

**17/01188 BEN Lynwood,**

**Update for Sunningdale Parish Council Planning  
Committee Meeting**

**Presented - January 22nd 2019 by Cllr Burn**



**SUNNINGDALE  
PARISH COUNCIL**

## Background/ Green Belt

- The Application 17/01188 is for a medical centre which is positioned on Green Belt
  - RBWM therefore have to refer this application to the Secretary Of State for final approval
  - To be permitted the application requires robust arguments to support development
  - As with all applications, there is an approval process to follow

The current application is similar to original application (13/03511) rejected at Rural Development Control Panel meeting

### **a. Green belt**

- Very Special Circumstances' are required to be included with the application
- The applicant must demonstrate that alternative locations for Drs surgery have been investigated and dismissed for relevant reasons
- A letter from Sunninghill Parish Council, September 2018, explains this in detail

**b. Protected trees** on site. Existing tree information needs to be updated

**c. Ecology information** needs to be updated





# Planning requirements

## A. Architects Plans

- Most recent amendments to the plans are from 20 April 2018
- Plans still include pharmacy however other documents now inform there will not be a pharmacy

## B. Other outstanding Planning Issues.

- Size/ position of building
  - To help overcome many Green Belt issues, in January 2019, RBWM asked Ben Lynwood to consider a 2 storey building with a smaller footprint
- Carpark spaces
  - On plans and original documents the requirement was for 125, now believed to be 95.
  - Calculations now state: 82 patients and 62 staff= total of 144 stated and equivalent to 96 car park spaces
  - Currently being utilised as a car park for Ben Lynwood staff and under planning enforcement





