

SUNNINGHILL & ASCOT PARISH COUNCIL
The Courtyard (Ascot Racecourse)
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Minutes of a meeting of the Planning Committee held at the Ascot Day Centre, Bagshot Road, Sunninghill on **Tuesday 29 November 2011** commencing at 7.00pm.

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

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

4338 TO NOTE APOLOGIES FOR ABSENCE

Councillors Margaret Duffield, Christine Lester and Luke Roberts

4339 MINUTES

To approve the minutes of the meeting, held on 8 November 2011, were approved as a correct record and signed as such.

4340 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.

4341 PLANNING APPLICATIONS

<u>Application No.</u>	<u>Location and Description</u>
11/02802 (Full)	Eton Villa, 5 London Road, Ascot, SL5 7EN Raising the height of 2 brick piers and a new timber sliding gate Recommendation: Objections as the committee considered the proposal would be harmful to the street scene and raise concerns about highway safety as a result of cars straddling the footway waiting for the gates to open .
11/02910 (Listed Building Consent)	The Vicarage, All Souls Road, Ascot, SL5 9EB Consent to refurbish existing leaded light glass Recommendation: No Objections.
11/02936 (Works to Trees Covered by TPO)	Dorchester House, 13 Holmes Close, Ascot, SL5 9TJ Fell a sycamore T2 and a goat willow T6 and reduce a hazel by 50% Recommendation: Referred to the Borough's Tree Officer.
11/03000 (Full)	4 Farm Close, Ascot, SL5 7AR Two storey side and rear extension. Single storey rear extension Recommendation: No Objections.
11/03018 (Full)	24 Lower Village Road, Ascot, SL5 7AU Lower ground and ground floor rear extension Recommendation: No Objections.
11/03026 (Full)	Appledown Cottage, 1 Holmes Close, Ascot, SL5 9TJ Two detached dwellings with revised vehicular access, parking and landscaping following demolition of the existing Recommendation: Objections as no satisfactory mitigation regarding the SPA had been given. The committee considered the use of Allens Field to be an alternative SANG as premature and therefore the application was contrary to the Borough's own Supplementary Planning Document on the Thames Basin Heath Special Protection Area.
11/03065 (Works To Trees Covered by TPO)	Hardwick House Woodlands Ride Ascot SL5 9HP Reduce back crown overhanging driveway of a Sweet Chestnut (T1) by 2 metres and clean. Reduce back crown of a Beech (T2) and a Sessile (T3) by 2 metres from the property and clean Recommendation: Referred to the Borough's Tree Officer.

11/03075 (Full)	<p>Land at Windrush, Hancocks Mount, Ascot</p> <p>Construction of a detached house and detached triple garage</p> <p>Recommendation: Objections as no satisfactory mitigation regarding the SPA had been given. The committee considered the use of 'credits' to be irrelevant in this case and therefore the application was contrary to the Borough's own Supplementary Planning Document on the Thames Basin Heath Special Protection Area. Furthermore, the proposal was considered to be too close to the highway.</p>
11/03084 (Full)	<p>1,2 and 3 The Glade, Ascot</p> <p>Construction of 3 replacement houses with garages and alterations to driveway</p> <p>Recommendation: Objections due to the size and scale of the proposal, with the three storey houses being considered out of keeping with the area and therefore contrary to the Townscape Assessment. Furthermore, the proposed dwellings would be on higher ground and therefore overlooking and dominant in relation to Badgers Wood and Marys Wood. The committee suggested that attention be given by the Borough's Planning Officer to the moving of the boundary of Plot 2 and requested that if the Borough were minded to approve the application, the retention all boundary screening including hedging and trees should be conditioned. Further concerns were raised about the sustainability of the application.</p>
11/03091 (Variation)	<p>JW Ellison, 33 High Street, Ascot, SL5 7HG</p> <p>Change of use of the ground floor to Building Society and Insurance Brokers as approved under planning permission 403867/P. Without complying with condition 2 (use restriction) of that permission so that the premises can be used in connection with any A2 type business</p> <p>Recommendation: The committee objected to the removal of the Condition as it could lead to an inappropriate use within the High Street. Specific reasons and intended use should given for the Condition's removal.</p>
11/03094 (Full)	<p>Apartment 5, Brockenhurst House, Brockenhurst Road, Ascot, SL5 9FW</p> <p>Side conservatory</p> <p>Recommendation: Objections as the committee considered the proposal to be out of keeping with the overall building.</p>
11/03101 (Outline)	<p>The White House, Winkfield Road, Ascot, SL5 7LP</p> <p>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</p> <p>Recommendation: The committee objected as no suitable mitigation regarding the SPA had been given.</p>
11/03118 (Full)	<p>49 Hurstwood, Ascot, SL5 9SP</p> <p>Part two storey, part first floor side extension</p> <p>Recommendation: No Objections.</p>
11/03124 (Full)	<p>9 Oriental Road, Ascot, SL5 7AZ</p> <p>Two storey, part single storey rear extension. Detailed single garage to rear</p> <p>Recommendation: No Objections.</p>
11/03129 (Full)	<p>Land East of Lakeview Cottage, Kings Ride, Ascot</p> <p>Change of use of land to a monkey rescue sanctuary with associated cages and structures and new enclosures</p> <p>Recommendation: No Objections, as the committee considered that the proposal would not harm the reasons for which the site had been designated as a Wildlife Heritage Site and within the Green Belt, as long as current Green Belt requirements were met.</p>
11/03133 (Full)	<p>Marske Hill House, London Road, Sunninghill, Ascot, SL5 0PN</p> <p>Single storey rear extension and change of use of property to a houses of multiple occupation</p> <p>Recommendation: Objections as the committee considered the proposal to be a disproportionate addition within the Green Belt, resulting in a doubling of the footprint, which was contrary to GB4. The committee asked that the advice of Natural England be sought regarding the impact on the SPA.</p>

11/03164 (Full)	<p>The Bothy and Land adjacent to the Bothy and Woolaway Cottage, Wells Lane, Ascot, Demolish bungalow and two storey building containing 3 dwellings, and erect 4 detached 4 bedroom houses with garages, access drives and associated works Recommendation: Objections. The committee considered the application to represent an overdevelopment of a mature wooded site, that it would harden the landscaping, was out of keeping with the area and street scene in its design, scale and mass. The committee's attention was drawn to documentation that contained planning obligations that could curtail further development of the site and noted that this was the fifth application in 22 years. Specific concerns were raised regarding the potential increase in traffic, the limited paving and the loss of privacy to Wells wood due to the increased number of windows. The committee requested that if any application be approved for the site that conditions be applied which would restrict the height of any dwelling to being no higher than 7 Wells Lane, that would ensure that no balconies were constructed at the back, that the building slabs used be specified and that permitted development rights be removed. These measures would limit the intrusive impact of the proposal which was considered to be contrary to DG1. The Panel also noted that the closing date for consultation is the 15th December whilst the application is scheduled to be heard on the 8th December. It is recommended that this application is deferred for a cycle.</p>
11/03165 (Advertisement)	<p>Lamp Posts at High Street, Ascot Consent to display 12 non-illuminated post banner signs Recommendation: The committee objected in principle to the cluttering of High Streets and considered the proposal to be unsightly and hazardous to drivers. It is noted that It would not be possible for banners to be fitted to lampposts when Christmas lights are in place. If the Borough were minded to approve the application, the committee requested that it be called in to the Borough's Development Control Panel.</p>
11/03194 (Full)	<p>Briar Coombe, St Marys Hill, Ascot, SL5 9AS Raising of roof to provide first floor accommodation together with new railings and boundary treatment Recommendation: Objections. Although the committee noted the difference in boundary treatment, with the use of railings instead of fencing, it still considered the treatment to be inadequate for a corner plot and that the proposed screening was not commensurate with the scale of the proposed building. Thus the application did not meet the Borough's criteria. If the Borough were minded to approve, the committee asked that either the screening was improved through the planting of larger mature trees than that proposed and that this screening be installed before any works commenced; or that the height of the proposed building be reduced to be commensurate with the proposed screening. This would be in accordance with the findings of the Planning Inspectorate on the Second Appeal. If the Borough were minded to approve, the committee asked for the application to be called in to the Borough's Development Control Panel. Regarding the proposed accommodation, the committee considered the grounds for objection remained as before, being 'The proposal, by reason of its siting, size and design would appear unduly obtrusive in this prominent corner position. It would fail to integrate satisfactorily with the appearance of the street scene and as such would harm the appearance of the area. As such the proposal would be contrary to saved Policies DG1 and H14.'</p>
11/03202 (Full)	<p>Crossman House, 9 High Street, Sunninghill, Ascot Change of use of the first floor from B1a office to D1 education centre Recommendation: No Objections.</p>
11/03205 (Full)	<p>23 Church Road, Ascot, SL5 9DP Single storey rear extension and loft conversion with rear dormers Recommendation: No Objections.</p>

Councillor David Hilton agreed to contact the Borough regarding the applications to be considered at the next Windsor Rural Development Control Panel as the date set fell before the consultation period ended.

4342 PLANNING APPEALS

No matters were received.

4343 TREE PRESERVATION ORDERS

No matters were received.

4344 APPROVALS AND REFUSALS

Week ending 4 November

Application Number: 11/02368

Type: Full

Proposal: Construction of a detached dwelling with detached double garage, following demolition of existing

Location: Rustlings London Road Ascot SL5 7EQ

Decision: Application Permitted

Parish Council Recommendation: Concerns

Application Number: 11/02400

Type: Outline

Proposal: 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

Location: The White House Winkfield Road Ascot SL5 7LP

Decision: Refuse

Parish Council Recommendation: Concerns

Application Number: 11/02422

Type: Full

Proposal: 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.

Location: C B S Business Equipment Ltd CBS Court 118 Kennel Ride Ascot SL5 7NP

Decision: Application Withdrawn

Parish Council Recommendation: Objections

Application Number: 11/02645

Type: Full

Proposal: Demolition of existing front entrance gates and erection of a new set of front entrance gates

Location: Waverley Kennel Avenue Ascot SL5 7PB

Decision: Application Permitted

Parish Council Recommendation: No Objections

Application Number: 11/02935

Type: Cert of Lawfulness of Proposed Dev

Proposal: Certificate of lawfulness to determine whether a proposed single storey side extension is lawful

Location: Elmbank Cottage Cheapside Road Ascot SL5 7QH

Decision: Permitted Development

Parish Council Recommendation: No Recommendation Required

Week ending 11 November

Application Number: 11/02404

Type: Full

Proposal: Change of use from B1 (office/business) to Sui Generis (internet gaming)

Location: Exchangebet Ltd 2 Bridgehouse Courtyard 18A Brockenhurst Road Ascot SL5 9DL

Decision: Application Permitted

Parish Recommendation: Objections

Application Number: 11/02521

Type: Full

Proposal: Proposed basement, two storey and single storey side extension and conversion of integral garage to habitable accommodation.

Location: 24 Oriental Road Ascot SL5 7AY

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/02547

Type: Full

Proposal: Single storey rear extension and new front boundary railings gates and piers

Location: Ridgefield Winkfield Road Ascot SL5 7EX

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/02553

Type: Full

Proposal: Replacement dwelling

Location: Kingsland London Road Ascot SL5 7EQ

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/02610

Type: Full

Proposal: Conversion of the existing garage into habitable accommodation

Location: Little Oaks 11C Cheapside Road Ascot SL5 7QR

Decision: Application Permitted

Parish Recommendation: Objections

Application Number: 11/02685

Type: Full

Proposal: First floor extension above existing garage

Location: 32 Cavendish Meads Ascot SL5 9TD

Decision: Application Withdrawn

Parish Recommendation: Objections

Application Number: 11/02705

Type: Full

Proposal: New front porch, pitched roof over existing bay window and new chimney

Location: 3 Crocker Close Ascot SL5 7PE

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/02717

Type: Full

Proposal: Single storey side extension

Location: J W Ellison 33 High Street Ascot SL5 7HG

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/02731

Type: Full

Proposal: Rear conservatory

Location: Sudene Upper Village Road Ascot SL5 7BA

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/02742

Type: Full

Proposal: Single storey front and rear extensions

Location: 74 Bouldish Farm Road Ascot SL5 9EL

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/02751

Type: Full

Proposal: First floor side extension

Location: 15 Cavendish Meads Ascot SL5 9TB

Decision: Application Permitted

Parish Recommendation: No Objections

Week ending 18 November

Application Number.: 11/02346

Type: Full

Proposal: Change of Use of the office at the rear of the building into a residential studio flat

Location: 9A Sunninghill Road Sunninghill Ascot SL5 7BX

Decision: Application Withdrawn

Parish Recommendation: Objections

Application No.: 11/02535

Type: Full

Proposal: Erection of a detached dwelling with detached garage. Formation of a new access and gates to Glebelands.

Location: Land At Glebelands Brockenhurst Road Ascot

Decision: Application Withdrawn

Parish Recommendation: Objections

Application No.: 11/02632

Type: Full

Proposal: Change of use to taxi office

Location: Office And Premises Rear of Wingate House High Street Ascot

Decision: Application Permitted

Parish Recommendation: Objections

Application Number: 11/02779

Type: Full

Proposal: Two storey, part single storey side/rear extension and conversion of attached garage into habitable accommodation (part retrospective).

Location: Snowdrop Cottage 7 School Road Ascot SL5 7AE

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/03115

Type: Non-material Amendment

Proposal: Non material amendment to planning permission 11/02076 to amend the width of the proposed extension to suit existing foundations

Location: 13 Llanvair Close Ascot SL5 9HX

Decision: Application Permitted

Application No.: 11/03152

Type: Discharge of Condition

Proposal: Details required by condition 9 (Code level 3 Sustainability) 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

3445 DISCHARGE OF CONDITIONS AND NON MATERIAL AMENDMENT

Application Number: 11/03009

Type: Discharge of Condition

Proposal: Details required by condition 10 (sustainability) of planning permission 11/00829 for 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

3446 OTHER BUSINESS

Councillor David Hilton raised the possibility of the Parish Council increasing its role in determining minor applications.

There being no further business, the Chairman closed the meeting at 8.45pm.

Councillor Barbara Hilton, Chairman