

**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 3 January 2012** commencing at 7.00pm at which your attendance is requested.

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

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

**3460 TO NOTE APOLOGIES FOR ABSENCE**

Councillor Luke Roberts

**3461 MINUTES**

The minutes of the meeting, held on 29 November 2011, were approved as a correct record and signed as such.

**3462 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.

All the Councillors declared a personal interest in application 11/03209.

**3463 PLANNING APPLICATIONS**

<b>Application No.</b>	<b>Location and Description</b>
<b>11/03162 (Works to Trees Covered by TPO)</b>	<b>Greystones, St Marys Road, Ascot, SL5 9AX Fell 4 Scotts Pine Trees Recommendation: Objections as insufficient arboriculture reasons had been given. Written technical reasons from an appropriate expert were asked for.</b>
<b>11/03182 (Works To Trees Covered by TPO)</b>	<b>The Chalet, The Covert, Ascot, SL5 9JS Crown lift Hornbeam (T1) to give 3m clearance to property and deadwood Recommendation: Previously determined.</b>
<b>11/03203 (Full)</b>	<b>Woodside, Horse Gate Ride, Ascot, SL5 9LS Replacement dwelling Recommendation: No Objections, although the committee requested that if the Borough were minded to approve, a condition was imposed that the screening hedge between Woodside and Ladymead is maintained.</b>
<b>11/03206 (Full)</b>	<b>83 Cheapside Road, Ascot, SL5 7QG Two storey, part single storey rear/side extension. Conversion of garage into habitable accommodation. Entrance gates and wall Recommendation: Previously determined. The committee asked the Chairman to write to the Borough expressing concern that the application was determined before the Parish Council meeting.</b>
<b>11/03209 (Advertisement)</b>	<b>Panache Toning Studio, 11 Silwood Road, Ascot, SL5 0PY Illuminated fascia sign to front and non-illuminated fascia sign to side Recommendation: No Objections provided that restrictions in timing were imposed so as to minimise nuisance to neighbours.</b>
<b>11/03223 (Full)</b>	<b>Delfryn, Devenish Road, Ascot, SL5 9PF Construction of a detached house following demolition of existing bungalow Recommendation: Objections as no Construction Management Plan had been submitted with this application. Concerns were also expressed regarding site access and vehicular movement, particularly for service vehicles. No concerns about the proposed building itself were expressed.</b>

11/03238 (Works to Trees Covered by TPO)	Land to the west of Old Mile, London Road, Ascot Fell a Lawson Cypress T10. Remove three lowest limbs and deadwood a Douglas Fir T12. Crown lift to approx 4.5m but retaining the lowest limb to the west and deadwood a Douglas Fir T11 <b>Recommendation: Previously determined.</b>
11/03251 (Full)	South Cottage, Titness Park, London Road, Sunninghill, Ascot, SL5 0PS Single storey rear and first floor side extensions <b>Recommendation: No objections provide that policy GB4 was complied with.</b>
11/03256 (Full)	Bar Billiards Ltd, Heath Works, Winkfield Road, Ascot, SL5 7EX Change of use from light industrial/ warehouse to use as a childrens day nursery <b>Recommendation: Objections as the parking arrangements were considered inadequate which could have an adverse affect on traffic flow. The committee requested that a Traffic Management Plan be submitted prior to the Borough making a determination.</b>
11/03265 (Full)	Nightingale House, Burleigh Road, Ascot, SL5 7LD Front porch. Single storey rear orangery. Two storey front link extension and a rear dormer. Two dormers in garage <b>Recommendation: No Objections, although the close proximity of the proposal to neighbouring properties was noted.</b>
11/03278 (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 <b>Recommendation: Objections. Although the modifications were noted in comparison to the previous application 11/02422, the committee did not consider these to be sufficient to alter the original objections which were therefore still valid.</b> These objections considered the mitigation regarding the SPA to be inadequate and that the advice of Natural England was 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.
11/03280 (Certificate of Lawfulness of Proposed Development)	105 New Road Ascot SL5 8PZ Certificate of lawfulness to determine whether a proposed rear dormer is lawful <b>No Recommendation Required.</b>
11/03284 (Full)	Beechen, Winkfield Road, Ascot, SL5 7EY Two storey side extension. Single storey side extension and an entrance canopy <b>Recommendation: No Objections.</b>
11/03291 (Works to Trees Covered by TPO)	2 The Links, Ascot, SL5 7TN Fell Horse Chestnut T1 and 4 Leylandii T3-T6. Reduce overhanging crown of neighbouring Sweet Chestnut T2 by 2m <b>Recommendation: Referred to the Borough's Tree Officer, although the committee asked that sound arboriculture reasons be given for felling the Horse Chestnut.</b>
11/03293 (Full)	Hurstleigh, Coronation Road, Ascot Demolition of existing B1 offices and redevelopment of land for 23 dwellings, together with associated access, landscaping and new off site footpath along Coronation Road <b>Recommendation: Strong Objections – see attached statement.</b>
11/03317 (Full)	Derryville, Burleigh Lane, Ascot, SL5 8PF Construction of a detached dwelling with associated access and parking following demolition of existing <b>Recommendation: Concerns. The committee requested that a license be obtained prior to any works commencing due to the badger set and commented that the plans were not clearly presented, which hindered their consideration.</b>
11/03327 (Full)	Swinley, Coronation Road, Ascot, SL5 9LG Two storey front extension <b>Recommendation: No Objections, although the committee requested that if the Borough were minded to approve, a single family occupancy condition be imposed.</b>

11/03340 (Certificate of Lawfulness of Proposed Development)	20 Dorian Drive, Ascot, SL5 7QL Certificate of lawfulness to determine whether a proposed single storey rear extension is lawful <b>No Recommendation Required.</b>
11/03350 (Full)	14 Brockenhurst Road, Ascot, SL5 9DL Change of use of ground floor and first floor into beauty salon with treatment rooms. Retrospective <b>Recommendation: No Objections.</b>
11/03374 (Variation)	Ascot Motor Works And Moss Hill House Winkfield Road Ascot Erection of 10 No 4 bedroom dwellings, access from Winkfield Road, courtyard parking and landscaping, following demolition of the existing buildings without complying with Conditions 9 (BRE sustainability) and 10 (sustainability measures) of that permission (11/00829) to remove the wording 'no development shall take place until' from each condition <b>Recommendation: No Objections, subject to all the conditions having been complied with.</b>
11/03388 (Works to Trees covered by TPO)	2 Lodge Close, Ascot, SL5 7FT Fell one Lime tree and one Sycamore tree <b>Recommendation: Objections as insufficient arboriculture reasons had been given.</b>
11/03401 (Full)	Frognaal Lodge, The Marist Schools, Kings Road, Sunninghill, Ascot Single storey rear extension and change of use to residential <b>Recommendation: Objections as the proposal was considered to be an overdevelopment within the Green Belt.</b>
11/03433 (Full)	30 Highclere, Sunninghill, Ascot, SL5 0AA Detached timber outbuilding. <b>Recommendation: No Objections.</b>
11/03452 (Full)	45 Kennel Ride, Ascot, SL5 7NJ Two story detached double garage to include store and first floor hobbies room following demolition of existing garage. <b>Recommendation: Objections as the committee considered the height of the proposed garage was dominant and should be reduced in line with the neighbouring property. If the Borough were minded to approve, the committee requested that a single family occupancy condition be imposed.</b>
11/03454 (Full)	Fort Belvedere, London Road, Sunninghill, Ascot, SL5 7SD Formation of a pond and stream <b>Recommendation: Noted for information, but concern was expressed at the loss of trees.</b>
11/03464 (Works to Trees Covered by TPO)	Redwood Manor, Brockenhurst Road, Ascot, SL5 9EZ Fell 6 Scots Pine (T1-T4, T10 and T11). To fell a Silver Birch (T5). Crown lift a Common Beech (T6) to 3.5 metres. Remove dead branches from Coast Redwood (T7) and crown lift Two Cypress Lawson by 2.5 metres and remove dead wood (T8 and T9) <b>Recommendation: Concerns. The committee requested that the Borough Tree Officer be satisfied that the fungal infection was sufficient to justify the proposed tree felling and that these trees be replaced if they were to be felled.</b>
11/03481 (Full)	Berystede Hotel Bagshot Road Ascot SL5 9JH Proposed third floor extensions over northern part of building to provide a further 20 guest bedrooms plus associated additional parking. Renewal of planning application 09/00053 <b>Recommendation: No Objections.</b>
11/03503 (Full)	5 The Terrace, Ascot, SL5 9NH Two storey, part single storey side and rear extension <b>Recommendation: No Objections, provided that the application complied with policy P4.</b>

#### 3464 PLANNING APPEALS

10/01618 1-6 Beechcroft Close, Sunninghill, SL5 7DB  
Renewal of permission 06/01865 for the construction of  
15 houses and 22 flats following demolition of existing dwellings  
The appeal was ALLOWED

#### 3465 TREE PRESERVATION ORDERS

TPO 023 of 2011 re 1-13 Tenby Drive, Ascot, SL5 0AF

#### 3466 APPROVALS AND REFUSALS

*Week ending 25 November*

Application No: 11/02548

Type: Full

Proposal: Single storey rear extension and change of use to residential

Location: Frogna Lodge The Marist Schools Kings Road Sunninghill Ascot

Decision: Application Withdrawn

Parish Recommendation: No Objections

**Application Number: 11/02753**

**Type: Cert of Lawfulness of Proposed Use**

**Proposal: Certificate of Lawfulness to determine whether the proposed use of part of Berystede Cottage as a private hire operators business is lawful**

**Location: Berystede Cottage, Brookenhurst Road, Ascot**

**Decision: Permitted Development**

**Parish Recommendation: Concerns**

Application Number: 11/02843

Type: Full

Proposal: Refurbishment of existing bed and breakfast facilities with ground floor rear extension to provide private accommodation and first floor rear extension to enlarge hotel rooms. Works to include alterations to front entrance canopy, second floor rear dormer window, replacement detached single garage and associated landscaping.

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

Decision: Application Permitted

Parish Recommendation: No Objections

Application No: 11/02936

Type: Works To Trees Covered by TPO

Proposal: Fell a Sycamore T2 and a Goat Willow T6 and reduce a Hazel by 50%

Location: Dorchester House 13 Holmes Close Ascot SL5 9TJ

Decision: Application Withdrawn

Parish Recommendation: Referred to Tree Officer

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

Decision: Approve Discharge of Condition

No Parish Recommendation Required

*Week ending 2 December*

**Application Number: 11/02589**

**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 Recommendation: Objections**

Application Number: 11/02812

Type: Full

Proposal: Two storey, part single storey side and rear extension

Location: 31 Oriental Road Ascot SL5 7AZ

Decision: Application Permitted

Parish Recommendation: No Objections

Application Number: 11/02889

Type: Works To Trees Covered by TPO

Proposal: Beech (no. B1 on plan) is tree no. T3 on the TPO - Prune back branches to a point no further than the southern edge of the path than runs down the side of the house, this roughly equates to 1.5m from the building line. Beech (no. B2 on plan) is tree no. T4 on the TPO - Prune back branches to a point no further than the southern edge of the path than runs down the side of the house, this roughly equates to 1.5m from the building line.

Location: Friary Court Friary Road Ascot SL5 9HD

Decision: Application Permitted

Parish Recommendation: Referred to the Borough's Tree Officer

Application Number: 11/02896

Type: Full  
Proposal: Single storey side/rear extension  
Location: 7 Exchange Road Ascot SL5 7AW  
Decision: Application Permitted  
Parish Recommendation: No Objections

Application Number: 11/03065  
Type: Works To Trees Covered by TPO  
Proposal: 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  
Location: Hardwick House Woodlands Ride Ascot SL5 9HP  
Decision: Application Permitted  
Parish Recommendation: Referred to the Borough's Tree Officer

Application Number: 11/03208  
Type: Non-material Amendment  
Proposal: Non-material amendment to planning permission 02/81812 to replace the approved NE elevation window with French doors and Juliet balcony  
Location: Amorseto Kings Ride Ascot SL5 7JP  
Decision: Application Permitted  
No Parish Recommendation Required

*Week ending 9 December*

**Application Number: 11/02699**  
**Type: Full**  
**Proposal: Installation of metal entrance gates and posts**  
**Location: 22 Woodlands Ride Ascot SL5 9HN**  
**Decision: Application Permitted**  
**Parish Recommendation: Concerns**

Application Number: 11/02880  
Type: Full  
Proposal: Two storey, part single storey side and rear extension  
Location: 17 Elizabeth Gardens Ascot SL5 9BJ  
Decision: Application Permitted  
Parish Recommendation: No Objections

Application Number: 11/03280  
Type: Cert of Lawfulness of Proposed Dev  
Proposal: Certificate of lawfulness to determine whether a proposed rear dormer and two front rooflights are lawful  
Location: 105 New Road Ascot SL5 8PZ  
Decision: Permitted Development  
No Parish Recommendation Required

*Week ending 16 December*

Application Number: 11/02710  
Type: Full  
Proposal: Single storey side extension and alterations to roof and two storey extension to form first floor living accommodation  
Location: 9 Woodend Drive Ascot SL5 9BD  
Decision: Application Permitted  
Parish Recommendation: No Objections

**Application Number: 11/02808**  
**Type: Full**  
**Proposal: Erection of a wedding pavillion**  
**Location: Ramada The Royal Berkshire Hotel London Road Sunninghill Ascot SL5 0PP**  
**Decision: Refuse**  
**Parish Recommendation: No Objections**

Application Number: 11/02870  
Type: Variation  
Proposal: Erection of three detached houses following demolition of three houses and erection of a detached block of ten garages and gatehouse. As approved under planning permission 00/79399/FULL without complying with condition 4 (hard and soft landscaping) of that permission so that the boundary treatment can be amended  
Location: Blacknest Park Whitmore Lane Sunningdale Ascot SL5 0PX  
Decision: Application Withdrawn

Parish Recommendation: Objections

Application Number: 11/02910  
Type: Listed Building Consent  
Proposal: Consent to refurbish existing leaded light glass  
Location: The Vicarage All Souls Road Ascot SL5 9EB  
Decision: Application Permitted  
Parish Recommendation: No Objections

Application Number: 11/03000  
Type: Full  
Proposal: Two storey side and rear extension. Single storey rear extension  
Location: 4 Farm Close Ascot SL5 7AR  
Decision: Application Permitted  
Parish Recommendation: No Objections

Application Number: 11/03222  
Type: Discharge of Condition  
Proposal: Details required by condition 2 (materials) and 6 (construction management plan) of planning permission 11/01935 for construction of a detached house following demolition of existing bungalow  
Location: Delfryn Devenish Road Sunningdale Ascot SL5 9PF  
Decision: Approve Discharge of Condition  
No Parish Recommendation Required

Application Number: 11/03302  
Type: Non-material Amendment  
Proposal: Non-material amendment to planning permission 09/02323 to allow a frosted window to the toilet  
Location: Moreland Truss Hill Road Ascot SL5 9AL  
Decision: Application Permitted  
No Parish Recommendation Required

***Week ending 23 December***

Application Number: 11/03018  
Type: Full  
Proposal: Lower ground and ground floor rear extension  
Location: 24 Lower Village Road Ascot SL5 7AU  
Decision: Application Withdrawn  
Parish Recommendation: No Objections

**Application Number: 11/03091**

**Type: Variation**

**Proposal: 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**

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

**Decision: Application Permitted**

**Parish Recommendation: Objections**

Application Number: 11/03118  
Type: Full  
Proposal: Part two storey, part first floor side extension  
Location: 49 Hurstwood Ascot SL5 9SP  
Decision: Application Permitted  
Parish Recommendation: No Objections

Application Number: 11/03124  
Type: Full  
Proposal: Two storey, part single storey rear extension. Detached single garage to rear.  
Location: 9 Oriental Road Ascot SL5 7AZ  
Decision: Application Permitted  
Parish Recommendation: No Objections

Application Number: 11/03129  
Type: Full

Proposal: Change of use of land to a monkey rescue sanctuary with associated cages and structures and new enclosures

Location: Land East of Lakeview Cottage Kings Ride Ascot

Decision: Application Permitted

Parish Recommendation: No Objections

**Application Number: 11/03133**

**Type: Full**

**Proposal: Single storey rear extension and change of use of property to a house of multiple occupation**

**Location: Marske Mill House London Road Sunninghill Ascot SL5 0PN**

**Decision: Application Permitted**

**Parish Recommendation: Objections**

Application Number: 11/03165

Type: Advertisement

Proposal: Consent to display 12 non-illuminated lamp post banner signs

Location: Lamp Posts At High Street Ascot

Decision: Application Withdrawn

Parish Recommendation: Objections

Application Number: 11/03182

Type: Works To Trees Covered by TPO

Proposal: Crown lift Hornbeam (T1) to give 3m clearance to property and deadwood

Location: The Chalet The Covert Ascot SL5 9JS

Decision: Application Permitted

Parish Recommendation:

Application Number: 11/03238

Type: Works To Trees Covered by TPO

Proposal: Fell a Lawson Cypress T10. Remove three lowest limbs and deadwood a Douglas Fir T12.

Crown lift to approx 4.5 metres but retaining the lowest limb to the west and deadwood a Douglas Fir T11

Location: Land To The West of Old Mile London Road Ascot

Decision: Application Permitted

Parish Recommendation:

Application Number: 11/03279

Type: Discharge of Condition

Proposal: Details required by condition 2 (materials) and 3 (construction method plan) of planning permission 11/02645 for demolition of existing front entrance gates and erection of a new set of front entrance gates

Location: Waverley Kennel Avenue Ascot SL5 7PB

Decision: Approve Discharge of Condition

No Parish Recommendation Required

Application Number: 11/03340

Type: Cert of Lawfulness of Proposed Dev

Proposal: Certificate of Lawfulness to determine whether a proposed single storey rear extension is lawful

Location: 20 Dorian Drive Ascot SL5 7QL

Decision: Permitted Development

No Parish Recommendation Required

### **3467 DISCHARGE OF CONDITIONS AND NON MATERIAL AMENDMENTS**

Application Number: 11/03222

Type: Discharge of Condition

Proposal: Details required by condition 2 (materials) and 6 (construction management plan) of planning permission 11/01935 for construction of a detached house following demolition of existing bungalow

Location: Delfryn Devenish Road Sunningdale Ascot SL5 9PF

Application Number: 11/03302

Type: Non-material Amendment

Proposal: Non-material amendment to planning permission 09/02323 to allow a frosted window to the toilet

Location: Moreland Truss Hill Road Ascot SL5 9AL

Application Number: 11/03335

Type: Discharge of Condition

Proposal: Details required by condition 4 (annual review of dust and noise management) of planning permission 10/00989 for the Continued use of waste transfer station and recycling facility with parking and storage for skip containers and vehicles.

Location: Land At St Georges Lane Ascot

**3468 OTHER BUSINESS**

No matters were received.

There being no further business, the Chairman closed the meeting at 8.25pm.

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Councillor Barbara Hilton, Chairman

## Attached Statement

<b>11/03293 (Full)</b>	<b>Hurstleigh, Coronation Road, Ascot Demolition of existing B1 offices and redevelopment of land for 23 dwellings, together with associated access, landscaping and new off site footpath along Coronation Road Recommendation: Strong Objections</b>
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The Committee considered the following matters:

1. If the Borough were minded to grant planning permission before the Allen's Field area has been accepted by Natural England as meeting the requirements of a SANG, then that permission would need to be conditional upon a S106 agreement requiring development not to commence until Natural England confirm the SANG's existence;
2. The Committee did not agree that the site was so far from local transport links and infrastructure that on-site affordable housing would be unsustainable. The site offers one of the few local opportunities for an affordable housing provision in the Ascot area and it should form part of the proposed scheme;
3. The proposed density was thought to be excessive and out of character with all surrounding built development which is recognised in the Borough's Townscape assessment as "villas in a woodland setting". Semi-detached dwellings clearly did not merit that description and would lead to a terracing effect. Concern was raised that this could undermine Neighbourhood Plan Policies.
4. The loss of trees was thought to be excessive and would degrade views of the site from adjacent public roads (a density reduction would allow more trees to be retained);
5. The on-site parking provision was thought to be insufficient for the number of dwellings proposed and what provision there was so poorly designed that it failed to meet the guidelines in Policy P4;
6. Ridge heights of up to 11m were thought to be excessive in relation to the distances of these tall houses from the site's boundary with houses in Hurstwood and the layout would need to be significantly revised to avoid harm to neighbour amenity.

Residents present at the meeting also raised concerns about the lack of consultation by the developers and the potential increase in traffic congestion.

Although the committee was not opposed to the redevelopment of this site for housing, they remained strongly opposed to the design and layout of the current scheme and ask that permission be refused.