



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Shelley Clark
Planning Officer
RBWM
Town Hall
Maidenhead

28th June 2019

19/01441 Martin's Sunningdale Railway Station London Road Sunningdale Ascot SL5 0EP

New door, window and roller shutter to the existing shopfront, addition of windows and roller shutter to the side elevation, 2no. extraction grilles, 2no. air conditioning units and alterations to fenestration.

Dear Shelley

The Planning Committee considered this application at its meeting on 25th June 2019, and **strongly object** to this application.

The Council was most disappointed that such a large company as Greggs has proposed an application so lacking in detail. The overall impression is that this was submitted as a standard application with little or no appreciation of the local environment

1. There is no Design and Access Statement, and neither are there any plans showing the internal layout of the area, so we do not know if this is a 'take away' facility or one where there is internal seating. This is important as there are parking plans to be considered with internal seating. We have no understanding at all how the facility is designed to operate.
2. There is a Change of Use from A1 to A5 but there is no detail presented to support this.
3. This is a constrained area with frequent drop off and pick-ups for the station as well as two other operating units (florist/ taxi rank) within the same area. The application for this proposed fast food facility makes no comment about provision for waste bins, refuse collection or deliveries.
4. There is no information given about the hours of operation.
5. The existing front door and windows either side of the door are in the most prominent public position. It is therefore unacceptable to propose just covering up the door and two windows with grey vinyl as a permanent solution. If the applicant wants to change the position of the entrance door then surely they must take the appropriate action to reinstate the wall in this area. We believe it is also an added security risk for large windows to be covered permanently with grey vinyl.
6. The application proposes two extremely large graphics on the front wall of a roll and coffee cups. One measures 2015 x 2980 and the second measures 1950 x 3005. Both these graphics are an eyesore, they are far too large and completely out of character for the area.
7. The Council notes that there is ventilation shown on the outside walls for toilets. Are these intended for staff and / or customer to use? As there is no internal plan provided this is not clear.
8. At a time when RBWM is trying to encourage healthy eating it is worth noting that there are currently six fast food outlets in Sunningdale and so this would be the seventh.

In summary, the council **strongly objects** to this application which appears to contravene NAP3, P4 and DG1

Yours sincerely

Michael Burn

Co-Chairman of the Planning Committee