



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Jo Richards
Planning Officer
RBWM

29 August 2019

Dear Jo

19/02165/VAR | Sunningdale Villas London Road Sunningdale Ascot (Formerly Bluebells Restaurant)

Variation of conditions 3 (demolition of buildings - green belt) and 19 (approved plans) of application 17/02204/FULL to retain an existing building (building 2) and to substitute the approved plans with the amended plans for the construction of a building to provide x 8 two bed flats, together with access to London Road and landscaping, following demolition of the existing buildings.

The Planning Committee considered this application at its meeting on 20 November 2018, and **strongly objects** to this application.

This variation attempts to retain an existing building, the removal of which formed part of the key reason the scheme for 8 two-bedroomed apartments (17/02204) was considered acceptable within the Green Belt.

Green belt – Openness

This site sits in green belt. The permitted development of eight two-bedroom flats was acceptable because of the reduced scale and massing and the lesser impact on the openness of the Green Belt than the originally proposed ten two-bedroom scheme. A key element of achieving this acceptable level of openness was the reduction in the spread of development across the site. When considered along with the decrease in volume of development, 'the final set of amended plans for application 17/02204 were considered not to have a greater impact on the openness of the Green Belt than the existing development' BUT this included the demolition of all existing buildings.

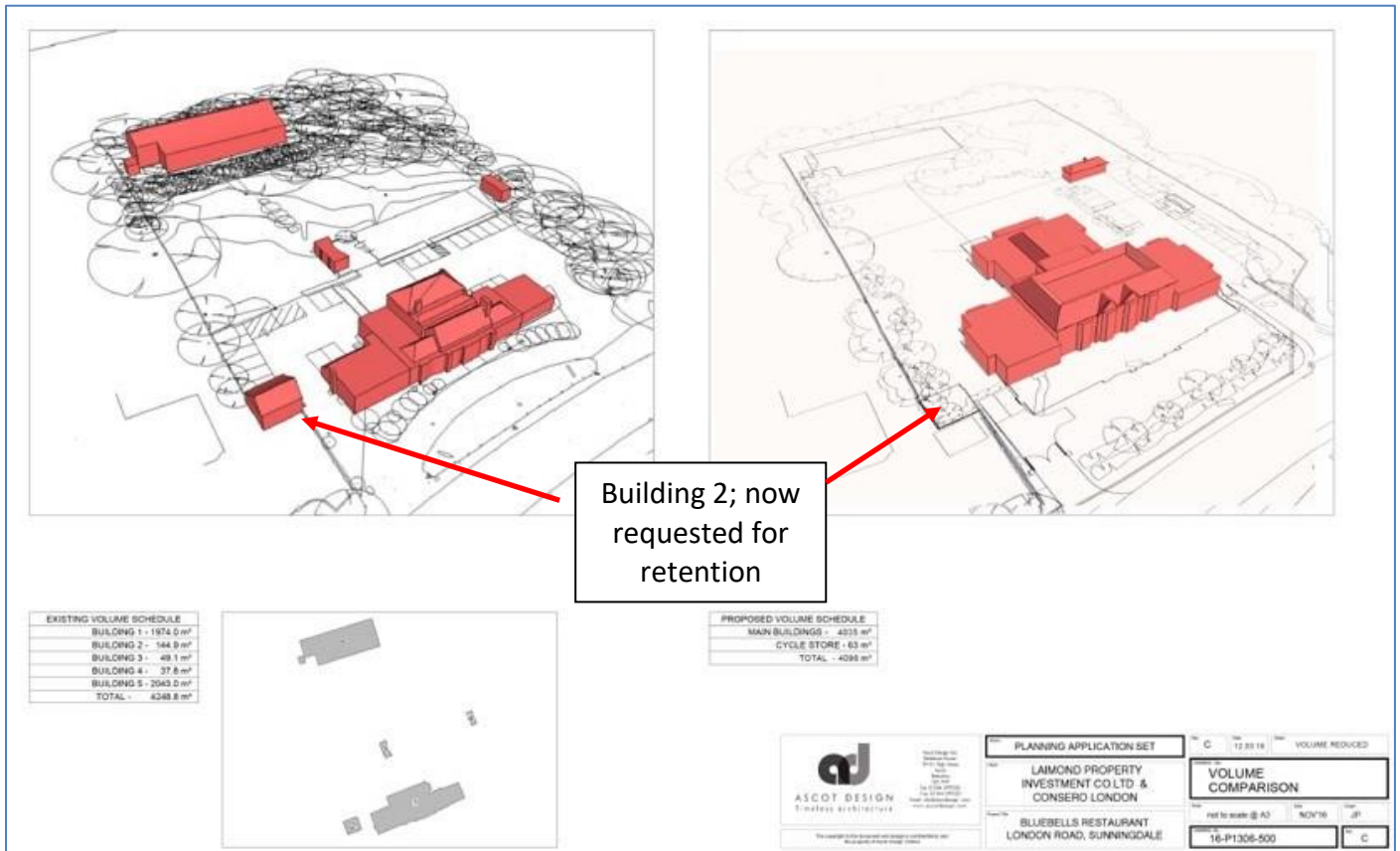
The applicant submitted a 'volume comparison' with the approved 17/02204 application (see diagram on next page). It is this information that supported the argument that the proposed scheme at 4098 m^{sq} was equivalent to the original buildings (including built form) of 4248.8 m^{sq}.

The building now being proposed to be retained is 144.9 m^{sq}. There is no reason given why this building is now requested for retention, but this would be contrary to Condition 3 of the Approved scheme, namely...

“Within one month of the substantial completion of the development the building shown to be removed on the approved plans, shall be demolished in its entirety and all materials resulting from such demolition works shall be removed from the site.”

Reason: To prevent the undesirable consolidation of development on the site having regard to its Green Belt location. Relevant Policies - Local Plan GB1, GB2’

Our concern is that retention of this building would form the basis of a future planning application to further develop this site – exactly as set down in Condition 3 of the approved scheme.



The Parish Council therefore object to this planning application on the basis that it no longer complies with paragraph 89 of the NPPF as appropriate development in the Green Belt.

The Parish Council asks that this application is called to the Windsor Rural Development Panel.

Yours sincerely

Yvonne Jacklin
Co-Chair Planning Committee