

Dear Member,

I have pleasure in inviting you to our 40th AGM on Thursday 26 May 2011 at 7.30pm in the Ascot Authority Box, Level Two, Ascot Racecourse (please use Car Park 3). The Authority are providing their facilities free of charge and our Guest Speaker will be Mr Stephen Fry, Senior Ranger, Chobham Common National Nature Reserve. As usual refreshments will be provided by the Committee and we hope to have a good turnout at this prestigious venue. I now report on the activities for the last year, leaving more detail for the AGM itself.

PLANNING OVERVIEW

RBWM LOCAL DEVELOPMENT FRAMEWORK: Still being produced by one of the four "vanguard councils" who will be considering the Big Society and the Localisation Bill when enacted. Part 1 will include the legislation necessary to take forward the Government's proposed planning reform. Community Infrastructure Levy (CIL) in force from April 2014 in place of 106 payments. Mini Plan for Sunnings being consulted and should be available in 2 years.

COWORTH PARK HOUSE: Opened and trading from October 2010, official opening 14.4.2011

LYNWOOD: Development discussions continuing and result of meeting in March 2011 to be reported at the AGM.

ASCOT PLACE WALL: No building yet and latest position to be reported at AGM.

HEATHERWOOD HOSPITAL: In November 2010 it was reported that a Health watchdog had turned down the Hospital's application to remove the protected status on the site that allows only medical use and that the Trust was given an £18m Government loan to help its turnaround plan to improve its finances. The Trust is considering its position, it is understood.

DERA SITE, CHOBHAM COMMON: In the economic downturn no progress to report on either the northern (office and light industrial) or southern (residential) proposed developments.

WEBSITE & EMAIL: You are encouraged regularly to visit our website for monthly news and to let Kate Webb know your email address if this is not on our membership list. Members with registered email addresses receive these reports by that means thus saving cost.

SPAЕ COMMITTEE & OFFICERS : Sadly our Secretarial post is still vacant and anyone interested in this interesting and stimulating local job should contact me. My grateful thanks are given to the continuing Committee and Officers for all their hard work.

R.G. Stubblefield, Chairman

Tower Lodge, Charters Road, Sunningdale, SL5 9QB

PARISH REPORTS

SUNNINGDALE

Keith Streams, 01344 623086, keith@streams733.orangehome.co.uk

Once again the majority of planning applications have been for extensions to existing properties. In the main they have been of little or no concern, but in some cases they have been felt to be excessive and out of character with the street scene. In this respect it has been a matter of some concern that such applications sometimes seem to be 'nodded through' as a box-ticking exercise with a lack of objectivity on the part of the planning authority.

There have been a number of successful applications for one-for-one replacement properties, which inevitably are larger than the original, and the concern here is that of a sameness in design making for a lack of architectural distinction in the locality - once known for its Edwardian 'Sunningdale' style.

SPAЕ has had some success in protecting the Green Belt - notably in respect of proposals at Blacknest and Coworth Park - but sadly not in all cases. Road access to and from properties, particularly onto Devenish Road and London Road (A30) has caused concern. An application to develop a children's nursery leading onto Devenish Road was withdrawn after objections and previous refusals and hopefully will remain as such. But an application for the construction of three houses with access to Devenish Road at what was considered an extremely danger-

ous point, was approved. Similarly, approval was given to two large developments entailing multi-vehicle access onto London Road at a point prone to traffic tailbacks.

A useful precedent was set by the eventual refusal by the Borough of an application for backland development on a site rated as a High Risk Flood Plain, in spite of little or no support from the Environment Agency. The Chobham Common Special Protection Area is an ongoing problem with inconsistent views as to the effect of developments on the area being taken by Planning Inspectors. The practice whereby developers seek to transfer SPA concessions between sites to maximise their utility is another matter of concern. Both are being actively addressed by SPAE.

SUNNINGHILL & ASCOT

Peter Standley, 01344 623502, peterstandley@onetel.com

Last year I reported on two ongoing planning issues involving the processing of waste at the St George's Lane Shorts site and at Oakfield Farm both in Wells Lane. We subsequently opposed an application for the use in perpetuity of the Shorts waste transfer station on the grounds that all earlier permissions had been for three years, and also expressed concern at the number of Heavy Goods Vehicle movements that would be allowed. We were pleased that permission was subject to both a three year duration and a lower cap on the number of HGV movements.

At Oakfield Farm the outcome has been very disappointing. At the appeal hearing into the Enforcement Notice the appellant (who had recently purchased the site) was able to convince the Inspector that as some recycling of waste had been going on for 10 years (even though on a very small scale) he should be granted in perpetuity a certificate of lawfulness for his large scale recycling proposals. So we now have two recycling plants in our local Green Belt and reflect on another instance where planning guidance appears to favour the developer.

The steady removal of original dwellings and their replacement with houses of a significantly larger scale occupying a much higher proportion of the curtilage continues. Although the Borough has published the results of its Townscape Assessment, which warns of the harm to the character of some areas from the introduction of disproportionately large dwellings, it remains difficult to mount a successful objection based only a dwelling's scale.

With the adoption by the Council in July 2010 of its Thames Basin Heaths Supplementary Planning Document (the TBHSPD), planning guidance became available on the criteria which a suitable area of natural greenspace (a SANG) has to meet for it to be acceptable as mitigation to offset the impact upon the Chobham Common Special Protection Area (the SPA) of the residents of new dwellings. A number of recent appeals have now upheld the Council's refusal of permission for new dwellings on the grounds the Council does not yet have a SANG for use as mitigation. In one case, however, and against the advice of Natural England, the Council decided to grant planning permission for the replacement of the Johnson and Johnson office block at Hurstleigh in Coronation Road with 23 houses without mitigation in the form a new or improved SANG. As Natural England considered this decision to be unsound they asked for the case to be called in by the Secretary of State who, following a five day Public Inquiry in March, will rule whether that grant of planning permission should stand or be withdrawn. This will be a landmark decision which should determine once and for all whether developers should be allowed to use Ascot Heath, Windsor Great Park and Swinley Forest as mitigation even though they are not SANG. SPAE has consistently argued that those areas should not provide acceptable mitigation.

WINKFIELD

Stewart McDougall, 01344 621797, stewartandjanet@tiscali.co.uk

Once again this last year has seen a relatively low level of applications in Winkfield. As noted in the chairman's report the proposed wall around Ascot Place remains contentious, with Bracknell Forest Council on February 22nd issuing notice that the certificate of lawfulness to construct the wall needed to be redetermined. The original approved certificate has now been set aside, following legal pressure from local residents. The owner of Ascot Place is the Sultan of Abu Dhabi.

The abandonment of the South East Regional Plan by the Coalition Government has reduced, but not eliminated, pressure on Bracknell Forest to find additional sites for housing. It appears that the potential sites at Locks Ride and to the south of the A329 are fortunately now off the agenda.

An excellent character assessment was published for Prince Consort and Albert Drives by BFC late last year. We hope this will oblige developers to be more aware of the need to produce plans which will be sensitive to the character of these roads. An assessment has also been carried out for Chavey Down, with similar acceptance.

THE 40TH ANNUAL GENERAL MEETING
of the Society will be held at 7.30pm on Thursday 26 May 2011
in the Ascot Authority Box on Level Two at Ascot Racecourse, Ascot High Street

1. President's remarks
2. Apologies for absence
3. Minutes of the 39th AGM held on 19 May 2010
4. Matters arising from those minutes
5. Election of Officers; the following have been nominated and are willing to serve:

President:	Mr S G Errington, CBE, DL
Vice-President:	Lord Elibank
Chairman	Mr R G Stubblefield
Deputy Chairman & Planning Secretary:	Mr G B Burgess, RIBA
Hon Treasurer & Membership Secretary:	Mrs K Webb
Hon General Secretary:	TBA
6. Election of Executive Committee; the following have been nominated and are willing to serve:
Mr P J Griffin, Mr G J Joyce, Mr S McDougall, Mr T J McElhaw, Mr D Marshall,
Mr P E Standley, Mr K D Streams
Other nominations for Committee Members should be received by the Chairman
no later than 19 May 2011
7. Treasurer's and Membership Reports, including adoption of Accounts and appointment of Reporting Accountants
8. Planning Secretary's Report
9. Chairman's Report
10. Any Other Business

*Upon the close of business there will be an address by our Guest Speaker,
Mr Stephen Fry, Senior Ranger, Chobham Common National Nature Reserve,
"The Wildlife of Chobham Common"
after which refreshments will be served*

	2011	2010
<u>Income</u>		
Subscriptions	1,654.00	1,719.00
Donations	61.00	54.00
NS Bank interest (Gross)	36.85	53.23
Bank account interest (Gross)	<u>1.00</u>	<u>1.03</u>
	<u>1,752.85</u>	<u>1,827.26</u>
<u>Expenditure</u>		
Printing & stationery	335.54	333.70
Postage & telephone	246.99	160.28
Hire of halls & AGM expenses	133.44	161.58
Subscriptions & donations	32.00	261.00
Inland Revenue	00.00	127.47
Accountant's fee	117.50	115.00
Bank charges and refunds	00.00	15.00
IT & office equipment	210.33	00.00
Sundries - Rent	96.00	96.00
Petrol/travel	<u>81.90</u>	<u>40.20</u>
	<u>1,253.70</u>	<u>1,310.23</u>
<u>Income less Expenditure</u>	499.15	517.03
New life memberships	100.00	00.00
Accumulated Funds b/f	<u>29,669.71</u>	<u>29,152.68</u>
<u>Accumulated Funds c/f</u>	<u>30,268.86</u>	<u>29,669.71</u>
<u>Represented by:</u>		
Investment with NS Bank	18,461.30	18,424.45
Barclays Business Premium a/c	2,008.60	2,007.60
Cash at bank & in hand	2,798.96	2,237.66
1,412 Witan Investment Trust plc shares at cost 7,000.00* (market value at 31/03/11 - details to come)	<u> </u>	<u>7,000.00*</u>
	<u>£30,268.86</u>	<u>£29,669.71</u>
.....Chairman	Treasurer
Approved on2011		
<u>ACCOUNTANT'S REPORT</u>		
We have examined the accounts of the Society for the Protection of Ascot & Environs for the year ended 31st March 2011 in conjunction with the books, records, and information supplied to us by the Treasurer and confirm that they are in accordance therewith.		
Porter Garland Chartered Accountants	Portland House Park Street, Bagshot, Surrey	
	April 2011	

MINUTES of 39th ANNUAL GENERAL MEETING

Held on Wednesday 19th May 2010 in The Ascot Authority Box, Ascot Racecourse at 7:30 pm.

The President S G Errington introduced the Chairman R G Stubblefield, who welcomed the Mayor of RBWM Mr Jesse Gray, local Councillors, the Press, the guest speaker Mr Tim Slaney and 60 members and guests. He apologised for the lack of a microphone and a screen for the speaker's slides, which had been ordered but not delivered.

The Meeting then proceeded with the Agenda:

1. APOLOGIES FOR ABSENCE:

From committee member David Marshall, and 12 other members.

2. MINUTES of 38th AGM:

The adoption of the Minutes of the above Meeting held on 20th May 2009, were approved and signed by R G Stubblefield.

3. MATTERS ARISING FROM THESE MINUTES: None arose.**4. ELECTION of OFFICERS:**

The following were proposed and seconded from the floor and unanimously elected:

President:	Mr S G Errington CBE, DL
Vice President:	Lord Elibank
Chairman:	Mr RG Stubblefield
Deputy Chairman and Planning Secretary:	Mr GB Burgess RIBA
Hon Treasurer and Membership Secretary:	Mrs K Webb

The Chairman reported that the position of General Secretary was currently vacant, and appealed for any volunteers to take on the role.

5. ELECTION of EXECUTIVE COMMITTEE:

The following were proposed and seconded from the floor and unanimously elected:

Mr G Joyce, Mr S McDougall, Mr TJ McElhaw, Mr PW O'Kill, Mr PE Standley, Mr KD Streams, Mr D Marshall

6. TREASURER and MEMBERSHIP SECRETARY'S REPORTS including ADOPTION of ACCOUNTS and APPOINTMENT of REPORTING ACCOUNTANTS: Mrs K Webb reported on the Audited Accounts which had been circulated. Income from subscriptions was down, and income from interest was down by more than £500. But expenditure was also down as printing costs had been cut, and postage costs were helped by using email to send out newsletters and AGM material. The shares in Witan Investment Trust fluctuate in value, but are up on last year and 50 further shares have been added in lieu of dividend. Membership is down slightly at 1196. Mrs Webb asked members to encourage people to join us in our work as movements out of the area were still affecting numbers. The Accounts were unanimously adopted, and Messrs Porter Garland reappointed as Reporting Accountants at a fee of £115.

(continued overleaf)

7. PLANNING SECRETARY'S REPORT: Mr Brian Burgess reported that the number of planning applications was down to 438 from 515 the previous year, and there had been a shift away from the trend of demolishing single houses to make way for apartment blocks. 138 applications received SPAE involvement, of which 35 were refused or withdrawn. There had been a disparity of Inspectors' decisions regarding the effect of development on the Chobham Common Special Protection Area. In several other cases SPAE had failed to convince Planning Inspectors that a development would be harmful to the character of an area. Other planning issues of significance not involving housing have included the application for a Tesco Express in Ascot High St, and by Shorts for a continuation of their wood chipping activities at St George's Lane. Another issue was the practice of multiple submissions followed by withdrawals to overcome planning objections. Although just outside our area, the proposed development of 2,500 houses on the MoD/DERA site near Chobham would have a severe impact on Sunningdale with increased traffic. Mr Burgess thanked the planning team of Peter Standley, Keith Streams and Stuart McDougall for their time and effort and SPAE members who keep us abreast of developments. In response to a question R G Stubblefield added that SPAE was extremely concerned about the Chobham housing proposals which would have a vast effect on the local communities, but he believed that any such residential development was at least 10 years away.

8. CHAIRMAN'S REPORT: R G Stubblefield proposed the adoption of the attached Manifesto, which was agreed by the meeting. In response to a question he said the question of protecting trees would be considered. Generally the past year had been comparatively quiet due to the continuation of the economic downturn and the effects of the Chobham SPA. He thought the new Government would scrap Regional Plans and housing targets, and would give local authorities more influence. Hot off the press were disappointing appeal decisions about waste sites at Oakfield Farm and St George's Lane, and he invited Peter Standley to report on the latter as Shorts were now applying for permanent permission to carry on waste transfer. He also referred to proposals for development on part of the Heatherwood Hospital site, and for a racecourse hotel on the opposite side of Ascot High Street which would involve re-siting police facilities elsewhere. He too paid tribute to all SPAE's officers, team leaders and the Committee for their hard work during the year and thanked their wives for providing the snacks for the AGM.

9. ANY OTHER BUSINESS: Mr George Coates complained about the lack of a microphone which made hearing the proceedings very difficult. He suggested SPAE use some of the funds to buy one. The Chairman said he would get one within two months.

The Meeting closed at 21.15 and the Chairman introduced the Guest Speaker, Mr Tim Slaney, Head of Planning and Development at the Royal Borough of Windsor & Maidenhead, who gave an interesting talk on planning policy and how it might be affected by the new coalition. After answering questions, the Chairman expressed his thanks to him. After this refreshment was served.