

Minutes of a meeting of the Planning Committee
Held at the King Edward VII Meeting Room, Ascot Racecourse, Ascot SL5 7JX
on Tuesday 16th September commencing at 7.00pm

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

In attendance: Maryann Morgan, Admin Assistant to the Council, Simon Gledhill (SPAEC) and one member of the public.

9157 CHAIRMANS WELCOME

The Chairman welcomed those present to the meeting.

9158 APOLOGIES

None were received.

9159 DECLARATIONS OF INTEREST AND DISPENSATIONS

None were received.

9160 MINUTES FROM PREVIOUS MEETINGS

The minutes of the meeting held on Wednesday 20th August 2025 were approved as a true and accurate record.

9161 PLANNING APPLICATIONS

Application No.	Location and Description
25/01782 (Works to Trees Covered by TPO)	Friars End Greyfriars Drive Ascot SL5 9JD (T1, T2 and T3) Maples - Re-pollard to previous points (103/2002/TPO) Parish Council Recommendation: Refer to Tree Officer
25/01948 (Full)	39 Hurstwood Ascot SL5 9SP Single storey rear infill extension, first floor side extension and alterations to fenestration. Parish Council Recommendation: No Issues
25/01978 (Works to Trees Covered by TPO)	14 Kiln Lane Winkfield Windsor SL4 2DU Oak tree - Cut back (as shown) (046/1991/TPO) Parish Council Recommendation: No issues
25/02001 (Full) RW	Grenville St Marys Hill Ascot SL5 9AP Single storey front extension, single storey side extension, single storey rear extension, single storey rear/side extension, 1no. detached outbuilding, 1no. carport, relocation of access and gates and alterations to fenestration and external finishes following demolition of existing elements. Parish Council Recommendation: Serious concerns This is a significant extension on both sides of the property but at single storey level only. Issues relate to the building being close to the boundary with Albury House. The house is c 1.5m from the boundary and the proposed outbuilding is 1.1m from the boundary. The gym/carport is c 3m in height and the house extension is some 3.5m. Both of these are contrary to the Design Guide 10.4. it must also be noted that Grenville is on higher ground than Albury and will appear even higher and may conflict with the 25-degree rule.

	<p>It is also an issue that the proposed Car Port/Outbuilding is forward of the building line and will be very visible and thus affect the street scene.</p> <p>It is proposed that the extensions on either side of the host dwelling will be wooden clad and the windows are of different style. It is questioned whether they are in keeping with the host and the surrounding area and as such whether they are of good design hence contrary to DG1 and QP3</p>
25/02032 (Works to Trees Covered by TPO)	<p>The Laurels Burleigh Road Ascot SL5 7LD</p> <p>Refer to tree work schedule (061/1998/TPO)</p> <p>Parish Council Recommendation: Refer to Tree Officer,</p> <p>No justification for felling has been provided but if RBWM minded to approve at least there is reassurance of replacement of tree 4 being accepted.</p>
25/02055 (Full)	<p>Suncroft 7 Woodside Road Winkfield Windsor SL4 2DP</p> <p>1no. detached outbuilding ancillary to the main dwelling following demolition of existing elements (part retrospective).</p> <p>Parish Council Recommendation: Objection</p> <p>This is for erection of a large outbuilding replacing various sheds along the LH boundary. The proposed building is within 1 m of both the LH and RH boundaries and within 1.5m of the rear boundary.</p> <p>This building is within the Green Belt, it appears that the proposed structure is replacing a larger footprint of various outbuildings which are to be removed however it is unclear if the existing foundations and hardstanding are being removed so the openness of the GB may still be affected.</p> <p>There are, in addition, serious issues with run-off and subsequent flooding at the junction of Kiln Lane and Fydler's Close nearby. A large area of hardstanding will be necessary in order to build this large sloped-roofed structure, very near the flood zone. There is also no information on surrounding hardstanding or any proposed driveway to access this large tool storage area. All of this is likely to exacerbate the run-off and flooding, which already affects the adjacent properties, 9 Woodside Road and 2 Kiln Lane.</p> <p>Furthermore, the scale and ridge height (3.15m) of proposed outbuilding and its closeness to the boundaries of 5 and 9 Woodside Road, and to the boundary and dwelling of 2 Kiln Lane, will impact negatively on the amenity of these properties (contrary to NP/DG2.2). The height of the building and the gable will affect the amenity of neighbours contrary to Design Guide 10.1 and overall be contrary to 10.4</p>
25/02072 (Full)	<p>8 Oliver Road Ascot SL5 9DZ</p> <p>1no. rear dormer and 3no. front rooflights.</p> <p>Parish Council Recommendation: Objection – Design doesn't take into consideration the Borough wide design guide on converting roof spaces principle 10.5.</p>
25/02085 (Works to Trees Covered by TPO)	<p>Mandalay Burleigh Road Ascot SL5 8ES</p> <p>(T1) Oak - Reduce over extended limbs over the road by 2m, reduce extended limbs in upper canopy by 1m - 1.5m and remove deadwood. (T5) Oak - Crown reduce only by 2m - 2.5m to leave a height of 17m retaining the current spread and remove deadwood. (T6) Holly - Remove (T9) Holly - Crown reduce by 3m to leave a height of 8.5m and spread of 5.5m (011/2015/TPO).</p> <p>Parish Council Recommendation: Recommendation: Concerns – Refer to tree officer</p> <p>This is a resubmission of a plan that was submitted in 2022 but never carried out. Only partial permission was granted in 2022 and crown reduction was not recommended. The same concerns would appear to apply now.</p>
25/02090 (Works to Trees Covered by TPO)	<p>Wessex House St Marys Hill Ascot SL5 9AS</p> <p>Remove Acer (007/1984/TPO)</p> <p>Parish Council Recommendation: Refer to Tree Officer</p> <p>Volker Highways have issued a Notice of Obstruction of the Public Highway. The tree is overhanging the public highway and encroaching on the road (no pavement). No arboricultural report is submitted and it may be extreme to fell & partial removal may be preferred. Request planting of similar replacement tree if felled.</p>
25/02115 (Listed Building Consent)	<p>Old Paddocks Building Ascot Racecourse High Street Ascot</p> <p>Consent for works to existing windows including replacement of all windowsills, repair</p>

	<p>of jambs, mullions and sashes, re-putty glazing where necessary, replace broken glazing, redecoration and make good surrounding masonry.</p> <p>Parish Council Recommendation: No issues</p>
25/02123 (Full)	<p>Cardinals Ride Monks Walk Ascot SL5 9AZ</p> <p>Replacement dwelling. (Part Retrospective).</p> <p>Parish Council Recommendation: No Issues</p> <p>Design is more aesthetically pleasing and is not out of place with other properties in the area, therefore the application now appears to comply with the reasons for the previous refusals including the character of Villas in a Woodland setting</p> <p>Current application states the garage is retained and the GIA increases from 464 to 744 i.e. 60%, however the garage also appears to have been demolished. The CIL documents are therefore incorrect.</p> <p>Concern that this is a precursor to a further application for a garage etc that could generate non-compliances as per the original 2019 application.</p>
25/02131 (Full)	<p>60 Cavendish Meads Ascot SL5 9TD</p> <p>Part single part two storey front extension, alterations to fenestration and new steps, following demolition of existing elements</p> <p>Parish Council Recommendation: No Issues.</p>
25/02146 (Full)	<p>Land At Blacknest House Titness Park London Road Sunninghill Ascot</p> <p>A sustainable, single storey dwelling in support of Forest School and land management.</p> <p>Parish Council Recommendation: See below</p> <p>This application is for a dwelling in the Greenbelt which under normal circumstances would object to as harmful to the openness of the greenbelt.</p> <p>However, this dwelling is linked to the Forest School which the applicant owns and runs and helps to maintain the Green Belt</p> <p>NPPF chapter 13, Proposals affecting the Greenbelt para 154 b) quoting exceptional circumstances, provision of appropriate facilities in connection with the existing use of the land.</p> <p>If permissible, the council would be supportive of the application, if a condition could be applied that permission is provided as long as the building is used in active running of the Forest School.</p> <p>The applicant is willing to enter into an agreement that if the building was no longer in the specified use that the approval would be cancelled and the building removed and returned to its current state.</p>
25/02184/(Class J14 – Prior Approval)	<p>Ascot Racecourse High Street Ascot SL5 7JX</p> <p>Prior approval for the proposed installation of solar panels on the Grandstand.</p> <p>Parish Council Recommendation: No issues</p>
25/02198 (Works to Trees Covered by TPO)	<p>Birchcroft Brockenhurst Road Ascot SL5 9HA</p> <p>T3 - T4 - Oaks - reduce S/E lower laterals by 1m leaving a final spread of 11m, G1 - Norway Maples - selectively prune to give 1m clearance around wires, T5 - Sweet Chestnut - suppressing 3 young trees, prune to give 1m clearance to 2 Silver Birch and Oak trees, T7 - Horse Chestnut - Crown reduction by 1m-1.5m to leave a final height and of 16m, T8 - Lime - reduce wind sail by removing the larger clumps of mistletoe, T11 - Douglas Fir - selectively prune to give 2m clearance to the property, T12 - Lime - re pollard to previous pollard points, G5 - Laurel - reduce over extended limbs on the N/W side by 1m-1.5m leaving a spread of 7m, T16 - Robinia - fell, G6 - Leylandii - sympathetically prune back to retain green screen (020/1998/TPO).</p> <p>Parish Council Recommendation: Refer to Tree Officer</p>
25/02232 (Full)	<p>27 Upper Village Road Ascot SL5 7AJ</p> <p>Single storey rear extension, 1no. rear dormer, new steps and alterations to fenestration following the removal of the existing elements. (Part Retrospective).</p> <p>Parish Council Recommendation: Objection</p> <p>It is perceived that several issues have been created within this proposal.</p> <p>It appears that the basement bedroom and e/s do not have sufficient light for a habitable room. The light report covers rooms above ground but not the basement.</p>

	<p>There is insufficient private amenity space for a 4/5 bed property, as it has been incorporated within the build.</p> <p>The dormer in the roof is contrary to RBWM DG. The dormer connects with the full ridge height and should be only ½ available, it is also over 50% of avail width. It is also out of keeping with a Victorian Village setting.</p> <p>The build requires to show 3 parking spaces as per NP/SV1. It is not felt that it is possible to deliver 3, 4.8m x 2.4m spaces without straying onto the road or pavement. It is requested that should RBWM find it possible to grant permission that a single family occupancy condition should be applied.</p>
25/02244 (Works to Trees Covered by TPO)	<p>Aran House Kier Park Ascot SL5 7DS</p> <p>Please see the enclosed report schedule (012/1966/TPO).</p> <p>Parish Council Recommendation: No issues, refer to Tree officer.</p>
25/02258 (Full)	<p>42 The Burlings Ascot SL5 8BY</p> <p>1 no. outbuilding</p> <p>Parish Council Recommendation: Objection</p> <p>The application is for a single-story building, out of keeping with the surroundings and situated in front of the building line of no 42 and seen from the estate road. This will change the street scene from the Burlings and be an incursion into the open aspect to the front of #40.</p> <p>The report on the trees, covers previous issues but does not cover issues with the hedges H002 and G003. The building of the shed is so close to the hedges that it is questioned whether the construction barrier methods can be implemented. Further as the hedges are so close that due to the change the RPA are likely to be changed as is the water available to the hedge, hence likely degradation of the hedge will occur, making it very visible from the Burlings which would significantly affect the street scene.</p>
25/02267 (Full)	<p>29 Woodend Drive Ascot SL5 9BD</p> <p>Single storey rear/side extension. Amendment to extant planning permission 14/02133/FULL. Parish Council Recommendation: No Issues</p>

9162 PLANNING APPEALS

RBWM Ref: APP/T0355/D/25/3371355
Planning Ref: 25/00850/FULL
Site Address: 28 Highclere Sunninghill Ascot SL5 0AA
Proposal: New front canopy, relocation of front entrance door, garage conversion, single storey side/front extension, single storey side/rear extension, alterations to existing roof to include raising of the ridge, 1no. front and 1no. rear dormer, 1no. rear Juliet balcony, and alterations to fenestration following demolition of existing elements.

The above appeal will be decided on the basis of Written Representations.

RBWM Ref: APP/T0355/W/25/3371778
Planning Ref: 25/00174/FULL
Site Address: 5 Llanvair Drive, Ascot SL5 9HS
Proposal: Conversion of existing dwelling and garage to 2 no. dwellings. New front canopy, raising of the ridge, 2 no. front dormers, 2 no. rear dormers, first floor side extension, part two storey part single storey side/rear extension, alterations to fenestration and external finish, 2 no. refuse stores, 2 no. cycle stores, 1 no. dropped kerb and 1 no. kerb extension, 2 no. entrance gates and new boundary treatment.

The above appeal will be decided on the basis of Written Representations.

9163 APPROVALS AND REFUSALS

The approvals and refusals were considered for weeks ending 15 August, 22 August, 29 August & 05 September 2025.

9164 PLANNING MATTERS

It was noted that the London Square application was subject to a Panel Review by RBWM and that this was scheduled for 6th September but was withdrawn and has now been rescheduled for a Development Management Committee meeting on 2nd October. The Parish Council will appoint a Councillor to speak at the meeting. A request has also been made to RBWM to defer the meeting until November.

9165 COUNCILLOR'S FORUM

A question was raised regarding budget contingency for the renewal of the Neighbourhood Plan. Cllr Wood advised there was a small budget and that the costs would be shared between SAPC and Sunningdale PC.

There being no other business the meeting concluded at 8.15pm.

Cllr R Wood (Chairman)