

**SUNNINGHILL & ASCOT PARISH COUNCIL**  
**The Courtyard (Ascot Racecourse)**  
**High Street**  
**ASCOT**  
**Berkshire SL5 7JF**

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Minutes of a meeting of the Planning Committee held at the Ascot Day Centre, Bagshot Road, Sunninghill on **Tuesday 16 August 2011** commencing at 7.00pm.

Members Present: Councillors B Hilton (Chairman), P Deason, M Duffield, R Ellison, D Hilton, S Jones, L Roberts, B Story, D Whittall, J Yong

In attendance: Elizabeth Yates, Clerk to the Council, and Mr. Peter Standley, SPAE

**4231 TO NOTE APOLOGIES FOR ABSENCE**

Councillor Christine Lester.

**4232 MINUTES**

The minutes of the meeting, held on 26 July 2011, were approved as a correct record and signed as such.

**4233 DECLARATIONS OF INTEREST**

The Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct. Councillor David Hilton stated that as a substitute on the Windsor Rural Development Control Panel any views given on applications are on the basis of information available to date and he would review the position when all the information was available at the meeting when the decision is made.

**4234 PLANNING APPLICATIONS**

<b>Application No.</b>	<b>Location and Description</b>
11/00996 (Amended Plans)	Land at South Court, London Road, Ascot Construction of a detached dwelling <b>Recommendation: Objections. The committee did not consider that the amended plans adequately addressed the Parish Council's original objections and asked that an independent badger survey be carried out prior to the Borough's consideration.</b>
11/01732 (Amended Plans)	9 Halley Drive, Ascot, SL5 8TL Two storey side extension and a rear conservatory following demolition of existing garage <b>Recommendation: No comments.</b>
11/01819 (Works to Trees Covered by TPO)	Chartwood, 8 Hancocks Mount, Ascot SL5 9PQ Thin 2 Sweet Chestnuts (T1 + T2) and an Oak (T6) by 25%. Reduce 1 Oak (T4) and 1 Sweet Chestnut (T5) by 25%. Thin by 25% and lift canopy to 5 metres of 1 Sweet Chestnut (T3) <b>Recommendation: Refer to the Tree Officer.</b>
11/01827 (Works to Trees Covered by TPO)	St Georges School, Wells Lane, Ascot SL5 7DZ Reduce the canopy of a Beech (T3) by 4-5 metres. Reduce the canopy of a large Beech (T4) by a third (approx 7metres) <b>Recommendation: Referred to the Tree Officer.</b>
11/01913 (Full)	7A Truss Hill Road, Ascot SL5 9AL Conversion of existing garage into habitable accommodation <b>Recommendation: No Objections.</b>
11/01921 (Works to Trees Covered by TPO)	1A Llanvair Drive, Ascot, SL5 9HS Fell one Silver Birch, one Rowan and 8 conifer trees <b>Recommendation: Refer to the Tree Officer, although the committee did request that an appropriate arboriculture reason be given for the proposed felling and that a tree of similar specie be planted, if the Borough were minded to approve the application.</b>

11/01935 (Full)	Delfryn, Devenish Road, Ascot SL5 9PF Construction of a detached house following demolition of existing bungalow Recommendation: Objections. The committee were concerned that the orientation of the proposal would adversely affect neighbourhood amenity and the root protection zone of adjacent mature trees. In addition, the committee were particularly concerned about site access, site traffic and site lines as Devenish Road abounds the nearby secondary school. The committee therefore requested that the application be re-submitted prior to consideration by the Borough, to contain an Access Management Plan for the demolition and a construction traffic programme, coupled with a site visit from the Borough's Tree Officer.
11/01944 (Full)	Mile Ride, Cheapside Road, Ascot SL5 7DR Replacement of 2 existing ground floor windows with a single patio door Recommendation: No Objections.
11/01948 (Full)	South Ascot Village School, All Souls Road, Ascot SL5 9EA Erection of a 2.4m partial perimeter fencing Recommendation: No Objections.
11/01963 (Full)	Little Queens Beeches, London Road, Ascot SL5 7EQ Two storey side and part single storey rear extension Recommendation: No Objections.
11/01972 (Full)	Abbots Lodge, Monks Walk, Ascot SL5 9AZ Single storey rear extension Recommendation: No Objections.
11/01986 (Certificate of Lawfulness of Proposed Development)	The Coach House, London Road, Ascot SL5 8DE Certificate of Lawfulness to determine whether a proposed two bay timber garage with attached garden store is lawful No decision Required: The committee requested that the Borough ensure Green Belt requirements were met.
11/01988(Works to Trees Covered by TPO)	Foxley, Hancocks Mount, Ascot, SL5 9PQ Prune back to previous points 1 Oak tree (T1). Raise canopy of a Sliver Pine to 6 to 8 metres (T2, T3 and T4). Remove the lowest branch of an Oak in the grounds of Helford House, where it overhangs Foxley (T6) Recommendation: Referred to the Tree Officer.
11/02004 (Full)	23 Exchange Road, Ascot SL5 7AW Two storey part single storey side extension Recommendation: No Objections.
11/02025 (Full)	Property Developments (Ascot) Ltd, Crossman House, 9 High Street, Sunninghill, Ascot, SL5 9NQ Change of use from first floor B1a office to D2 use as a pilates studio Recommendation: Objections. The committee expressed concerns about the potential increase in traffic flow resulting from the proposed change of use and noted the apparent inaccuracy of the traffic generation table. Additionally, a potential increase in noise for the adjoining flats was considered to adversely affect neighbour amenity. The committee requested that conditions be applied regarding operating hours and noise levels, should the Borough be minded to approve.
11/02030 (Full)	Martinez Mode Ltd. 5 Hermitage Parade, High Street, Ascot SL5 7HE Change of use from A1 retail to A3 restaurant Recommendation: Objections. The further loss of A1 use in Ascot High Street was not considered desirable for its viability and therefore in contravention of Policy ASC1. The existing proportion of A3 outlets was considered to be high.
11/02062 (Works to Trees Covered by TPO)	Old Fields, Brockenhurst Road, Ascot, SL5 9HA Fell one Pine (T3), one Sweet Chestnut (T6), deadwood and crown clean 4 Sweet Chestnuts and one Oak (T1, 2, 5, 7 and 12). Lift canopy to 4.5m on a Robinia (T4). Reduce lowest limbs by 25% on a Sweet Chestnut (T8). Clean stem and deadwood two Pines (T13 and T14). Reduce one Silver Birch (T16) by 15%. Thin one Sweet Chestnut (T17) by 20%. Recommendation: Referred to the Tree Officer.
11/02076 (Full)	13 Llanvair Close, Ascot, SL5 9HX First floor side extension. Conversion of existing garage into habitable accommodation Recommendation: No Objections.
11/02134 (Works to Trees Covered by TPO)	Mile Ride, Cheapside Road, Ascot, SL5 7DR Works to 11 trees of Beech, Oak Ash, Spruce and Conifer. To include the removal of an Ash and a dead tree. Works to an Oak in neighbouring Angels Abode Recommendation: Referred to the Tree officer.

11/02141 (Full)	82 Lower Village Road, Ascot. SL5 9BH Single storey rear extension, following demolition of existing conservatory. Part conversion of garage to habitable accommodation including a raising in the roof height. Increasing the size of the side dormer. Recommendation: No Objections.

#### 4235 PLANNING APPEALS

11/00947 13 Silwood Road, Ascot  
Front dormer window to provide additional habitable accommodation

The Planning Unit had informed that the appeal would be decided on the basis of Written Representations. Any comments were to be made to the Planning Inspectorate by 30 August.

#### 4236 TREE PRESERVATION ORDERS

No matters were received.

#### 4237 APPROVALS AND REFUSALS

*Week ending 22 July*

**Application Number: 11/01311**

**Type: Full**

**Proposal: Construction of a replacement detached house, following demolition of existing**

**Location: Springmead Lodge Windsor Road Ascot**

**Decision: Application Permitted**

**Parish Recommendation: Objections**

**Application Number: 11/01462**

**Type: Advertisement**

**Proposal: Display of 4 no. free standing signs and gate fixed signs (retrospective)**

**Location: Oakfield Farm Wells Lane Ascot**

**Decision: Application Permitted**

**Parish Recommendation: Objections**

**Application Number: 11/01487**

**Type: Full**

**Proposal: Loft conversion with front and rear dormers and existing hipped ends changed to gables**

**Location: 22 Lower Village Road Ascot**

**Decision: Application Permitted**

**Parish Recommendation: Concerns**

Application Number: 11/01920

Type: Non-material Amendment

Proposal: Non material amendment to planning permission 10/00190 to change the style of windows and doors on the front (west) elevation

Location: Regnal Cottage Winkfield Road Ascot

Decision: Application Permitted

Parish Recommendation: Noted for information

*Week ending 29 July*

Application Number: 11/01460

Type: Full

Proposal: Erection of a five bedroom detached house following demolition of existing (revision to 11/00150) (part retrospective)

Location: Dormer Monks Walk Ascot SL5 9AZ

Decision: Application Permitted

Recommendation: No Objections

Application Number: 11/01570

Type: Full

Proposal: New entrance gates/ access to house

Location: Pinehurst Friary Road Ascot SL5 9HD

Decision: Application Permitted

Recommendation: No Objections provided there was no boundary dispute and that the required distance to the road was met.

Application Number: 11/01604  
Type: Full  
Proposal: Garage  
Location: 29 Francis Chichester Close Ascot SL5 9AG  
Decision: Application Permitted  
Recommendation: No Objections. The committee noted that full planning permission had been sought.

Application Number: 11/01925  
Type: Non-material Amendment  
Proposal: Non material amendment to planning permission 09/02323 to allow the reduction in size of the extension skylight. Increase size of extension.  
Location: Moreland, Truss Hill Road, Ascot, SL5 9AL  
Decision: Application Permitted  
Parish Recommendation: Noted for information

***Week ending 5 August 2011***

Application Number: 11/01470  
Type: Full  
Proposal: Construction of two detached dwellings, with a new detached triple garage and extension to existing garage, with additional access and entrance gates, following demolition of existing buildings.  
Location: Topples Cottage And Udimore Burleigh Road Ascot  
Decision: Application Permitted  
Parish Recommendation: No Objections

Application Number: 11/01643  
Type: Full  
Proposal: Single storey front and single storey part two storey rear extensions  
Location: Lilac Cottage 85 Cheapside Road Ascot SL5 7QG  
Decision: Application Permitted  
Parish Recommendation: No Objections provided Green Belt requirements were met.

Application Number: 11/01675  
Type: Full  
Proposal: Erection of a single storey rear extension  
Location: 9 Elizabeth Gardens, Ascot  
Decision Type: Delegated  
Decision: Application Permitted  
Parish Recommendation: No Objections

Application Number: 11/01856  
Type: Discharge of Condition  
Proposal: Details required by condition 5 (visibility splays) 09/01957 for construction of a detached dwelling with accommodation in the attic space, with attached triple garage and front entrance gates  
Location: Land Adjacent Ladymead Friary Road Ascot  
Decision: Approve Discharge of Condition  
Parish Recommendation: Noted for information

**4238 DISCHARGE OF CONDITIONS AND NON MATERIAL AMENDMENTS**

<b>11/01925</b> (NMA)	<b>Moreland, Truss Hill Road, Ascot, SL5 9AL</b> To planning permission 09/02323 to allow the reduction in size of the extension skylight. Increase size of extension.
<b>11/02016</b> (NMA)	<b>House 69, Upper Village Road, Ascot, SL5 7AJ</b> To planning permission 11/01217 to allow a re-design to omit part of the extension at first floor level.
<b>11/02129</b> (Condit)	<b>Ascot Motor Works and Moss Hill House, Winkfield Road, Ascot</b> Details required by Condition 17 (construction, set-up and management) of planning permission 11/00829

**4239 OTHER BUSINESS**

Councillor Peter Deason informed the committee of the Government's Draft Planning Policy Framework, which was open to consultation. It was agreed that a separate meeting be held to consider this document, on Tuesday 20 September, at 7.00pm, in the Parish Office. Members were asked to analyse the Framework prior to the meeting.

Councillor Robert Ellison asked if any further information was available regarding progress at the Abba Warehouse. No members had any such information.

Councillor Jeffrey Yong informed the meeting of a Gambling License Application for a unit on South Ascot High Street and objections to it. These concerns were concurred with.

There being no further business, the Chairman closed the meeting at 8.00pm.

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Councillor Barbara Hilton, Chairman