



**SUNNINGHILL & ASCOT
PARISH COUNCIL**

**The Courtyard (Ascot Racecourse)
High Street, Ascot, Berkshire SL5 7JF**

Tel: 01344 623480

Email: enquiries@s-a-pc.com

Website: www.sunninghillandascotparishcouncil.co.uk

TO: Members – Councillors R Wood (Chairman); R Gregory (Vice-Chairman), P Carter, C Herring, B Hilton, A Sharpe, B Story, M Turton, S Verma, C Morrison & M Beckett.

TO: Other Members of the Parish Council for information.

A meeting of the Planning Committee will be held in the King Edward VII Meeting Room, Ascot Racecourse, Ascot SL5 7JX on Wednesday 20 August 2025 commencing at 7.00pm at which your attendance is requested.

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.

A G E N D A

1. CHAIRMANS WELCOME

Chairman to welcome 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.

2. TO NOTE APOLOGIES FOR ABSENCE

To receive and approve apologies for absence.

3. DECLARATIONS OF INTEREST AND DISPENSATIONS

All Members are to be 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.

4. MINUTES FROM PREVIOUS MEETINGS

To approve the minutes held on Wednesday 16th July 2025.

5. PLANNING APPLICATIONS

To consider a schedule of Planning Applications, a copy of which is below at Appendix A.

6. PLANNING APPEALS

To review Appendix B.

7. APPROVALS AND REFUSALS

To review Appendix C.

8. COUNCILLOR'S FORUM

Any item which is relevant but requires no decision.

Esther Cope
Clerk
13 August 2025

Appendix A: Agenda Item 4

NEW APPLICATIONS

Application No.	Location and Description
25/01050 (Full CZP)	Land Bounded By Ascot Fire Station Station Hill And West of Hermitage Parade And South of High Street Ascot Redevelopment of existing site to provide 1,775m ² 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. Parish Council Recommendation:
25/01645 (Full)	Craven Lodge Coronation Road Ascot SL5 9HF New boundary treatment, entrance gates and widening of the existing drop kerb. Parish Council Recommendation:
25/01703 (Full)	101B New Road Ascot SL5 8PZ Garage conversion, first floor side extension and alterations to fenestration. Parish Council Recommendation:
25/01704 (Work to Trees Covered by TPO)	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). Parish Council Recommendation:
25/01714 (Full)	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. Parish Council Recommendation:
25/01715 (Full)	Royal Ascot Golf Club Winkfield Road Ascot SL5 7LJ Installation of a new foul sewage pipe Parish Council Recommendation:
25/01765 (Full)	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 Parish Council Recommendation:

25/01780 (Full)	The Stables London Road Ascot SL5 7EQ Detached outbuilding ancillary to the main dwelling. Parish Council Recommendation:
25/01781 (Full)	46 Hilltop Close Ascot SL5 7QU Single storey front extension. Parish Council Recommendation:
25/01802 (Full)	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. Parish Council Recommendation:
25/01826 (Full)	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. Parish Council Recommendation:
25/01842 (Variation under Reg 73)	Beechgrove And Cottage At Beechgrove Church Lane Ascot 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). Parish Council Recommendation:
25/01860 (Full)	The Marist Senior School Kings Road Sunninghill Ascot SL5 7PS Extend existing external staircase vertically, form inset dormer in existing roof slope. Parish Council Recommendation:
25/01861 (Full)	113 Cavendish Meads Ascot SL5 9TG Detached out building (Retrospective) Parish Council Recommendation:
25/01893 (Demolition outside Conservation area)	The Lodge Kingswick 12 Sunninghill Road Sunninghill Ascot SL5 7BB Prior notification for the demolition of 1no. detached dwelling. Parish Council Recommendation:
25/01894 (Full)	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. Parish Council Recommendation:
25/01898 (Works to Trees Covered by TPO)	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) Parish Council Recommendation:
25/01922 (Full)	29 Bowden Road Ascot SL5 9NJ Two storey rear extension following demolition of existing element Parish Council Recommendation:
25/01931 (Works to Trees Covered by TPO)	2 Holmes Close Ascot SL5 9TJ Lime Tree - Reduce to leave a final height of 18m and spread of 10m (008/1984/TPO) Parish Council Recommendation:
25/01957 (Full)	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. Parish Council Recommendation:
25/01959 (Variation under Reg 73)	37 Geffers Ride Ascot SL5 7JZ Variation (under Section 73) of Condition 3 to substitute those plans approved under 25/00646/FULL for a Single storey rear extension and rear raised terrace and steps following the demolition of the existing single storey element. with amended plans. Parish Council Recommendation:
25/01962 (Full)	4 To 6 Brockenhurst Road And 11 Oliver Road Ascot Creation of 1no. additional storey to accommodate 4no. dwellings and bin and bike stores (part retrospective). Parish Council Recommendation:
25/02023 (Works to Trees Covered by TPO)	87 Sutherland Chase Ascot SL5 8TE T1 - Chestnut tree - fell (014/1976/TPO). Parish Council Recommendation:

Appendix B: Agenda Item 5 -

PLANNING APPEALS

None received

Appendix C: Agenda Item 6 –

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