



## Minutes of Planning Meeting held on **Tuesday 27 September 2016 at 7:30pm**

The Pavilion, Broomhall Lane

**Attendance:** Michael Burn (Chairperson), Anne-Catherine Buxton, Robin Booth, Jane Brett, Mary Sayer

**Council accepted apologies from:** Lilly Evans, Anne Brindle, Valerie Pike, Yvonne Jacklin

**In Attendance:** Julia Chester (SPAE), Ruth Davies (Clerk to the Council)

**Members of the Public in Attendance:** M Mitchell, G Chater, Penny and Steve Browns, Susie Rowsell, Matthew Leung (Bracknell News)

**Declarations of Interest for items on the Agenda:** None

**Council Approved the minutes of 30<sup>th</sup> August 2016**

Matters Arising: None

1. The list of decisions since last meeting were presented. It was noted that many of the TPO applications which Council had objected to had been permitted by RBWM.

An update was given on the RDCP 21<sup>st</sup> September attended by Michael Burn on behalf of the Council:

1. 16/00531 Lynwood Chase, Devenish Lane: 2 houses replacing 1. - Application rejected. Vote 4 to 1 in favour of rejection. In line with the comments from the Parish Council.
2. 16/02052 Stone Court, London Road. Application withdrawn from meeting on the same day. Council have a request from the Architects for this development to meet and discuss their plans further.
3. 16/02220 Land at Hill House, Cross Road.

There had been another Appeal - Plns ref APP/T0355/W/16/3152607 - with a decision date of September 7<sup>th</sup>. At this Appeal the Inspector concluded that the relationship between the oak in the rear garden was acceptable, this had been the reason for rejection on the earlier appeal. Only remaining issue was no mitigation measures in place for impact on SPA and therefore is deemed likely to be permitted.

### 2. To comment on the planning applications below:

Note: due to the attendance of members of the public, these applications were not reviewed in this order on the evening.

Borough Number	Address	Description of Application	Parish Comments
16/02358	Lime Tree Lodge London Road Sunningdale Ascot SL5 0JN	4 No. dwellings formed of 2 pairs of semi-detached houses with basement, associated parking and amenity space following demolition of existing dwelling.	Against: 5    Call to RDCP: 5 The Council strongly objects to this application based upon the following reasons: The current application is more in line with the refused application of 14/00207 than the permitted development of 15/01752 with the current application detailing buildings which are larger in scale, and contravening NP/DG2.

			<p>In relation to the neighbouring properties, the application is out of keeping with the character of the area and will have an adverse impact on the street scene, contravening NP/DG1 and NP/DG3.</p> <p>On a main road through the village such as the A30, the lack of provision for visitor parking is unacceptable and contravene NP/T1.</p> <p>Based upon these significant contraventions, the Council is minded to call this application to RDCP should RBWM intend to permit.</p>
16/02555	Titlarks Titlarks Hill Sunningdale Ascot SL5 0JB	Details required by condition 3 (hard and soft landscaping) of planning permission 16/00301/FULL for erection of detached dwelling with basement and loft accommodation, detached garages with accommodation above, detached ancillary accommodation, new access and gates.	<p>Against:5 Call to RDCP: 5</p> <p>The Council strongly objects to this application to discharge condition and points to the requirement in the NP/EN2 and NP/EN3 to retain the appearance of the neighbourhood with natural boundaries and trees. Trees identified for felling are protected by TPO's and another significant tree, the 20m Western Red Cedar is highlighted as requiring a TPO to be applied to it. It is the intention of Council to call this application to RDCP in order to ensure that correct attention to TPOs is applied when granting initial applications.</p>
16/02593	Robinswood The Covert Ascot SL5 9JS	Replacement detached dwelling with attached triple garage with ancillary accommodation and associated works	<p>Against: 5</p> <p>The Council objects to this application based upon the bulk and scale in relation to other properties, contravening NP/DG2 and highlights the application being worded for a 2 storey building when the plans clearly demonstrate this is to be a 3 storey dwelling which alters the street scene from the other properties in the neighbourhood. Council would be minded to approve an application without the additional third storey, thus in keeping with other properties.</p>
16/02552	Old Clog Cottage And Annexe Sunning Avenue Sunningdale Ascot	Part two-storey, part single storey rear and raising of the main ridge to Old Clog Cottage. Part two, part single storey rear extension to the Annex. Single storey	<p>For: 3 Against: 1 Abstain: 1</p> <p>Council approves this application with the request that conditions are made to ensure the materials are in keeping with the attached</p>

		front extension and raising of main ridge to existing outbuilding.	property and that there is a plan to maintain the trees currently on the property.
16/02648	2 Park Drive Ascot SL5 0BD	First floor side extension	For: 5 Council approves this application.
16/02786	11 Highfields Ascot SL5 0BA	First floor rear extension	Against: 5 Council objects to this application based upon the loss of light to the neighbouring property (No. 10) as shown in the calculation on the Planning application, the 45 degree angle can only be calculated to the top of the adjacent window rather than the middle.
16/02810	Land at Priory Lodge Priory Road, Sunningdale Ascot	Erection of a Detached five bedroom dwelling with attached garage	Against: 5 Council strongly objects to this application and notes the request already made by SPAE to call this application to the RDCP. The reasons for refusal are: The size of the building in respect to its plot and the calculation of the plot acreage to include a privately owned right of access drive. Council notes that the expected objection from the adjacent Priory Lodge is unlikely to be forthcoming as it is owned by the developer in this application. Given the proximity to the SPA the required bat report is omitted as is any tree report. The development is out of keeping with the character of the area, increasing the density of dwellings and overlooking neighbours. The application contravenes in part if not whole the following elements of the Neighbourhood Plan: NP/DG1, NP/DG2, NP/DG3.2, NP/EN2, and NP/EN3.
16/02756	HSBC 57 -59 Chobham Road, Sunningdale SL5 0DT	Change of use from class A2 to mixed A1/A3 use (coffee shop) with alterations to shop front	For: 5 Council Approves this application
16/02811	HSBC 57 -59 Chobham Road, Sunningdale SL5 0DT	New Shopfront	For: 5 Council approves this application

16/02812	HSBC 57 -59 Chobham Road, Sunningdale SL5 0DT	Consent to display an internally-illuminated fascia and an internally illuminated projecting sign	For: 5 Council approves this application
16/02781	Copper Beeches 12 Chanctonbury Drive Ascot SL5 9PT	T1 Oak, fell	Against: 5 Council strongly objects to this application based upon the lack of mention in the previous application 15/03794 of this TPO tree being required to be removed in order to complete the development. Had this been detailed on the previous application Council would have pointed out the contravention of NP/EN2 on comments for the application. Council therefore recommends refusal of this application and the request for the tree officer to visit in order to ensure retention of this tree. Council is minded to call to RDCP.
16/02651	Ladywood Grange Lady Margaret Road Sunningdale Ascot SL5 9QG	(T1-T8) Limes, trim by 25%, (T9-T10) Willow, cut back from driveway by 2m, (T11-T15) mixed, deadwood removal, (T16) Lime, cut back from house by 2m.	For: 5 Council approves this application and wishes to promote the regular maintenance of trees in this manner.

### 3. Information Sharing

No items were brought to committee.

Meeting Closed at 10:30pm

Cllr Jane Brett left the meeting at 10:15pm