

SUNNINGHILL & ASCOT PARISH COUNCIL
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Minutes of a meeting of the Planning Committee held at the Ascot Day Centre, Bagshot Road, Sunninghill on **Tuesday 27 September 2011** commencing at 7.00pm.

Members Present: Councillors B Hilton (Chairman), C Lester (Vice-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 (SPAЕ)

4272 TO NOTE APOLOGIES FOR ABSENCE

Councillors Robert Ellison and David Hilton.

4273 MINUTES

The minutes of the meeting, held on 6 September 2011, were approved as a correct record and signed as such.

4274 DECLARATIONS OF INTEREST

The Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct. None were received.

4275 PLANNING APPLICATIONS

Application No.	Location and Description
11/01432 (Amended Plans)	Abba Warehouse Ltd, Gibbs House, 68 Kennel Ride, Ascot, SL5 7NT Redevelopment of site to provide 14 dwellings, formation of vehicle access points and associated works Recommendation: Objections. The committee considered that the original objections remained as the proposal was out of keeping with the area, cramped and an overdevelopment of the site. The committee requested that mitigation regarding the SPA be given and that the advice of Natural England be sought. Furthermore, the Borough's highways officer should ensure that road safety and parking matters comply with Borough standards and that the swept path analysis was adequate, matters compounded by the proposed development on the opposite side of New Road, as being considered by Bracknell Forest Council.
11/02299 (Works to Trees Covered by TPO)	14 Armitage Court, Ascot, SL5 9TA Sweet Chestnut T1 reduce to previous pruning points approx 25% and fell Oak T2 and Pine T3 Recommendation: Referred to the Borough's Tree Officer.
11/02314 (Works to Trees Covered by TPO)	Victoria Glade, Coronation Road, Ascot, SL5 9LQ Fell 3 Pine trees Recommendation: Objections. Due to the cumulative effect of previous applications, the committee requested that the Borough's tree officer visits the site to ensure that sound arboriculture reasons exist for the proposed works. If the Borough was then minded to approve, the committee requested that a condition be placed that replacement trees be planted in the same location.
11/02330 (Full)	31 Oriental Road, Ascot, SL5 7AZ Two storey part single storey rear and side extension Recommendation: The committee were concerned that the proposal was unneighbourly to number 33 and would result in the loss of a parking space and the potential for extra on-street parking.
11/02331 (Full)	Eyre Court, Winkfield Road, Ascot, SL5 7LP External rendering, new roof tiles, tile hanging to first floor walls, enlargement to first floor stairwell window, addition of a single storey front extension, change of two first floor rear windows to doors with Juliet balconies, change to conservatory height with change of roof from gable to hip, alterations to the fenestration (retrospective) Recommendation: No Objections.

11/02342 (Full)	Eton Villa, 5 London Road, Ascot, SL5 7EN Single storey rear extension. Part retrospective Recommendation: No Objections.
11/02359 (Certificate of Lawful Use)	Bar Billards Ltd, Heath Works, Winkfield Road, Ascot, SL5 7EX Certificate of Lawfulness to determine whether the existing use of Heath Works relating to the provision of pool tables to the brewing industry by way of removing, maintaining, reconditioning and installing said tables in public houses is lawful No Decision Required.
11/02368 (Full)	Rustlings, London Road, Ascot, SL5 7EQ Construction of a detached dwelling with detached double garage, following demolition of existing Recommendation: The committee raised concerns that the boundary dispute be resolved and that the ridge height be confirmed as that stated on the plan.
11/02370 (Full)	60 Sutherland Chase, Ascot, SL5 8TF Single storey rear extension Recommendation: No Objections.
11/02379 (Works to Trees Covered by TPO)	17 Hurstwood, Ascot, SL5 9SP Trees at 17 Hurstwood, Beech (T2) crown thin by 25%. Two Sweet Chestnuts (T3 and T4) crown thin by 25%. Beech (T5) crown thin by 20%. Pine (T6) remove dead branches. Sycamore (T11) crown lift to 4.5m and crown thin by 10%. Trees at 19 Hurstwood, Four Sweet Chestnuts (T7, 8, 9 and 10) prune growth back to boundary. Tree in Hurstleigh, Coronation Road. Sweet Chestnut (T1) prune back to boundary. Recommendation: Referred to the Borough's Tree Officer.
11/02400 (Outline)	The White House, Winkfield Road, Ascot, SL5 7LP Outline application (with appearance, landscaping, layout and scale reserved) for the construction of two detached houses with parking and access, following demolition of existing dwelling Recommendation: The committee raised concerns that mitigation regarding the SPA should be required and requested that the Borough's Tree Officer visit the site to ensure that the Oak Tree at the entrance is not adversely effected and that a TPO be applied for to prevent this. A bat survey was also asked for due to the age of the property.
11/02406 (Full)	Courtway, Titness Park, London Road, Sunninghill, Ascot, SL5 0PS Extension of front roof dormer Recommendation: No objections, subject to Green Belt requirements being met.
11/02410 (Works to Trees Covered by TPO)	Two Cedars, Truss Hill Road, Ascot, SL5 9AL Cedar T1 thin by 20% and shorten lateral branches by a maximum of 2 metres. Cedar T2 thin by 20% and shorten lateral branches by a maximum of 1 metre. Douglas Fir T3 raise canopy to 5 metres and shorten lateral branches above this height by 1.5 metres Recommendation: Referred to the Tree Officer.
11/02422 (Full)	CBS Business Equipment Ltd, CBS Court, 118 Kennel Ride, Ascot, SL5 7NP Conversion of existing offices to provide 8 flats; works to include alterations, partial demolition of single storey extension, two storey extension to southern end and associated landscaping and parking Recommendation: Objections. The committee considered the mitigation regarding the SPA to be inadequate and that the advice of Natural England is sought. The proposal was thought to be unneighbourly, cramped and with inadequate parking and limited access for service vehicles. The general servicing of the building raised concerns.
11/02444 (Works to Trees Covered by TPO)	21 Huntsmans Meadow, Ascot, SL5 7PF Crown reduce T1 a Blue Atlantic Cedar and T2 and a Norway Maple by 20% Recommendation: Referred to the Tree Officer.
11/02456 (Full)	96 Cavendish Meads, Ascot, SL5 9TD First floor front extension and conversion of garage into habitable accommodation Recommendation: Objections on the grounds of loss of a parking space and the potential adverse impact on road safety.
11/02480 (Full)	Penmere House, St Mary's Road, Ascot, SL5 9AX Rear dormer window Recommendation: No Objections.

11/02502 (Works to Trees Covered by TPO)	Old Huntsmans House, Kennel Avenue, Ascot, SL5 7NZ Reduce one Poplar (T1) back to fence line of 14 Highgrove Avenue Recommendation: Referred to the Tree Officer.
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4276 PLANNING APPEALS

09/00433 17 Llanvair Drive, South Ascot, SL5 9HS
The erection of a replacement dwelling with garage facilities

The appeal was DISMISSED.

10/02981 Land at St George's Lane, Ascot, SL5 7ET
for the continued use of waste transfer station and recycling facility with parking and storage for skip containers and vehicles without complying with a condition attached to planning permission Ref 10/00989

The appeal was ALLOWED.

4277 TREE PRESERVATION ORDERS

TPO 038 of 2011 re The Chalet, Ravensdale Road, Ascot

4278 APPROVALS AND REFUSALS

Week Ending 2 September

Application Number: 11/01935

Type: Full

Proposal: Construction of a detached house following demolition of existing bungalow

Location: Delfryn Devenish Road Sunningdale Ascot SL5 9PF

Decision: Application Permitted

Parish Recommendation: Objections

Application Number: 11/01948

Type: Full

Proposal: Erection of 2.4m partial perimeter fencing

Location: South Ascot Village School All Souls Road Ascot SL5 9EA

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/01963

Type: Full

Proposal: Two storey side and part single storey rear extension

Location: Little Queens Beeches London Road Ascot SL5 7EQ

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/01972

Type: Full

Proposal: Single storey rear extension

Location: Abbots Lodge Monks Walk Ascot SL5 9AZ

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/01986

Type: Cert of Lawfulness

Proposal: Certificate of Lawfulness to determine whether a proposed two bay timber garage with attached garden store is lawful

Location: The Coach House London Road Ascot SL5 8DE

Decision: Permitted Development

Parish Recommendation: No Decision Required

Application Number: 11/02004

Type: Full

Proposal: Two storey part single storey side extension

Location: 23 Exchange Road Ascot SL5 7AW

Decision: Application Permitted

Parish Recommendation: No Objections

Week ending 9 September

Application Number: 11/01593
Type: Works To Trees Covered by TPO
Proposal: Reduce one Oak tree (T2, in the rear garden) on the west side of the crown by 1.5m to re balance and remove deadwood. Remove limb with cavity on one Oak tree (T1, in the front garden) and raise height of crown over road to 5m and remove deadwood.
Location: Oaklands 5 Kier Park Ascot SL5 7DS
Decision: Application Permitted
Parish Recommendation: Referred to Tree Officer

Application Number: 11/01857

Type: Full

Proposal: Two storey part single storey rear extension and alterations to include a rear roof terrace

Location: Elmbank Cottage Cheapside Road Ascot SL5 7QH

Decision: Application Permitted

Parish Recommendation: Objections

Application Number: 11/01988
Type: Works To Trees Covered by TPO
Proposal: Crown clean and prune back to give statutory clearance to the highway on one Oak tree (T1). Prune branches to give up to a maximum of 2.5m clearance to the neighbouring house (Georgian House) on three Scots pines (T2, T3 and T4). Prune branches to give up to a maximum of 2.5m clearance to the house on one Oak (T6)
Location: Foxley Hancocks Mount Ascot SL5 9PQ
Decision: Application Permitted
Parish Recommendation: Referred to Tree Officer

Application Number: 11/02030

Type: Full

Proposal: Change of use from A1 retail to A3 restaurant

Location: Martinez Mode Ltd 5 Hermitage Parade High Street Ascot SL5 7HE

Decision: Application Withdrawn

Parish Recommendation: Objections

Application Number: 11/02076

Type: Full

Proposal: First floor side extension. Conversion of existing garage into habitable accommodation. Front porch with tiled roof.

Location: 13 Llanvair Close Ascot SL5 9HX

Decision: Application Permitted

Parish Recommendation: No Objections

Week ending 16 September

Application Number: 11/02025

Type: Full

Proposal: Change of use of first floor B1a office to D2 use as a pilates studio

Location: Property Developments (Ascot) Ltd Crossman House 9 High Street Sunninghill Ascot SL5 9NQ

Decision: Refuse

Parish Recommendation: Objections

Application Number: 11/02141

Type: Full

Proposal: 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.

Location: 82 Lower Village Road Ascot SL5 9BH

Decision: Application Permitted

Parish Recommendation: No Objections

4279 DISCHARGE OF CONDITIONS AND NON MATERIAL AMENDMENTS

11/02354 (Condit) House 69, Upper Village Road, Ascot, SL5 7AJ

Details required by condition 4 (step removal on east, landscaping and hard surfacing) of planning permission 11/01217 Change of use from takeaway to residential with single storey and two storey side and rear extensions

11/ 02358 (NMA) Skogs Lunden, St Marys Road, Ascot, SL5 9AY
Non material amendment to planning permission 11/00164 to amend kitchen doors to concertina doors and amendment to the location plan

4280 THE DRAFT NATIONAL PLANNING POLICY FRAMEWORK

Councillor Barbara Hilton presented a draft response to the Government's Draft National Planning Policy Framework. The committee agreed with the sentiment of the response which highlighted concerns about the presumption in favour of development and the potential ambiguity regarding key matters, such as the meaning of 'sustainable'. Minor alterations to the response were agreed and the letter to the Department for Communities and Local Government approved.

4281 OTHER BUSINESS

No matters were received.

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

Councillor Barbara Hilton, Chairman