

SUNNINGHILL & ASCOT PARISH COUNCIL
The Courtyard (Ascot Racecourse)
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ASCOT

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Minutes of a meeting of the Planning Committee held at the Ascot Day Centre, Bagshot Road, Sunninghill on **Tuesday 19 April 2011 commencing at 7.00pm.**

Members Present: Councillors Mrs B Hilton (Chairman), G Clark, P Deason, Mrs M Duffield, D Hilton, M Hunter, Mrs S Jones, Mrs B Story.

In attendance: Elizabeth Yates (Clerk to the Council) and Mr. Peter Standley (SPAЕ)

4093 APOLOGIES FOR ABSENCE

Mrs C Lester (Vice-Chairman), Mrs T Chivers, P Chivers, R Ellison, J Yong

4094 MINUTES

The minutes of the meeting, held on 22 March 2011, were approved as a correct record and signed as such.

4095 DECLARATIONS OF INTEREST

The Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct. Councillors Barbara and David Hilton declared a personal interest in application 11/00681 regarding April Place, Buckhurst Road, Ascot.

4096 PLANNING APPLICATIONS

Application No.	Location and Description
11/00674 (Works to Trees Covered by TPO)	Springdale Cottage, Friary Road, Ascot Remove the lowest 5 branches and reduce crown by 5%. Remove 2 branches overhanging neighbours garden, Decision: Refer to Tree Officer.
11/00681 (Full)	April Place, Buckhurst Road, Ascot Single storey side and rear extension Decision: No objections, subject to Green Belt requirements being met.
11/00682 (Full)	Westbrook House, Windsor Road, Ascot Construction of a block of 8 apartments with basement parking and 6 semi-detached houses together with associated parking and access following demolition of existing dwelling Decision: Objections. The committee considered the proposal to be back land development that was not in keeping with the character of the area and would thus be detrimental to the street scene. It would be an overdevelopment of the site and the semi-detached houses would be harmful to the amenity of neighbouring properties because of the bulk, scale, height and short rear gardens. The block of flats would be harmful to the street scene because (of the proposal and) of its close proximity to the road and because (to which) it would face inwards. The application was therefore considered to be in contravention of National Guidelines PPS1 and 3 and DG1 and H11 of the Local Plan (Development Framework). The committee also noted that satisfactory mitigation regarding the SPA had not been given, contrary to policies EN3, N10 and TBHSBD and asked that the advice of Natural England be sought.
11/00719 (Full)	Elmbank Cottage, Cheapside Road, Ascot Two storey, part single storey rear and two storey side extension, including replacement integral garage Decision: Objections as the proposal was considered to be out of keeping with green belt requirements due to a disproportionate addition. The committee noted that a similar application had been refused in 2001.
11/00720 (Telecom Development Determination)	Land adjacent to Heatherwood Hospital, High Street, Ascot Application to determine whether prior approval is required for the siting and design of a 12.5m communications mast, associated equipment cabinet and ancillary development Decision: The committee agreed that planning permission should be

	required because of the prominent position of the proposed mast within Ascot High Street which would be in contravention of the Borough's policy of de-cluttering high streets.
11/00728 (Full)	14 Norton Park, Ascot Single storey side and rear extension Decision: No Objections.
11/00731 (Full)	Street Record, Steeple Point, Ascot Installation of electronically operated entrance gates and pedestrian gate at the entrance to Steeple Point Decision: No Objections.
11/00743 (Full)	Trevone, 16 Oriental Road, Ascot Detached dwelling and a garage Decision: Objections as the proposal was considered to be domineering and thus harmful to the street scene and the amenity of neighbouring properties. It would therefore be in contravention of policies DG1 and H11. The committee were also concerned about a possible terracing effect that might set a precedent if the Borough were minded to approve.
11/00782 (Full)	Huckle House, Monks Walk, Ascot First floor side extension Decision: Objections. The committee noted that the drawings submitted were not to scale and therefore did not accurately show the positioning of the proposal in relation to Monks Revel. As a consequence, the application was considered to be overbearing within the street scene and domineering to Monks Revel, and thus be in contravention of policies DG1 and H14. The proposed white breeze block was also considered to be out of keeping with the neighbouring properties.
11/00798 (Full)	Teneramor, 7 Kier Park, Ascot Renewal of planning permission 08/01095 for first floor side extension Decision: No Objections.
11/00829 (Full)	Ascot Motor Works and Moss Hill House, Winkfield Road, Ascot Erection of 10 No 4 bedroom dwellings and 2 No garages, access from Winkfield Road, courtyard parking and landscaping, following demolition of the existing buildings. Decision: Objections. The committee considered that this new application contained significant, detrimental differences to the previous application and conditions that had been approved on appeal, reference 10/00104. The proposed houses at the rear would now harm significantly the amenity of Camellia Tree Cottage as they were to be widened and the space between them reduced, additional windows were to be included on the second floor and other windows converted to include 8 Juliette balconies and the rear gardens reduced in length from 12m to 10.5m. Plots 1 and 2 also appeared to be marginally higher. The car parking arrangements had been altered from basement to surface parking for fewer cars. The committee considered that these differences amounted to over development of the site, would increase the harm to the amenity of neighbouring properties, particularly Camellia Tree Cottage and 6 Steeple Point and by its bulk and scale be damaging to the street scene, particularly as the houses fronting Winkfield Road would be inward facing. Thus it was considered to be in contravention of policies DG1, H11 and P4. The committee also noted that satisfactory mitigation regarding the SPA could be an issue (had not been given).
11/00847 (Full)	The Marist Senior School, Kings Road, Sunninghill Groundsmans storage building and compound Decision: No Objections.
11/00853 (Full)	Ferndale, Ravensdale Road, Ascot Single storey rear/ side extension and front porch Decision: Concerns. The committee were concerned that the front porch could be intrusive to the neighbouring property and that the balance of the building might be adversely affected because of the development of one half.
11/00859 (Full)	67 Kennel Ride, Ascot Two storey part first floor rear extension Decision: No Objections.
11/00904 (Full)	32 Upper Village Road, Ascot Single Storey rear extension. Decision: No Objections.

11/00935 (Full)	10 Beaufort Gardens, Ascot Two storey rear extension and conversion of rear part of existing building and enlargement of front porch Decision: No Objections.
11/00953 (Works to Trees Covered by TPO)	16 Holmes Close, Ascot Crown thin a Costal Redwood by 5-10% Decision: Refer to Tree Officer.

4097 PLANNING APPEALS

10/0002700

Briar Coombe, St Marys Hill, Ascot

The raising of the main roof to provide an increased first floor extension to existing dwelling, with associated landscaping (including) new fencing to site perimeter and entrance gates

The appeal was dismissed.

10/02981/Variation

Land at St. Georges Lane, Ascot – Continued use of waste transfer station and recycling facility with parking and storage for skip containers and vehicles, without complying with Condition 1 of permission 10/00989 for the use to cease in 3 years.

The appeal will be decided on the basis of an exchange of written statements. Any comments were to be received by 11 May. **Councillor Barbara Hilton informed the committee that she had written to the Inspector on behalf of the Parish Council.**

4098 TREE PRESERVATION ORDERS

Confirmation

TPO 027 of 2010 re 4 Armitage Court, Ascot

4099 APPROVALS AND REFUSALS

Week ending 18 March

Application Number: 11/00083

Type: Full

Proposal: Refurbishment of existing bed and breakfast facilities providing 8 serviced apartments with part two, part single storey rear extension to provide private accommodation. Works to include side entrance canopy, stepped and ramped access to front entrance with canopy over. Single storey front porch infill, first floor side oriel window. Second floor rear dormer window, replacement detached single garage, metal fence and associated landscaping.

Location: Highclere Hotel 19 Kings Road Sunninghill Ascot SL5 9AD

Decision: Application Permitted

Parish Comment: No Objections

Application Number: 11/00164

Type: Full

Proposal: Construction of a detached dwelling with integral double garage with accommodation above, including sliding entrance gate, following demolition of existing

Location: Skogs Lunden St Marys Road Ascot SL5 9AY

Decision: Application Permitted

Parish Comment: No Objections

Application Number: 11/00188

Type: Cert of Lawfulness of Proposed Dev

Proposal: Certificate of lawfulness to determine whether a proposed rear dormer is lawful

Location: 77 Victoria Road Ascot SL5 9DR

Decision: Application Permitted

Parish Comment: Sought clarification as to why a full planning application was not required

Application Number: 11/00243

Type: Works To Trees Covered by TPO

Proposal: Row of 4 Lime trees, T1, T2 and T3 furthest south west - Crown reduce by up to 2-2.5metres back to previous reduction points (leaving pollard heads in tact), branch lift to give 5.3m clearance over the road and 2.5m over the drive, T4 - Crown reduce by up to 2-2.5m leaving pollard heads in tact, branch lift to give 5.3m clearance over the road and tip reduce branches from garage to give up to 2m clearance.

Location: South Court London Road Ascot SL5 7EG

Decision: Application Permitted
Parish Comment: Refer to Tree Officer

Application Number: 11/00306
Type: Full
Proposal: Rear conservatory
Location: 26 Armitage Court Ascot SL5 9TA
Decision: Application Permitted
Parish Comment: No Objections

Week ending 25 March

Application Number: 11/00196
Type: Full
Proposal: Improvements to the setting down and picking up area, including footpaths and new crossing point
Location: The Marist Schools Kings Road Sunninghill Ascot SL5 7PS
Decision: Application Permitted
Parish Comment: No Objections

Application Number: 11/00318
Type: Full
Proposal: Conversion of a conservatory into a integrated room within the house. Retrospective application.
Location: 17 The Terrace Ascot SL5 9NH
Decision: Application Permitted
Parish Comment: No Objections

Application Number: 11/00344
Type: Full
Proposal: Single storey rear/side extension
Location: 9 Kings Road Sunninghill Ascot SL5 9AD
Decision: Application Permitted
Parish Comment: No Objections

Application Number: 11/00371
Type: Full
Proposal: Two storey side and front extensions, single storey rear extension
Location: 43 Woodend Drive Ascot SL5 9BD
Decision: Application Permitted
Parish Comment: Concerns

Application Number: 11/00394
Type: Full
Proposal: Single storey side and rear extension
Location: New Mile Corner Winkfield Road Ascot SL5 7EY
Decision: Application Permitted
Parish Comment: No Objections

Application Number: 11/00579
Type: Non-material Amendment
Proposal: Non material amendment to planning permission 08/00172 to provide an additional light and amend doors and windows leading on the balcony of apartment 6
Location: Rosewood Burleigh Road Ascot SL5 7LD
Decision: Application Permitted
Parish Comment: Noted for information

Week ending 1 April 2011

Application Number: 11/00250
Type: Full
Proposal: Replacement dwelling
Location: Bramley Cottage Burleigh Road Ascot SL5 7LE
Decision: Application Permitted
Parish Comment: No Objections

Application Number: 11/00279
Type: Full
Proposal: Single storey side extension
Location: Mile Ride Cheapside Road Ascot SL5 7DR
Decision: Application Permitted
Parish Comment: No Objections

Application Number: 11/00329
Type: Full
Proposal: Renewal of planning permission 07/01956 Single storey front extension to existing car showroom area, replace facade to existing offices, replacement washing/valeting bay incorporating new staff facilities and widening of vehicular access from Station Hill
Location: Clover Leaf Cars Ltd Station Hill Ascot SL5 9EG
Decision: Application Permitted
Parish Comment: No Objections

Application Number: 11/00439
Type: Full
Proposal: Two storey side and rear and front extension. 4 front dormers New access, gate and boundary wall.
Location: 7 Regents Walk Ascot SL5 9JQ
Decision: Application Permitted
Parish Comment: No Objections

Application Number: 11/00448
Type: Full
Proposal: Repositioning of entrance and gates. Existing entrance to be closed
Location: Huckle House Monks Walk Ascot SL5 9AZ
Decision: Application Permitted
Parish Comment: No Comments

Week ending 8 April

Application Number: 11/00333
Type: Full
Proposal: Erection of a garden pergola. Part retrospective.
Location: Dog And Partridge 92 Upper Village Road Ascot SL5 7AQ
Decision: Application Permitted
Parish Comment: No Objections

Application Number: 11/00368

Type: Full

Proposal: Extension of existing double garage to form car port with store above, with dormer above, and insertion of 2 dormers to existing garage.

Location: Kier Park House Kier Park Ascot SL5 7DS

Decision: Application Permitted

Parish Comment: Objections

Application Number: 11/00387
Type: Full
Proposal: Erection of a garden shed
Location: 3 Spinney Close Ascot SL5 7FS
Decision: Application Permitted
Parish Comment: No Objections

Application Number: 11/00440
Type: Full
Proposal: Enlargement of front porch, single storey rear extension and conversion of rear part of existing garage
Location: 10 Beaufort Gardens Ascot SL5 8PG
Decision: Application Permitted
Parish Comment: No Objections

Application Number: 11/00459
Type: Works To Trees Covered by TPO
Proposal: Fell one Oak tree in rear garden
Location: 22 Murray Court Ascot SL5 9BP
Decision: Refuse
Parish Comment: Refer to Tree Officer

Application Number: 11/00493

Type: Full

Proposal: Single storey side/rear extension. Detached rear outbuilding to replace existing stable building

Location: Ardenlee 88 Kennel Ride Ascot SL5 7NW

Decision: Application Permitted

Parish Comment: No Objections

Application Number: 11/00522

Type: Full

Proposal: Two storey extension to provide additional garaging with rooms above

Location: Swinley Coronation Road Ascot SL5 9LG

Decision: Application Permitted

Parish Comment: No Objections

Application Number: 11/00523

Type: Full

Proposal: Construction of an attached double garage

Location: 41 Woodend Drive Ascot SL5 9BD

Decision: Application Permitted

Parish Comment: No Objections

Application Number: 11/00530

Type: Works To Trees Covered by TPO

Proposal: T1 - (Oak furthest south) tip reduce branches back from house to give up to 2 metres clearance. T2 (middle Oak) - branch lift to give 3.5m clearance over ground , tip reduce branches from house to give 2m clearance, remove deadwood and crown thin upper crown by up to 5%, T3 - Remove lowest branch (over road and roof of office).

Location: 10 Hurstwood Ascot SL5 9SP

Decision: Application Permitted

Parish Comment: Refer to Tree Officer

Application Number: 11/00699

Type: Non-material Amendment

Proposal: Non-material amendment to permission 08/02674 to lower the height of the entrance portico by 200mm

Location: Heathwood Windsor Road Ascot SL5 7LQ

Decision: Application Permitted

Parish Comment: Noted for information

Application Number: 11/00763

Type: Non-material Amendment

Proposal: Non material amendment to planning permission 11/00169 for alterations to ground floor front window changed from bay to standard. Rear first floor window arrangement altered. Pair hinged patio doors to kitchen and lounge, and also to the playroom but repositioned and reduced in width.

Location: 69 Geffers Ride Ascot SL5 7JZ

Decision: Application Permitted

Parish Comment: Noted for information

4100 DISCHARGE OF CONDITIONS AND NON-MATERIAL AMENDMENTS

11/00763 69 Geffers Ride, Ascot

Non material amendment to planning permission 11/00169 for alterations to ground floor front window changed from bay to standard. Rear first floor window arrangement altered. Pair hinged patio doors to kitchen and lounge, and also to the playroom but repositioned and reduced in width.

Decision: Application Permitted (See above)

4101 OTHER BUSINESS

The committee discussed the need for greater clarity regarding the Parish Council's role in the planning process. It was agreed that the wording of the agenda be altered from 'decision' to 'recommendation' with regard to new planning applications.

There being no further business, the Chairman closed the meeting at 8.05pm.

Councillor Barbara Hilton, Chairman