



# SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Victoria Gibson  
Planning Officer  
RBWM  
Town Hall  
Maidenhead

28<sup>th</sup> June 2019

## 19/01464 Henly And Beharrell Houses and Lynwood Court Lynwood Village Rise Road Ascot

**Construction of 4 two-bedroom extra care units, additional staff/resident parking and revised refuse storage/collection facilities, following the demolition of 2 residential blocks (44 residential units) and the alteration of the internal floor space of the existing care home to increase the number of care bedrooms from 93 to 102.**

Dear Victoria

The Planning Committee considered this application at its meeting on 25<sup>th</sup> June 2019, and **objects** to this application for further development on the site. The Parish Council is aware of the development being classed as in Sunninghill and Ascot Parish, however this is a split site and further development directly affects Sunningdale.

The current application is to remove two of the oldest buildings on site and replace with replica dwellings to those already found on the site. The council does not object to the design nor the need for these buildings. The reasons for the objection to this current application are:

### 1. Car Parking

Since the development phase of the site commenced in 2012, the planning requirements for parking on site and not on the surrounding roads, nor on the green belt has failed to be met by the applicant. In the application of 2012, 162 parking spaces were proposed, of which only 151 were provided. In this current application the planning statement refers to 208 spaces, however the plans and further documentation only show 198. Please see the table below for clarity.

Application/year	Description	Comments	Number of car park spaces
2012 onwards	Existing from earlier applications		151
19/01464	Henly & Beharrell demolished	Loose 10 spaces	-10
19/01464	Henly & Beharrell demolished	Additional 53 spaces	53
19/01464	4 x 2 bed Extra care units		4
After 19/01464	Total number of car park spaces		198
19/01464	Planning statement chart on page 6 states that 208 spaces are proposed		208
19/01464	Discrepancy between what is believed to be actual number and number stated in application		10
2012	Number of spaces approved in original 2012 application		162

The council also refer to the comments made by Sunninghill and Ascot Parish Council in the planning comments 11<sup>th</sup> June 2019 which detail the parking on the green belt in the car park which was only provided whilst the last phase of development took place. This is, as stated, regularly used by around 100 cars and therefore the council would ask:

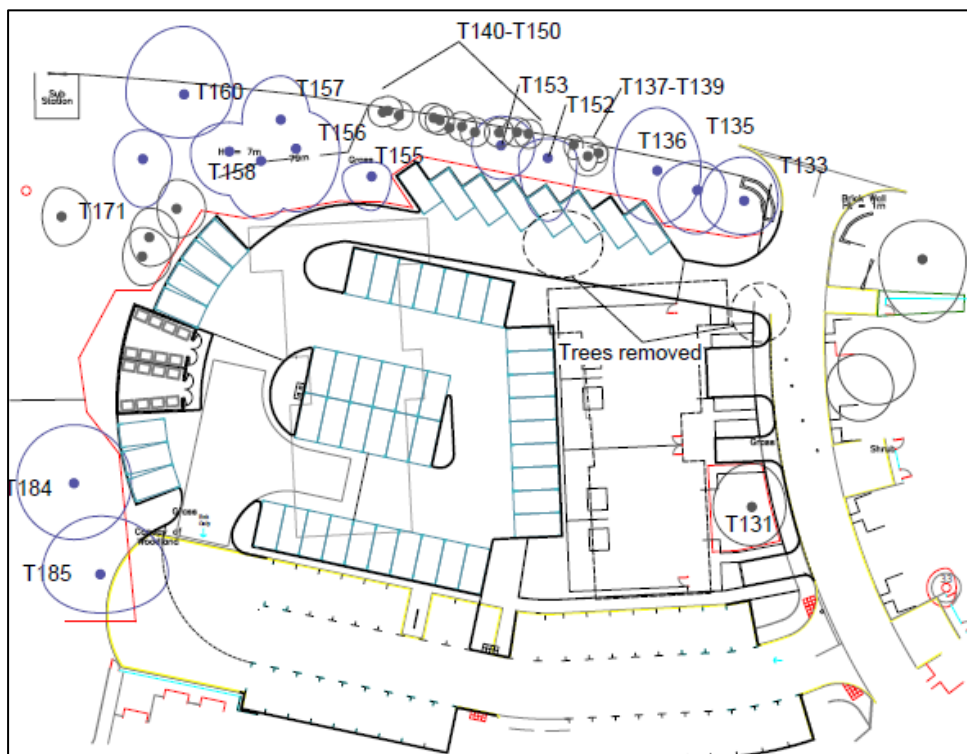
- Where are these 100 cars provided for in the current application?
- What is the breakdown of staff to residents in the car parking provided?
- Where is the transport plan to mitigate the 100 cars which visit the site daily and look to greener and more efficient staff travel to and from the site? The Civil Service college on Sunningdale Park operated a local shuttle to mitigate traffic and parking.

## 2. Impact of the proposed development on the trees

This is a site in the green belt with a considerable number of established trees, many of which are on the property boundary and therefore part of the street scene for Rise Road.

The planning statement details that trees to be removed (T130- 13 metres high, Norway Maple, C1T151- 11 metres high Norway Maple, C1) are excluded from the site TPO as they are “Low quality and easily replaced” however no replanting scheme has been provided with the application. Additional to the stated removals, the council has concerns regarding:

- The siting of the development which clearly puts T131- 17 metres high, Scots Pine, B2 under doubt as this sits close to the building line for one of the dwellings
- The carpark spaces impact on RPA’s of T152, 153, 136 and 184 (See below)



The council requests that this application is **refused** until these points are addressed.

Yours sincerely

Michael Burn

Co-Chairman of the Planning Committee