet balcony (part retrospective).</p> <p>Parish Council Recommendation: Objection</p> <p>The proposed extension is of poor design and does not enhance the area contrary to QP3 and NP/DG1 it is also contrary to RBWM design guide in that the proposed extension is not subordinate to the host dwelling s 10.1.</p>
25/01579 (Full)	<p>8 Oliver Road Ascot SL5 9DZ</p> <p>1no. rear dormer to and 3no. front rooflights to accommodate a loft conversion.</p> <p>Parish Council Recommendation: Concerns</p> <p>This is a plan to add a rear dormer to and 3. front rooflights to accommodate a loft conversion. This would be the first house in the street to add a dormer and although it only goes across part of the rear of the property, it does seem to create quite an imposing roofline which is contrary to RBWM design guide s 10.5 and that the rear dormer is > 50% of width and height of roofspace.</p>
25/01581 (Full)	<p>Haining Chase Brockenhurst Road Ascot SL5 9HB</p> <p>Garage conversion with a single storey front extension and attached garage, new front entrance with canopy, part single part two storey rear extension and alterations to fenestration.</p> <p>Parish Council Recommendation: Concerns</p> <p>It is a large site and the extensions will not affect neighbours, but comment is that the garage extension to the attached outbuilding has kitchen and bathroom facilities could conceivably be turned into a separate dwelling and a condition that it remains single family occupancy should apply.</p> <p>In addition, the replacement garage is proposed as being in front of the existing building line and is thus not subservient and contrary to NP/DG3.3.</p>
25/01651 (Works to Trees Covered by TPO)	<p>Woodcote Brockenhurst Road Ascot SL5 9HA</p> <p>T1 - Scots Pine and T2 - Silver Birch - fell (001/2013/TPO).</p> <p>Parish Council Recommendation: Refer to Tree Officer Concerns</p> <p>This is an application to fell a Scots Pine and a Silver Birch subject to a TPO. The applicant says that the trees are dead but no further explanation is given and it's not clear how this has been determined.</p>
25/01688 (Full)	<p>19 Sutherland Chase Ascot SL5 8TE</p> <p>Part single part two storey rear extension and alterations to fenestration.</p> <p>Parish Council Recommendation: Serious Concerns</p> <p>The proposed rear extension I smaller than that refused under 24/02222 and appears to cover 45-degree rule. The extension will still be very visible to the street view, as it is prominent on the corner and could change the street scene and be regarded as over development of the site.</p>

9088 PLANNING APPEALS

No planning appeals were received.

9089 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 06, 13, 20 & 27 June 2025 & 04 July 2025.

9090 ANY OTHER BUSINESS

1) Cllr Robin Wood updated the Committee on the RBWM Ascot Placemaking SPD and advised that the matter was due to go before a Scrutiny Panel on 16th July 2025 before being presented to Cabinet on 22nd July 2025.

2) Cllr Allison Sharpe advised the Committee that online training courses are being offered by NALC (National Association of Local Councils) regarding planning in the light of a revised NPPF (National Planning Policy Framework) and if any Councillor wished to be booked on to one of the courses, they should contact the Parish Office.

3) There was a discussion regarding the budget for the revision of the Neighbour Plan – Cllr Wood advised that the government has announced that funds would no longer be available for the rewriting of Neighbourhood Plans.

There being no other business the meeting concluded at 8.50pm.

Cllr R Wood (Chairman)