

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE**

Windsor Rural Panel

Application No.:	17/02294/FULL
Location:	Former Four Seasons Bagshot Road Ascot SL5 9JL
Proposal:	6 Apartments with triple garage, pergola and bin store with associated parking and amenity (amendment to application 16/03203).
Applicant:	Mr Mills
Agent:	Mrs Kerri Gallup-Judd
Parish/Ward:	Sunninghill And Ascot Parish/Sunninghill And South Ascot Ward
If you have a question about this report, please contact: Adam Jackson on 01628 796660 or at adam.jackson@rbwm.gov.uk	

1. SUMMARY

- 1.1** An updated Arboricultural Impact Assessment (dated 09.10.2017), updated site layout plans (P6 55 rev B and P6 56 rev B) and an updated pergola plan (P6 605 rev A) were all submitted during the course of the application. The changes set out within the updated plans and documents include the repositioning of 2 parking spaces to the South West of the site (1 beneath the new extended pergola and 1 to the front of this structure). The Council's Tree Officer has been re-consulted following the submission of this updated information and they have subsequently withdrawn their objection. The Tree Officers full comments can be found in section 2 below. Condition 3 has also been updated to state that tree protection measures shall be undertaken in accordance with the updated Arboricultural Impact Assessment and this is set out in full in section 3 below.
- 1.2** Conditions relating to sustainability measures and planning for an ageing population measures have been removed as they are not necessary to make the development acceptable and are covered by separate legislation.

It is recommended the Panel grants planning permission with the conditions listed in Section 9 of the main report with the amended condition in section 3 below.

2. ADDITIONAL INFORMATION

2.1 Comments from Consultees

Comment	Officer response	Change to recommendation ?
Tree Officer – I am unable to sustain an objection. It is an improved layout in so far as the relationship to the mature Oak on the frontage, but the soft landscape strip between the arc of the	Condition 3 has been amended to state that tree protection measures shall be carried out in accordance with the updated Arboricultural Impact	Yes – Condition 3 updated

<p>driveway and the six car park spaces is being reduced in extent. This will limit the satisfactory level of planting resulting in the inability to adequately soften the building particularly from the south along Bagshot Road.</p> <p>Tree Protection must be implemented in accordance with the Tree Protection Plan dated 09.10.2017 and Tree Protection Fencing Specification forming Appendix 5 of the same Arboricultural Impact report 09.10.2017.</p>	<p>Assessment. The site is large enough to provide additional landscaping elsewhere. Views of the development from the Bagshot Road have previously been considered and found to be acceptable in appeal decisions for the site and the building has not moved since these appeals.</p>	
---	---	--

3. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 3.1** The erection of fencing for the protection of any retained tree and any other protection specified shall be undertaken in accordance with the approved plans and the submitted arboricultural impact assessment dated 09.10.2017 before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the Local Planning Authority.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.