



Minutes of Scheme of Delegation Consultation in the form of a Planning Meeting held on Tuesday 6 July 2021 at 7:00 pm

The meeting was conducted via Zoom Webinar.

CLlr Jacklin read out the following statement:

"This meeting is convened under the Scheme of Delegation approved at the council meeting 4 May 2021 due to the restriction on virtual meetings post 7 May 2021.

As a consultation meeting, the Proper Officer has confirmed the format will follow that of a committee meeting and will be chaired by Yvonne Jacklin for the evening.

Due to this not being a committee meeting, there will be no resolutions made, however votes will be requested to inform the Proper Officer of the opinions of those present.

The standing orders of council will be followed to ensure due process is in place for the meeting and all committee members, as council representatives, remain bound by the adopted Code of Conduct.

For openness and transparency, these consultations are open to members of the public, and questions or comments will be accepted only at the invitation of the Chairman."

PC 13 / 21 Attendance and Apologies for Absence

Present: CLlr Yvonne Jacklin (Chairman), CLlr Michael Burn, CLlr Anne-Catherine Buxton, CLlr Robin Booth, CLlr David Biggs, CLlr Lilly Evans

Apologies for Absence: None

In Attendance: Ruth Davies (Clerk), Caroline McHardy(Berkeley Homes), Dave Taylor(Berkeley Homes), Molly Huck(Berkeley Homes), Freddie Hill (Berkeley Homes)

There were 6 members of the public present, their details are recorded in line with the GDPRs.

PC 14 / 21 Declarations of interest for items on the agenda

CLlr Biggs declared a personal interest for Berkeley Homes applications.

PC 15 / 21 To receive a presentation from Berkeley Homes, hear comments from residents and agree the comments to be made by the committee for:

21/01721 Sunningdale Park Larch Avenue Ascot SL5 0QE

The redevelopment of part of the Sunningdale Park estate including the erection of new buildings to provide 96 homes (Class C3), conversion of 3x market dwellings to shared ownership in Mackenzie House alongside associated internal access roads, parking, landscaping, footpaths, drainage, provision of 19 hectares of SANG and other associated works.

Dave Taylor from Berkeley Homes presented the proposed scheme and questions were received from council members and members of the public and responded to by Berkeley Homes representatives.

The key questions were:

How many dwellings in total on Sunningdale Park?

BH 293 Homes which is an increase of 22 on the extant planning permission.
234 was the allocation along Larch Avenue, this is now 256 with less volume but more dwellings.

Why the current look and design?

BH The proposal is drawn up to follow a collegiate style.

Mix proposed is 1 or 2 bed flats with studies, or additional living room, but these could easily be bedrooms and therefore create an issue with parking?

BH Introduction of a concierge service for deliveries and only 25 minutes' walk to the station.

Issues remain with parking and transport plans. Would you consider providing a shuttle?

BH To provide an answer to this question.

Undercroft parking concerns for height, gradient, ventilation?

BH No gradients as parking is on round level and able to take 4 x 4 cars.
Ventilation for Scholars Row is natural as open on 3 sides.
Ventilation for Quadrangle is with via ventilation slots on the landscaped courtyard above and an art feature with mechanical extractor when required.

How will you handle surface water?

BH All paving is permeable or in open parking areas with gullies to move the water to other areas of the park.

What is the provision for affordable housing with the increase of 22 dwellings?

BH Mackenzie house is currently 40 of 43 properties as affordable, this proposal adds the remaining 3 properties in Mackenzie House to affordable housing. In addition, there will be 2 further properties with commuted contributions to offsite affordable housing.

Residents' comments:

- This should be rejected due to its impact on Larch Avenue.
- The intensity of the dwellings is higher than the original scheme with 22 more.
- Impact of Crossley is dominating with a block of flats replacing a row of town houses.
- Light pollution will increase due the intensity of the dwellings.
- Traffic on Silwood Road is struggling even in the construction phase, and the change to the pavement at the corner of Larch Avenue is not helping, so something will need to be done with the obvious additional traffic from the increase of dwellings.
- Only 7 visitor parking spots for 293 dwellings will cause an issue.
- Whilst the development is mostly on the Brownfield site, there is proposed parking up to the boundary of the site and houses which are now closer than the original buildings.
- Still no height provided for the buildings along Larch Avenue to allow real comparatives from one scheme to the next
- View proposed is not in keeping with the Villas in the Woodland setting that the rest of the avenue conforms to
- Intensity of buildings will destroy the visual amenity of the area.
- Traffic management is the responsibility of the Council and should be considered when reviewing this application.
- Development at Mill Gate, Kings Ride has more visitor parking than proposed for Sunningdale Park and that is not sufficient.
- Silwood Road remains a concern for the local traffic to be increased by the number of dwellings proposed.

The Parish Council Object to this application, the reasons why are detailed in the letter below.

[21/01721 Sunningdale Park](#)

16 / 21 Approval of the minutes of the planning committee meeting 8 June 2021.

DELEGATED DECISION: The minutes of the 8 June 2021 were approved as an accurate record of the meeting and there were no matters arising.

PC 17 / 21 To review any recent significant planning and enforcement issues and decisions. parish.

Significant Decisions:

21/01263 Manor House Certificate of Lawfulness - Refused

PC 18 / 21 To review and approve comments and letters, for submission to the Planning Authority for the applications below:

21/01853 Sunningdale Park Larch Avenue Ascot SL5 0QE

Consent to display non-illuminated hoardings, x3 non-illuminated wall mounted signs, x2 non-illuminated post mounted signs, x1 halo lit fascia sign, x1 non-illuminated double sided totem sign, x2 internally illuminated totem signs and x3 non-illuminated flagpoles.

The Parish Council has no comment to make on this application.

21/01662 Crestwood House Devenish Lane Sunningdale Ascot SL5 9QU

Variation (under Section 73) of Condition 3 (approved plans) to substitute those plans approved under 20/02659/FULL for the single storey rear extension to house an indoor swimming pool, plant room and changing area, new first floor rear balcony with support posts and alterations to fenestration.

The Parish Council has no comment to make on this application.

21/01672 11 Trinity Crescent Sunningdale Ascot SL5 0NQ

Part single, part two storey side/rear extension, 1no. front dormer and alterations to fenestration.

The committee heard the comments made by the applicant and invited him to provide photographic examples of the other properties which had made the amendments similar to those proposed in his application. Should these be forthcoming, the committee did not find any areas to comment on this application.

The Parish Council advised the applicant to provide photographic evidence in support of their application to show that off-setting the front door had been done in other properties in this conservation area. The Parish Council has no further comment to make on this application.

21/01706 Audubon 17 Richmondwood Sunningdale Ascot SL5 0JG

Silver Birch -fell.

The Parish Council has no comment to make on this application.

21/01740 Playtime 3A Rise Road Ascot SL5 0BH

Approval under regulation 77 of the Conservation (Natural Habitats etc.) Regulations 2017 for application 21/00378/CLASSM Change of use of the shop to residential (C3) and associated operational development to create x1 dwelling.

The Parish Council has no comment to make on this application.

21/01872 Dell Cottage Shrubbs Hill Lane Sunningdale Ascot SL5 0LD

Variation (under Section 73A) of condition 2 (approved plans) to substitute those plans approved under application 19/03326/VAR for variation (under Section 73) of Condition 1(Approved plans) approved under 19/01948/FULL and Condition 3(Materials); Condition 4(Drainage); Condition 5(Demolition); Condition 9(Arboreal Information); Condition 11(landscaping) and Condition 12 (Bat Survey) approved under Runnymede Council planning permission

RU.19/1051) for the erection of a single storey dwelling with basement, involving the demolition of the existing dwelling and outbuildings.

The Parish Council has no comment to make on this application.

21/01844 Linthorpe Fireball Hill Sunningdale Ascot SL5 9PJ

x2 new dwellings with detached garage and vehicular entrance gates, following demolition of existing dwelling and garage.

The Parish Council Object to this application, the reasons why are detailed in the letter below.

[21/01844 Linthorpe Fireball Hill](#)

21/01633 Lynwood Village Rise Road Ascot

(T733) Beech - To reduce the compromised sections that lean towards the telecoms tower by approximately 8-9m which will reduce the height of the tree on this side down to approximately 22-25m but will not change the rest of the canopy. (TPO 10 of 1968).

The Parish Council has no comment to make on this application.

21/01795 Chishill Dry Arch Road Sunningdale Ascot SL5 0DB

(T1) Eucalyptus -fell. (TPO 10 of 2019).

The Parish Council has no comment to make on this application.

21/01781 Hill House Cross Road Sunningdale Ascot SL5 9RX

Details required by Condition 2 (Materials); 3 (Access); 4 (Construction Management Plan); 6 (Visibility Splays); 10 (Ramped Access); 11 (Tree protection); 13 (Landscaping); 14 (Bats); 15 (Lighting); 16 (Biodiversity Enhancement) and 17 (Finished slab levels) of planning permission 20/03102/FULL for the erection of 9 no. apartments with basement parking, cycle and bin stores following demolition of existing dwelling.

The Parish Council has no comment to make on this application.

21/01558 The Coppers London Road Sunningdale Ascot SL5 0JN

Construction of 9 no. flats with underground parking, visitor parking, bin store and new gate and piers following demolition of existing dwelling and outbuildings.

The Parish Council has concerns regarding this application, these are laid out in the letter below.

[21/01558 The Coppers London Road Sunningdale](#)

21/01798 High Trees and Ardwyn House Charters Gate Hancocks Mount Ascot

Details required by Condition 6 (Natural England licence) of planning permission 20/02735/FULL for the Construction of x2 dwellings with attached garages, following demolition of the existing dwellings and associated garaging/outbuildings.

The Parish Council has no comment to make on this application.

21/01877 Tudor Cottage 5 Bedford Lane Sunningdale Ascot SL5 0NP

Part single/part two storey side/rear extension, relocation of front entrance door following demolition of existing conservatory.

The Parish Council has no comment to make on this application.

21/01925 The Jordans Sunning Avenue Sunningdale Ascot SL5 9PW

Single storey link extension between existing dwelling and existing garage and retaining wall.

The Parish Council has no comment to make on this application.

PC 19 / 21 Information Sharing

Cllr Biggs updated the committee on the work undertaken by the Cycling and Walking Group and the progress to date. The next steps were to update the council and then submit the proposals to RBWM LCWIP group for review to be included in the Tranche 2 funding by the Department of Transport for Active Travel.

It was agreed that the consolidated document by Sunninghill and Ascot and Sunningdale Parish Councils would be shared via the Scheme of Delegation due to the response timescales required by RBWM.

Cllr Evans updated the committee on the development at Long cross.

There was no other business to discuss, the meeting closed at 9:03 pm