

**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 will be held at the Ascot Day Centre, Bagshot Road, Sunninghill on **Tuesday 26 July 2011** commencing at 7.00pm.

Members Present: Councillors B Hilton (Chairman), C Lester (Vice-Chairman), P Deason, M Duffield, R Ellison, S Jones, L Roberts, J Yong

In attendance: Elizabeth Yates , Clerk to the Council

**4210 TO NOTE APOLOGIES FOR ABSENCE**

Apologies were received from Councillors David Hilton, Barbara Story and Daniel Whittall.

**4211 MINUTES**

The minutes of the meeting, held on 5 July 2011, were approved as a correct record and signed as such.

**4212 DECLARATIONS OF INTEREST**

The Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct. Councillor Shirley Jones declared a non-pecuniary interest in application 11/01890.

**4213 VICE-CHAIRMAN OF THE PLANNING COMMITTEE**

The Chairman asked to receive nominations for a Vice-Chairman of the Planning Committee for the Council year. She nominated Councillor Christine Lester, the existing Vice-Chairman, and was seconded by Councillor Robert Ellison. It was agreed unanimously that Councillor Christine Lester be elected as the Vice-Chairman of the Planning Committee for the remainder of the Council year.

**4214 PLANNING APPLICATIONS**

<u>Application No.</u>	<u>Location and Description</u>
11/01615 (Full)	Byways, Friary Road, Ascot Construction of two detached dwellings with integral triple garages, with access from Friary Road and Monks Walk, following demolition of existing dwellings <b>Recommendation: Objections on the grounds that no acceptable mitigation had been offered to offset the potential impact on the SPA. A list of appeal decisions had been listed, but the committee considered that they had no relevance as they pre-dated NRM6 and the RBWM Thames Basin Heaths Supplementary Planning Document (Part 1). Furthermore, the proposal contained garages that projected further than in previous applications for this site and thus prior objections remained as the proposal was still in contradiction with the Borough's Townscape Assessment.</b>
11/01688 (Full)	Old Mill Cottage, Mill Lane, Ascot Replacement dwelling <b>Recommendation: No Objections subject to Green belt requirements being met.</b>
11/01709 (Full)	Charter House, 23 London Road, Ascot Single storey rear/ side extension, insertion of rooflight into existing single storey rear extension and replacement sash windows <b>Recommendation: No Objections.</b>
11/01732 (Full)	9 Halley Drive, Ascot Two storey side extension and a rear conservatory following demolition of existing garage <b>Recommendation: Objections due to the loss of 2 parking spaces. The committee also expressed concerns that the extension may adversely affect the street scene.</b>

11/01749 (Full)	<p>17 Elizabeth Gardens, Ascot Two storey, part single storey rear extension and single storey side extension Recommendation: No Objections.</p>
11/01755 (Full)	<p>Sanderling Cottage, 8 Llanvair Close, Ascot Two storey side and rear extension with open porch and additional chimneys plus double detached garage with store above Recommendation: The committee expressed concerned about the size and scale of the development and situation of garage. They requested that if the Borough were minded to approve a condition be imposed that the high hedges at the front of the site be retained for screening or replaced if damaged. The committee asked if the Borough's Tree Officer could consider whether a TPO should be applied to the specimen conifer tree situated on the edge of the access drive.</p>
11/01807 (Full)	<p>West Burnside and Burnside, Burleigh Road, Ascot Construction of 7 detached dwellings Recommendation: Strong Objections. The committee considered the proposal to be in contradiction of the Borough's Townscape Assessment, overdevelopment and urbanisation of the site, potentially harmful to the amenities of Bramley Cottage and the street scene. It was considered to be contrary to PPS3 Annex B as it involved private residential gardens and did not address the housing mix, to the Berkshire Structure Plan, policies OS1, LD3 and EN1 and Local Plan policies DG1, H10 and H11. Concerns were also expressed that the application did not address sustainability and was therefore not complaint with PPS1. The potentially difficult parking arrangements and inadequate turning circle for service vehicles was also noted. Furthermore, the committee considered that the Borough should treat the site as a whole, in accordance with Policy H3 Supplementary Guidance 3.1, as Burnside was an older property and thus refurbishment could be financially unviable. A contribution toward affordable housing would thus be required. The committee also asked the Borough to consider the threat to the damage or loss of mature TPO trees, in accordance with policy N5, particularly as the access road was next to the root protection zone of these TPO trees. In addition, no acceptable mitigation had been offered to offset the potential impact on the SPA, particularly in combination with other developments in the locality. Finally, the committee were particularly concerned that no badger survey or ecological report had been submitted, despite known badger activity on this site, a prerequisite of the planning procedure and thus the application should not have been accepted and should therefore be withdrawn.</p>
11/01819 (Works to Trees Covered by TPO)	<p>Chartwell House, Hancocks Mount Ascot 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) Recommendation: Refer to Tree Officer.</p>
11/01822 (Full)	<p>14 Oriental Road, Ascot Single storey rear extension. Front and rear dormers and a new garage Recommendation: No Objections as precedent has been set at no.6, although the committee were aware that other properties along this stretch of Oriental Road had been refused front dormers.</p>
11/01834 (Full)	<p>89-91 New Road, Ascot Part two storey part single storey rear extension Recommendation: Objections. Concerns regarding a problem with joint or twin applications for adjoining domestic extensions had been drawn to the attention of the committee. If there were two adjoining schemes that taken individually would be unacceptable (because of exceeding the daylight lines for example), how could the Planning authority ensure that both are properly completed? If the LPA cannot ensure it, there is a risk that only one is completed and if that should happen the LPA would find itself in a position where it had granted permission for a scheme that breached planning regulations.</p>

<b>11/01857 (Full)</b>	<b>Elmbank Cottage, Cheapside Road, Ascot</b> <b>Two storey part single storey rear extension and alterations to include a rear roof terrace</b> <b>Recommendation: Objections as the committee considered the application to be un-neighbourly and were concerned whether it met Green Belt requirements.</b>
<b>11/01890 (Full)</b>	<b>18 Langdale Drive, Ascot</b> <b>First floor side extension</b> <b>Recommendation: No Objections.</b>

#### 4215 PLANNING APPEALS

**10/02482 Highclere Hotel, 19 Kings Road, Sunninghill, Ascot, Berks, SL5 9AD**  
To modernise the existing hotel facilities to accommodate serviced suites and bedrooms to the front of the property, with ramped access, and to provide a 2-storey extension to the rear of the property, to accommodate a family/hotel management staff, with landscaping and garage.

The appeal was ALLOWED

**10/02329 16 All Souls Road**  
Attached side garage/ storage shed extension

The appeal was DISMISSED and the enforcement notice was upheld.

#### 4216 TREE PRESERVATION ORDERS

No matters were received.

#### 4217 APPROVALS AND REFUSALS

*Week ending 1 July*

**Application Number: 11/01268**  
**Proposal: Single storey rear extension/conservatory**  
**Location: The Nook 1 Kiln Lane Winkfield Windsor SL4 2DU**  
**Decision: Application Permitted**  
**Parish Recommendation: Objections.**

Application Number: 11/01299  
Type: Full  
Proposal: Conversion of existing garage into habitable accommodation. Part two storey part single storey front extension and the creation of two car parking spaces.  
Location: 4 Cavendish Meads Ascot SL5 9TD  
Decision: Application Permitted  
Parish Recommendation: No Objections

Application Number: 11/01340  
Type: Full  
Proposal: Construction of a detached single storey annex  
Location: Evergreens The Avenue Ascot SL5 7LY  
Decision: Application Permitted  
Parish Recommendation: No Objections

Application Number: 11/01371  
Type: Full  
Proposal: Two storey side and rear extension  
Location: 65 New Road Ascot SL5 8PZ  
Decision: Application Permitted  
Parish Recommendation: No Objections

Application Number: 11/01375  
Type: Full  
Proposal: First floor side extension and single storey rear extension  
Location: 21 Cavendish Meads Ascot SL5 9TB

Decision: Application Permitted  
Parish Recommendation: No Objections

Application Number: 11/01452

Type: Full

Proposal: The erection of six new lighting masts around the perimeter of the existing all weather hockey pitch. The installation of 21 PV cells to the roof of the schools existing Sports Centre (The Orchard Centre). Install a 6 lane all weather synthetic 300 metre running track and associated field event facilities.

Location: St Marys School St Marys Road Ascot SL5 9JF

Decision: Application Withdrawn

Parish Recommendation: Not needed

***Week ending 8 July***

Application Number: 11/01103

Type: Works To Trees Covered by TPO

Proposal: T1 sweet Chestnut, crown reduce by up to 3 metres after the removal of deadwood. T2 - Crown thin by 10% Sweet chestnut by and tip reduce branches back from property to give 1.5m clearance

Location: Green Shadows Hancocks Mount Ascot SL5 9PQ

Decision: Application Permitted

Parish Recommendation: Refer to Tree Officer

Application Number: 11/01181

Type: Works To Trees Covered by TPO

Proposal: Reduce overhang by 3.5m on 2 Oak trees and 1 Sycamore tree in garden of Fairways

Location: Jacaranda Queens Hill Rise Ascot SL5 7DP

Decision: Partial Refusal/Partial Approval

Parish Recommendation: Refer to Tree Officer

Application Number: 11/01216

Type: Full

Proposal: Two storey front extension, incorporating a first floor side extension over existing garage. Single storey front and rear extensions.

Location: 8 Geffers Ride Ascot SL5 7JY

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/01230

Type: Full

Proposal: Two storey side extension

Location: 44 The Burlings Ascot SL5 8BY

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/01323

Type: Full

Proposal: Demolition of existing bungalow and construction of a detached two storey house

Location: 9 Woodend Drive Ascot SL5 9BD

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/01395

Type: Telecom Dev Determination 56 days

Proposal: Application to determine whether prior approval is required for the siting and design of a 12.5m telecommunications pole with antennas in shroud and associated equipment cabinets and ancillary development

Location: Land At Junction of Coronation Road And Woodlands Ride Ascot

Decision: Refuse

Parish Recommendation: Objections

Application Number: 11/01497

Type: Full

Proposal: Two bay timber garage with attached garden store

Location: The Coach House London Road Ascot SL5 8DE

Decision: Application Withdrawn

Parish Recommendation: No Objections

**Application Number: 11/01571**

Type: Cert of Lawfulness of Proposed Dev

Proposal: Certificate of lawfulness to determine whether a proposed double garage and a single storey rear extension are lawful

Location: Pinehurst Friary Road Ascot SL5 9HD

Decision: Permitted Development

Parish Recommendation: Full planning permission to be sought

Application Number: 11/01697

Type: Non-material Amendment

Proposal: Non material amendment to planning permission 11/00279 to change the approved pair of French doors to 3-light sliding glazed doors

Location: Mile Ride Cheapside Road Ascot SL5 7DR

Decision: Refuse

Parish Recommendation: Noted for information

***Week ending 15 July***

Application Number: 11/01456

Type: Full

Proposal: Single storey side and rear extension. Create habitable accommodation above garage and replace front entrance screen and door.

Location: Little Birches Coronation Road Ascot

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/01494

Type: Full

Proposal: Rear conservatory and alterations to front bedroom window

Location: 41 Woodend Drive Ascot

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/01637

Type: Non-material Amendment

Proposal: Non material amendment to planning permission 10/02153 to change the approved curved wall to a straight one

Location: 6 Hurstwood Ascot SL5 9SP

**Decision: Refuse**

Parish Recommendation: Noted for information

Application Number: 11/01639

Type: Discharge of Condition

Proposal: Details required by part of condition 2 (Matching Materials) of planning permission 09/02418 for a two storey side extension. Single storey front and rear extension. Alteration of boundary wall and re-pave front driveway.

Location: 1 Nash Gardens Ascot SL5 8TD

Decision: Approve Discharge of Condition

Parish Recommendation: Noted for information

Application Number: 11/01644

Type: Discharge of Condition

Proposal: Details required by conditions 2 (materials), 3 (contamination methodology), 4 (hard surfacing finishing materials), 7 (siting and design of enclosures), 8 (slab levels), 11 (water butts), 12 (tree protection), 13 (hard and soft landscaping), 14 (hard surface water disposal) and 21 (stopping access) of planning permission 11/00829 Erection of 10 No 4 bedroom dwellings, access from Winkfield Road, courtyard parking and landscaping, following demolition of the existing buildings.

Location: Ascot Motor Works And Moss Hill House Winkfield Road Ascot

Decision: Approve Discharge of Condition

Parish Recommendation: Noted for information

**4218 DISCHARGE OF CONDITIONS AND NON-MATERIAL AMENDMENTS**

- 11/01697 Mile Road, Cheapside, Ascot**  
(NMA) NMA to planning permission 11/00279 to change the approved pair of French doors to 3 – light sliding glazed doors.
- 11/01856 Land Adjacent to Ladymead, Friary Road, Ascot**  
(Condit) 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

**4219 OTHER BUSINESS**

No matters were received.

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

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Councillor Barbara Hilton, Chairman