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Clerk: Ruth Davies

Jo Richards

Royal Borough of Windsor and Maidenhead

Town Hall, St Ives Road

Maidenhead, Berks SL6 1RF

27th April 2020

Dear Jo,

**20/00781 Royal Oak, 19 Station Road, Sunningdale Ascot SL5 0QL**

**Construction of x3 dwellings with associated parking, following demolition of existing buildings**

The Planning Committee makes the following comments on this application.

This application relates to the development of a terrace of three town houses following demolition of the existing building, which operated as The Royal Oak (a public house).

The committee has no comment to make on the proposed development but would question the appropriateness of losing this site as a Public House.

The argument put forward by the applicant in the Planning Statement is that The Royal Oak was not a viable concern, that it was small, lacked facilities and was in a poor condition. It would need substantial investment. But these are commercial considerations.

**Policy CF1** seeks to resist the loss of community facilities unless the Council is satisfied that there is no longer a need for them, or an acceptable alternative provision has been made elsewhere.

**NPPF [92**] states that planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.

The main influencing factor on the decision of whether this community facility is required is the planned redevelopment of Sunningdale Park.

The Royal Oak is probably the closest Public House to Sunningdale Park and as such would be within walking distance of a huge residential catchment area. This might be a significant factor on the potential commercial viability of a Public House on this site in the future.

It would be a pity if we lost the possibility for the redevelopment of the Royal Oak into a quality establishment serving the residents of Sunningdale and Sunningdale Park for the lack of time needed to consider this loss more fully.

The Parish Council therefore requests that this application be **REFUSED** until such time that a public consultation can take place to assess the resident’s views on the need for a Public House in this location.

Regards

Yvonne Jacklin and Michael Burn

Co-Chairs of Planning