

Minutes of the Planning Committee Meeting of Sunninghill & Ascot Parish Council held on Wednesday 20th August 2025 at 7.00pm in the King Edward VII Meeting Room, Ascot Racecourse, Ascot SL5 7JX

Members of the Public: In accordance with The Public Bodies (Admissions to Meetings) Act 1960, members of the public may be excluded whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

Members Present: Cllr M Beckett, Cllr R Gregory (Vice-Chairman), Cllr B. Hilton, Cllr C Morrison, Cllr A Sharpe, Cllr B Story, Cllr M Turton, Cllr S Verma.

In attendance: Miss E Cope (Clerk/RFO), Mr S Gledhill (SPAEC) and one member of the public

9101 CHAIRMANS WELCOME

The Chairman welcomed those present to the meeting, reminding them that all mobile devices are switched to silent for the duration of the meeting

A reminder to all in attendance of the fire safety regulations for the venue of the meeting

9102 TO NOTE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Herring and Cllr Wood.

9103 DECLARATIONS OF INTEREST AND DISPENSATIONS

All Members were reminded that they must disclose any disclosable pecuniary interests, registerable interests and any non-registerable interests they have in items of business on the meeting's agenda either at this point or during the agenda item. They are reminded that they will need to repeat their declaration at the appropriate point in the meeting and leave the room if the interest is a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time. If not already done so, they are also obliged to notify the Monitoring Officer of the interest within 28 days of the meeting.

None received.

The Clerk requested Councillors review and update their declaration of interests' form.

9104 MINUTES FROM PREVIOUS MEETINGS

The minutes of the meeting held Wednesday 16th July 2025 were approved as a true and accurate record.

Approved by all.

9105 PLANNING APPLICATIONS

The Vice-Chairman Cllr Gregory invited councillors to consider a schedule of Planning Applications, contained within Appendix A

9106 PLANNING APPEALS

None received

9107 APPROVALS AND REFUSALS

Councillors reviewed Appendix C.

9108 COUNCILLOR'S FORUM

Cllr Sharpe requested an update of progress on the Neighbourhood Plan refresh from the parish Office.

Action: Projects Officer, Olivia Marsden to provide an update to council as soon as possible.

There being no further business the meeting closed at 8:20pm.

Appendix A: Agenda Item 4

9109 NEW 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 1,775m² 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: REFUSAL</p> <p>Planning Application: AL16 Site – Amended Submission</p> <p>Sunninghill and Ascot Parish Council recommends refusal of the latest amended planning application for the AL16 site. The parish council has serious concerns regarding the updated planning application for the AL16 site, submitted by developer London Square.</p> <p>Summary of Amendments:</p> <p>The latest application introduces only two changes:</p> <ul style="list-style-type: none">• An increase in the size of the proposed community centre from 157m² to 316m².• The addition of a 2.5 storey building fronting the High Street.

No other changes have been made, and therefore all previous comments submitted by the Parish Council remain valid. For clarity, these are available on the RBWM planning portal, dated 18 July 2025 and 28 May 2025.

Key Concerns:

Increase in Density

The original proposal for 137 dwellings has been revised to 101, but with increased commercial and community space. The updated plans now indicate 360m² of commercial space, up from 137m², and include 2½ storey buildings on the High Street, which are considered out of character for the area.

Commercial/Community Space Allocation

The AL16 site proforma calls for 900m² of commercial/community space across the entire site. This application, covering approximately one-third of the site, proposes 360m², which is double the expected allocation for this portion. This leaves no capacity for the remaining parcels and undermines the strategic distribution of uses across the site.

Parking Provision

No parking is provided for the proposed commercial or community space. Based on RBWM standards:

- If the space is used for Finance/Professional Services, 44 spaces are required.
- If used for food-related purposes, the requirement rises to 221 spaces.

This results in a shortfall of between 40 and 200 spaces, which must be provided on-site or in close proximity to the High Street, in accordance with DES24. The application fails to identify where these spaces will be located.

Note should be taken of the Ascot SPD, which states that parking should be provided for commercial or community space.

Community Building and Public Square Placement

The proposed community building fronts Station Hill, not the High Street, and the adjoining “square” is hidden behind two buildings, making it inaccessible and invisible to the public. This contradicts DES16, which requires the square to front the High Street and serve as a visible, open-air gathering space for events and community interaction.

Community Building Design

While the size has improved to 316m², it remains below the indicative size outlined in the SPD. The layout includes retractable seating for 98 people, short of the 150-seat expectation. There are no meeting rooms or flexible spaces for concurrent use. The office layout is inefficient, and the kitchen is too small for proper serving and preparation. Notably, the design has been developed without input from the Parish Council, despite repeated requests for collaboration.

No substantial discussions have taken place between RBWM and SAPC regarding RBWM’s assumption that the Parish Council would allocate its CIL funding towards the proposed community building.

Should the application be approved without a formal agreement on funding, it is unclear whether the community building would be included in the final plans. The assumption that SAPC would commit significant CIL funding to this project has not been discussed or agreed upon.

Building Heights

The Parish Council reiterates its concern that the principal gateway building at the junction of the High Street and Station Hill is 3.5 storeys, and the adjacent open market apartment blocks are

	<p>also 3.5 storeys, rather than stepping down in height to reflect a more subservient and appropriate scale. The newly proposed 2.5 storey building on the High Street is overshadowed by the taller blocks behind it, which contradicts the intended visual hierarchy.</p> <p>Retail Use and Ascot Rejuvenation</p> <p>The proposal includes large retail units (1 and 2), with imagery suggesting a supermarket and bakery/café. This is inconsistent with the vision for small independent retail units to support the rejuvenation of Ascot. The commercial use is unclear, especially in light of the conversion of Berkshire House to residential, raising questions about the overall contribution of this development to the vitality of the High Street.</p> <p>Community Mistrust</p> <p>Residents had initially agreed by public referendum to the original Princes Trust outline proposal, but the developer has not adhered to the expectations set during community consultations. The Parish Council believes this has led to a breakdown in trust between the developer and the community.</p> <p>Planning Process Concerns</p> <p>The parish council has concerns that the application is likely to be approved, despite unresolved issues around affordable housing provision, connectivity, and traffic impact. This raises serious concerns about the integrity and transparency of the planning process.</p> <p>Non-Adherence to the Neighbourhood Plan</p> <p>The Parish Council is deeply concerned that RBWM is not adhering to its own approved Neighbourhood Plan, which was adopted following a local referendum. The current proposal conflicts with key principles of the Plan, including scale, design, parking provision, and integration with the existing village character.</p> <p>SPAЕ Objection</p> <p>The Parish Council also notes that SPAЕ (Society for the Protection of Ascot & Environs) has formally objected to the application and is actively coordinating with local stakeholders to ensure that the development aligns with both the Ascot Centre Masterplan and the Neighbourhood Plan.</p> <p>Conclusion:</p> <p>The Parish Council maintains that the amended application does not significantly improve upon previous iterations and continues to fall short of meeting the requirements of the Neighbourhood Plan, RBWM design standards, and community expectations.</p> <p>The Council urges RBWM to refuse this application and to ensure that any future proposals are developed in full consultation with the Parish Council and local residents, and in alignment with the strategic vision for the AL16 site.</p>
25/01645 (Full)	<p>Craven Lodge Coronation Road Ascot SL5 9HF</p> <p>New boundary treatment, entrance gates and widening of the existing drop kerb.</p> <p>Parish Council Recommendation: REFUSAL</p> <p>Safety concerns due to the lack of Highways information within application. Concerns regarding sightline access for both vehicles and pedestrians with the addition of entrance gates. Affecting both ingress and egress from the property and particularly the danger of blocking the road when ingressing to waiting for the gates. Proposed gates sit at height flush to the pavement.</p>
25/01703 (Full)	<p>101B New Road Ascot SL5 8PZ</p> <p>Garage conversion, first floor side extension and alterations to fenestration.</p>

	<p>Parish Council Recommendation: APPROVAL Subject to the inclusion of three parking bays.</p>
<p>25/01704 (Work to Trees Covered by TPO)</p>	<p>Montrose House Coronation Road Ascot SL5 9LP T45 - Lawson cypress fell, G47 - Lime and cypress - remove x1 cypress from groups, T48 - Silver birch, T51 - Silver birch, T53 - Turkey oak, G56 - Lawson cypress - fell, T58 - Lawson cypress - crown lifting to 5m above ground level, T59 - Oak - remove deadwood, T73 - Lawson cypress - crown lifting to 5m above ground level, T74 - Silver birch, T76 - Lawson cypress, T78 - Lawson cypress, T81 - Lawson cypress - fell (011/2014/TPO).</p> <p>Parish Council Recommendation: REFER TO RBWM TREE OFFICER</p>
<p>25/01714 (Full)</p>	<p>Lacuna 1 Fydlers Close Winkfield Windsor SL4 2DY Single storey side extension, alterations to fenestration and external finish, new steps and decking, following demolition of existing elements.</p> <p>Parish Council Recommendation: NO COMMENT</p>
<p>25/01715 (Full)</p>	<p>Royal Ascot Golf Club Winkfield Road Ascot SL5 7LJ <i>Installation of a new foul sewage pipe</i></p> <p>Parish Council Recommendation: NO COMMENT</p>
<p>25/01765 (Full)</p>	<p>4 Stonehill Gate Hancocks Mount Ascot SL5 9WA Single storey rear extension, 1no. rear first floor balcony, loft conversion, 1no. rear dormer with Juliet balcony and alterations to fenestration</p> <p>Parish Council Recommendation: NO COMMENT</p>
<p>25/01780 (Full)</p>	<p>The Stables London Road Ascot SL5 7EQ Detached outbuilding ancillary to the main dwelling.</p> <p>Parish Council Recommendation: APPROVAL Subject to conditions: Restriction of use, concerns regarding future use of outbuilding</p> <p>The Parish Council reiterates that a planning condition should be imposed to restrict the use of the new outbuilding, stating that 'it shall be used solely for purposes ancillary to the occupation of the existing dwelling on the site only, and it shall not be occupied, sold or let separately from the dwelling known as The Stables'. (The applicant has already agreed to these conditions in a previous application.)</p>
<p>25/01781 (Full)</p>	<p>46 Hilltop Close Ascot SL5 7QU Single storey front extension.</p> <p>Parish Council Recommendation: NO COMMENT</p>
<p>25/01802 (Full)</p>	<p>Tower Cottage Friary Road Ascot SL5 9HD New pitched roof and alterations to fenestration to the existing garage. Alteration to existing front boundary treatment with new entrance gate.</p> <p>Parish Council Recommendation: NO COMMENT</p>

<p>25/01826 (Full)</p>	<p>Connaught House Coronation Road Ascot SL5 9LP Replacement detached dwelling with hardstanding and new entrance gates and piers following the demolition of the existing detached dwelling and outbuildings.</p> <p>Parish Council Recommendation: REFUSAL The absence of sufficient information, related to Flood risk, climate change, bats and biodiversity net gain. This application asserts that the application is sufficiently small that it does not need to cover the last item, but no additional information is provided related to the first 3.</p> <p>The resultant building is considered much larger in comparison to the existing dwelling, it is 2.75 times the size of the existing house and garage, excluding the sheds and outbuildings, and is still felt to be out of keeping with the character of the area. The garage is sited to the front of the property and is highly visible from the road, which is considered to unnecessarily dominate the street scene</p> <p><i>It must be noted that neither of the previous applications highlighted above had garages at all or at the front. It is felt that the changes made in the revised application do not overcome the reasons for refusal of the previous application.</i></p> <p><i>Policy NP/DG 3.3 states that "Garages should be set back from the street frontage and parking should be located in between houses (rather than in front) so that it does not dominate the street scene".</i></p> <p>It is felt that the changes made in the revised application do not overcome the reasons for refusal of the previous application</p>
<p>25/01842 (Variation under Reg 73)</p>	<p>Beechgrove And Cottage At Beechgrove Church Lane Ascot <i>Variation (under Section 73A) of planning permission 19/00729/FULL to vary the wording of Conditions 2 (Materials), 4 (Parking and turning), 7 (Existing access stopped up), 8 (Ramp), 11 (Landscaping), 12 (Details of utilities), 13 (Bat licence), 14 (CEMP), 15 (Biodiversity enhancements), 17 (Slab levels), 18 (Surface water drainage scheme) and 19 (Approved plans).</i></p> <p>Parish Council Recommendation: CONCERN, REFER TO RBWM PLANNING OFFICERS <i>Noting concerns regarding loss of material detail from revised application</i> Bat Licence expired October 2024 along with missing CEMP dated April 2020</p>
<p>25/01860 (Full)</p>	<p>The Marist Senior School Kings Road Sunninghill Ascot SL5 7PS Extend existing external staircase vertically, form inset dormer in existing roof slope.</p> <p>Parish Council Recommendation: NO COMMENT</p>
<p>25/01861 (Full)</p>	<p>113 Cavendish Meads Ascot SL5 9TG Detached outbuilding (Retrospective)</p> <p>Parish Council Recommendation: CONCERN Concerns that the distance of the party wall fails to meet the current regulations, considered unneighbourly. Currently SAPC consider a lack of compliance with NP/DG3.1 or BLP/QP3</p>
<p>25/01893 Demolition (outside Conservation area)</p>	<p>The Lodge Kingswick 12 Sunninghill Road Sunninghill Ascot SL5 7BB Prior notification for the demolition of 1no. detached dwelling.</p> <p>Parish Council Recommendation: REFUSAL Noting the lodge is the last remaining of two, which were part of the Kingswick House Estate. Concerns that the building has been left to deteriorate unnecessarily.</p> <p>Action: 25/01893 Demolition (outside Conservation area) The Committee approved that the Clerk should submit an application to RBWM for the building to be recognised as a non-designated heritage asset.</p>

<p>25/01894 (Full)</p>	<p>7 Llanvair Close Ascot SL5 9HX Raising of the ridge, part two storey part first floor rear/side extension, relocated front door with new step and canopy, 2 no. side canopies, alterations to fenestration, hardstanding, steps and balustrades.</p> <p>Parish Council Recommendation: REFUSE Noting the first application was refused by RBWM Planning Officers, concerns regarding bulk and scale over neighbouring properties. The revised application is still considered overdevelopment of the plot.</p> <p>SAPC request a condition for single family occupancy only.</p>
<p>25/01898 (Works to Trees Covered by TPO)</p>	<p>Fairchilds 7 Woodlands Ride Ascot SL5 9HP (A) Conifer - Reduce south side of the tree by 1.5m (as shown) (B) Pin Oak, (C) Pin Oak and (E) Pin Oak - Remove all epicormic growth. (D) Conifer - Remove dead branches. (011/2014/TPO)</p> <p>Parish Council Recommendation: REFER TO RBWM TREE OFFICER</p>
<p>25/01922 (Full)</p>	<p>29 Bowden Road Ascot SL5 9NJ Two storey rear extension following demolition of existing element</p> <p>Parish Council Recommendation: REFUSAL Considered to be out of keeping with neighbouring properties, whilst the roofline from the front follows the adjacent similar double-fronted property (no.27 Bowden Road), the rear extension is not in keeping with the Victorian street scene. The proposed large flat-roofed rear extension extends from the hip-height of the roof and will be visible from the side, and could block light from neighbouring gardens.</p> <p>The application seems to indicate cladding, which is likely to be out of keeping with the materials used on the existing building and adjacent properties. contrary to policy NP/DG2.1. The proposal is also contrary to many of the recommendations in the Borough Wide Design Guide (BWDG) (section 10, principles 10.1, 10.4, 10.5 and 10.6) which states that extensions need to respect the main building they relate to in terms of style, form and detailing.</p> <p>It further states that extensions need to be subordinate by using lower ridge heights and using a roof form and slope that reflects the main building, and that flat-roofed extensions will generally be resisted. Furthermore, the BWDG states that extensions should not result in a material loss of amenity to neighbouring properties as a result of being overbearing, creating potential loss of privacy, outlook and light of adjoining properties.</p>
<p>25/01931 (Works to Trees Covered by TPO)</p>	<p>2 Holmes Close Ascot SL5 9TJ Lime Tree - Reduce to leave a final height of 18m and spread of 10m (008/1984/TPO)</p> <p>Parish Council Recommendation: REFER TO RBWM TREE OFFICER</p>
<p>25/01957 (Full)</p>	<p>Workshop Rear of 15 To 17 London Road Ascot SL5 7EN Change of use from class B2 to class E, new roof, new shopfront, signage, 2no. AC units and gate and alterations to fenestration following part demolition of existing element.</p> <p>Parish Council Recommendation: REFUSAL Concerns, no provision for additional parking bays and that adjacent residential properties could be impacted with excess noise from air conditioning units relative to the running of the business.</p>
<p>25/01959 (Variation under Reg 73)</p>	<p>37 Geffers Ride Ascot SL5 7JZ Variation (under Section 73) of Condition 3 to substitute those plans approved under 25/00646/FULL</p>

	<p>for a Single storey rear extension and rear raised terrace and steps following the demolition of the existing single storey element. with amended plans.</p> <p>Parish Council Recommendation: NO COMMENT</p>
<p>25/01962 (Full)</p>	<p>4 To 6 Brockenhurst Road And 11 Oliver Road Ascot</p> <p>Creation of 1no. additional storey to accommodate 4no. dwellings and bin and bike stores (part retrospective).</p> <p>Parish Council Recommendation: REFUSE</p> <p>Noting strong objection within correspondence from residents' group. Concerns that the application is FULL not a PERMITTED DEVELOPMENT APPLICATION and not within permitted development.</p> <p>The proposed addition of an extra floor results in a bland, white building with a flat roof, reaching a height of 8.4 metres and a frontage of 35.5 metres. Positioned on a prominent corner plot at the gateway to this Victorian village, the design fails to respect the defining characteristics of the area as outlined in Section 5: Victorian Villages of the RBWM Townscape Assessment.</p> <p>The proposal is contrary to Principles 7.6.1 and 7.6.2, and Figure 7.6 of the RBWM Borough Wide Design Guide, as it does not reflect or integrate with the established spacing, heights, bulk, massing, or building footprints of surrounding properties. The development is out of scale with the local context and adversely affects the street scene, local character, and neighbouring amenities. It should therefore be refused.</p> <p>Impact on Neighbouring Properties</p> <p>The L-shaped rear extension dominates the gardens of nearby residents and results in significant overlooking from the top-floor flats. Two neighbouring properties are particularly affected. The additional floor reduces natural light to adjacent homes, yet no daylight/sunlight analysis has been provided, including assessments using the 25/45 and 60-degree angles from neighbouring windows.</p> <p>Internal Layout Concerns</p> <p>Concerns are raised regarding the inclusion of "study" rooms within the double-bedded units. At approximately 6m², these rooms fall below the minimum 7.5m² required for single bedrooms and are likely to be used as such. A condition is requested to restrict occupancy to a maximum of two persons per unit, with no children permitted.</p> <p>Parking Provision</p> <p>No parking details have been provided for the proposed flats. The existing retail unit and the four flats above (including the former bookmakers) already occupy all available spaces, as evidenced in the photographs included in the Design & Access Statement. The addition of four further flats (two single and two double) will exacerbate parking pressures. Even with the proximity to the station, a minimum of six parking spaces would be expected, yet none are proposed.</p>
<p>25/02023 (Works to Trees Covered by TPO)</p>	<p>87 Sutherland Chase Ascot SL5 8TE</p> <p>T1 - Chestnut tree - fell (014/1976/TPO).</p> <p>Parish Council Recommendation: REFER TO RBWM TREE OFFICER</p>

Appendix B: Agenda Item 5 -

9110 PLANNING APPEALS

None received

Appendix C: Agenda Item 6 –

9111 APPROVALS AND REFUSALS

Week ending 11 July 2025

Application No.: 25/00678

Type: Full

Proposal: Dropped kerb / vehicle crossover

Location: 19 Sunninghill Road Sunninghill Ascot SL5 7BX

Decision: Refuse

Parish Council Recommendation: Strong Objection

Application No.: 25/01213

Type: Prior Approval Class MA

Proposal: Prior approval for the change of use from Commercial, Business and Service (Class E) to create 2no. dwellings (Class C3).

Location: Sunninghill Day Nursery The Terrace Ascot SL5 9NH

Decision: Prior Approval Required and Refused

Parish Council Recommendation: Strong Objection

Application No.: 25/01233

Type: Full

Proposal: Single storey side/rear extension.

Location: 65 Hurstwood Ascot SL5 9SP

Decision: Application Permitted

Parish Council Recommendation: No Issues

Application No.: 25/01264

Type: Prior Approval Class MA

Proposal: Prior approval for the change of use of the first and second floors to residential for 4no. dwellings and associated internal bike storage at ground floor

Location: Barclays 19 High Street Ascot SL5 7JG

Decision: Prior Approval Required and Refused

Parish Council Recommendation: No issues as long as private amenity space is provided for each accommodation

Application No.: 25/01396

Type: Works To Trees Covered by TPO

Proposal: Oak tree - Crown lift low secondary branches to a height of 4.5m over ground level and tip reduce branches on lowest limb to leave a crown spread of 6.5m measured from the stem. (006/1983/TPO).

Location: Barchester House 53A Oriental Road Ascot SL5 7AZ

Decision: Application Permitted

Parish Council Recommendation: Refer to Tree Officer

Application No.: 25/00953

Type: Full

Proposal: Enlargement of 2no. existing rear dormers and alterations to fenestration.

Location: The Oast House Titness Park London Road Sunninghill Ascot SL5 0PS

Decision: Application Withdrawn

Parish Council Recommendation: No issues as long as new upstairs windows match the downstairs ones

Week ending 18 July 2025

Application No.: 25/01101

Type: Full

Proposal: Two storey front extension with gables, new front canopy with balcony above, new front steps, enlargement of existing roof space and alterations to fenestration following demolition of existing elements. Location: Bluebell Wood Wells Lane Ascot SL5 7DY
Decision: Application Permitted
Parish Council Recommendation: No Concerns

Application No.: 25/01174

Type: Full

Proposal: Single storey rear extension and alterations to external finishes following demolition of existing rear elements.

Location: 3 And 5 Upper Village Road Ascot

Decision: Application Permitted

Parish Council Recommendation: No issues as long as this doe does not affect the parking

Application No.: 25/01294

Type: Full

Proposal: New shopfront, alterations to fenestration and raised decking to first floor rear elevation.

Location: Barclays 19 High Street Ascot SL5 7JG

Decision: Application Permitted

Parish Council Recommendation: No Issues

Application No.: 25/01285

Type: Full

Proposal: Part single part two storey rear/side extension and alteration to fenestration

Location: Brambles 3 Woodside Road Winkfield Windsor SL4 2DP

Decision: Application Permitted

Parish Council Recommendation: No Issues

Week ending 25 July 2025

Application No: 25/01101

Type: Full

Proposal: Two storey front extension with gables, new front canopy with balcony above, new front steps, enlargement of existing roof space and alterations to fenestration following demolition of existing elements.

Location: Bluebell Wood Wells Lane Ascot SL5 7DY

Decision: Application Permitted

Parish Council Recommendation: No Concerns

Application No.: 25/01358

Type: Full

Proposal: 1no. pool pavilion.

Location: Brookside Lodge Winkfield Road Ascot SL5 7LT

Decision: Application Withdrawn

Parish Council Recommendation: Objection

Application No.: 25/01359

Type: Listed Building Consent

Proposal: Consent for 1no. pool pavilion.

Location: Brookside Lodge Winkfield Road Ascot SL5 7LT

Decision: Application Withdrawn

Parish Council Recommendation: Objection

Application No.: 25/01407

Type: Variation Under Reg 73

Proposal: Variation (under Section 73) 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.

Location: Pine Lodge The Poplars Ascot SL5 9HZ

Decision: Application Permitted
Parish Council Recommendation: No Issues

Application No.: 25/01423
Type: Works To Trees Covered by TPO
Proposal: T1 A - Oak - Reduce upper canopy by no more than 2-3m leaving a height of 25m, reduce limb on the north-west by 2-3m to bring inline with remaining canopy, thin out canopy on the northwest side by 5-10% (003/2015/TPO).
Location: 4 Woodlands Close Ascot SL5 9HU
Decision: Application Permitted
Parish Council Recommendation: Refer to Tree Officer

Week ending 01 August 2025

Application No.: 25/00635
Type: Works To Trees Covered by TPO
Proposal: (T1) Oak - crown reduce back to previous reduction points (approx 3-4m); (T2) Oak - reduce northern most branch by approx 1.5m and (T3) Sweet Chestnut - remove epicormic growth on main stem and prune lower western branch by approx 1.5m to give clearance to the neighbouring property. (003/1990/TPO).
Location: Chartwood 8 Hancocks Mount Ascot SL5 9PQ
Decision: Partial Refusal/Partial Approval
Parish Council Recommendation: Refer to Tree Officer

Application No.: 25/01189
Type: Works To Trees Covered by TPO
Proposal: (T1) Sycamore - Fell to ground level (013/2008/TPO)
Location: Pegasus 3 Spinney Close Ascot SL5 7FS
Decision: Application Permitted
Parish Council Recommendation: Refer to Tree Officer

Application No.: 25/01386
Type: Full
Proposal: 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.
Location: New Court Ravensdale Road Ascot SL5 9HJ
Decision: Refuse
Parish Council Recommendation: No issues with extensions but significant trees around property so Refer to Tree Office

Application No.: 25/01390
Type: Full
Proposal: 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.
Location: Garages To The Rear of Hermitage Parade High Street Ascot
Decision: Application Permitted
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.

Application No.: 25/01395
Type: Full
Proposal: 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.
Location: Pemberley 19A Woodlands Ride Ascot SL5 9HP
Decision: Refuse
Parish Council Recommendation: Objection

Application No.: 25/01405
Type: Full
Proposal: Ground floor front infill extension with new front canopy and relocated front door, first floor side extension, garage conversion and alterations to fenestration.
Location: The Stables London Road Ascot SL5 7EQ
Decision: Application Permitted
Parish Council Recommendation: Objection

Application No.: 25/01415
Type: Full
Proposal: Removal of 1no. chimney.
Location: 15 The Terrace Ascot SL5 9NH
Decision: Refuse
Parish Council Recommendation: Objection

Application No.: 25/01443
Type: Works To Trees Covered by TPO Proposal: T1 Oak - Crown lifting to a height of 4m above ground level. G2 Oak - cut back over-extending branches by no more than 2m to leave a remaining spread of 4m (011/2014/TPO).
Location: The Tor Coronation Road Ascot SL5 9LP
Decision: Application Permitted
Parish Council Recommendation: Refer to Tree Officer

Application No.: 25/01368
Type: Full
Proposal: 1 single storey sustainable dwelling to support Forest Schools and woodland management.
Location: Land At Blacknest House Titness Park London Road Sunninghill Ascot
Decision: Application Withdrawn
Parish Council Recommendation: Objection

Week ending 08 August 2025

Application No.: 25/01534
Type: Telecom Dev Determination 56 days
Proposal: 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.
Location: Footpath At High Street Ascot
Decision: Refuse
Parish Council Recommendation: Objection

Application No.: 25/01575
Type: Listed Building Consent
Proposal: 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.
Location: Land At Silwood Park London Road Sunninghill Ascot
Decision: Application Permitted
Parish Council Recommendation: No Issues