



SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

30 October 2020

By email: Cllr Andrew Johnson, Leader of the Council
Cllr David Coppinger, Lead member for Planning
Duncan Sharkey, Managing Director RBWM
Adrien Waite, Head of Planning RBWM
Adam Afriyie, MP for Windsor

CC by email: Victoria Gibson, Senior Planning Officer
Jo Richards, Planning Officer
Planning RBWM

Re: Planning Decisions under 'The Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020' Part 20 (Class A) Regulations.

Sunningdale Parish Council is contacting you because of an urgent issue, and concern that the RBWM risks making a decision under the new Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020' Part 20 (Class A), which is not in anyone's interests - but may happen simply due to time pressures and a lack of clarity on how to respond to these types of planning application.

The two planning applications which have prompted this letter are:-

- **20/02444/PT20A - Construction of additional storey to provide 4 no flats
56 - 78 Beverley Court, Cedar Drive, Sunningdale, Ascot
and**
- **20/02445/PT20A - Construction of additional storey to provide 5 no flats
26 - 54 Beverley Court Cedar Drive Sunningdale, Ascot.**

Both these applications propose the development of an additional storey on the top of existing flats (already three storeys) to create nine new flats.

Under the normal planning review process, Sunningdale Parish Council would object to both these developments, and in all likelihood (based on past precedent) these would have also been refused by RBWM and by an Inspector on Appeal.

These two applications have triggered a large number of objections from residents living in and around Cedar Drive.

The parish council has requested these two applications be brought to Panel because they set a precedent across the Borough and they need to be thoroughly examined in a public forum. This request has been denied, with the implication that there is no time to do so.

However, as understood by the parish council, any applications using these new regulations still have to conform to all other planning guidelines viz NPPF, Neighbourhood Plan, Local plan, and that these should not simply be ignored if an application technically satisfies the Part 20 criteria.

The parish council **strongly requests** you use your influence to bring the decision on these applications into the public arena. The decision is due 13th November, and while time is limited it would be perfectly feasible, under COVID-19 rules, to call a zoom meeting with the Panel or the Cabinet to discuss this.

In a village like Sunningdale, the parish council actively fight to eliminate developments that would blight the townscape. We are sure this is also true of all other Parishes in RBWM.

If these developments must go ahead, at the very least it would be beneficial to the parish council and residents of Sunningdale to understand the rationale from the RBWM that renders these developments acceptable, when they would likely fail the normal investigations of a planning application process.

Regards

Anne-Catherine Buxton

Chairman
Sunningdale Parish Council