



# SUNNINGDALE PARISH COUNCIL

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Clerk: Ruth Davies

Susan Sharman  
Planning Officer  
RBWM

10 March 2023

Dear Susan

**23/00222/FULL LloydsPharmacy 4 Broomhall Buildings London Road Sunningdale Ascot SL5 0DH  
Change of use from vacant unit (Class E) to Restaurant (Class E), relocation of front entrance door and  
installation of extraction flue system to rear flat roof and new front signage.**

And

**23/00223/ADV LloydsPharmacy 4 Broomhall Buildings London Road Sunningdale Ascot SL5 0DH  
Consent to display 1no. externally illuminated fascia sign and 1no. externally illuminated projecting  
sign.**

Sunningdale Parish Council considered these two applications at the Planning Committee on 7 March 2023 and has several concerns, which while not linked do address the same property and change of use.

Although the change of use is to Restaurant (Class E), FIREAWAY is a fast-food pizza outlet, operating under a franchise business model, FIREAWAY is not a conventional restaurant.

This type of outlet will typically offer pizza collection and delivery with some short turnaround in house dining. The significance of this is that there will be considerable traffic, both people and vehicles, coming and going.

The areas of concerns relate to:

## **1. Borough Local Plan, Policy QP1 – Sustainability and Placemaking**

Within a 5-minute walk from this site are 10 restaurants and fast-food outlets already, including a Domino's Pizza just opposite. This level of saturation of eateries contravenes policy **BLP/QP1 (1)** in a way that an additional similar eatery would not "positively contribute to" the village of Sunningdale.

Policy **BLP/QP1 (2a)** seeks for developments to “provide a mix of uses ... that foster a sense of community, vibrancy and activity”. Approving another fast-food outlet into Sunningdale does not do this.

Policy **BLP/QP1 (2d)** recommends to “create places that foster active healthy lifestyles” which multiple fast-food outlets do not.

There is also a government initiative to foster active healthy lifestyles. In February 2020, an addendum to Public Health England’s guidance on ‘**Using the planning system to promote healthy weight environments**’ was published in support of this initiative.

## 2. National Planning Policy Framework, Paragraph 92 - Promoting healthy and safe communities

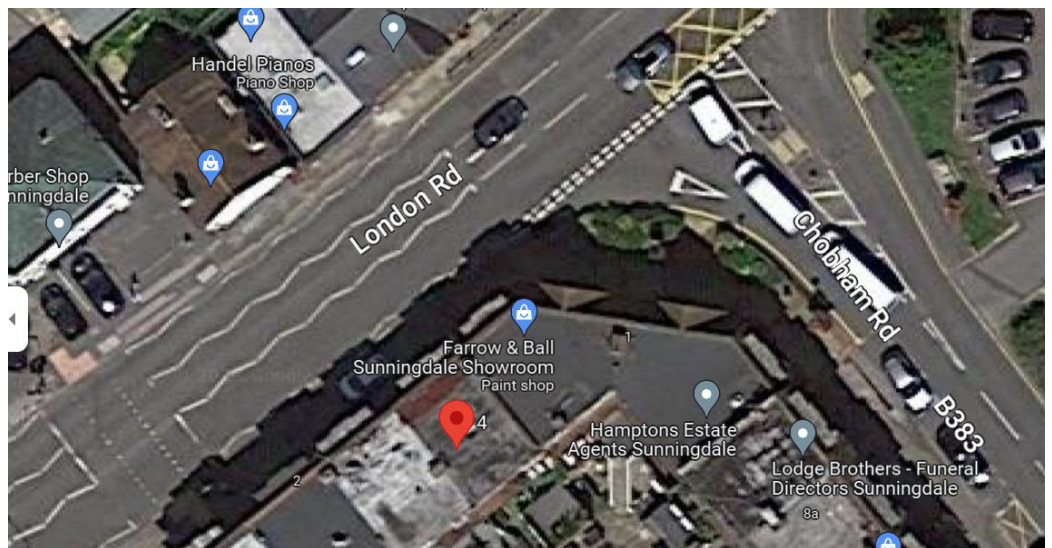
The National Planning Policy Framework requires planning policies and decisions to “enable and support healthy lifestyles ... through the provision and access to healthier food.” and “should aim to achieve safe, accessible .... well-designed” places

Sunningdale Parish Council would argue that another fast-food outlet does not achieve this objective.

## 3. Neighbourhood Plan, Policy T1 – Parking and Access

The location of this site is adjacent to a T-junction on to the A30, and next to a Pedestrian Crossing.

The site is marked by the red pin shown to the right.



Under **NP/T1.1** development proposals “must make adequate provision for parking and access for deliveries ... social visitors ... or workers”. It appears that no provision has been made for people and vehicles wanting to visit this site especially home ordering delivery drivers.

Sunningdale Parish Council asks that you **REFUSE** this application.

Yours sincerely

Yvonne Jacklin  
Co-Chair of the Planning Committee