



Minutes for the Planning Committee Tuesday 5 December 2023 at 7:30pm

PC 57 / 23 Attendance and Apologies for Absence

Present: Cllr Buxton (Chair), Cllr Evans and Cllr Newman

Apologies for Absence: Cllr Biggs

In Attendance: Nikki Tomlinson (Deputy Clerk), and Simon Gledhill (SPAE)

There were no members of the public present.

PC 58 / 23 Declarations of interest for items on the agenda

No declarations of interest were received from the planning committee.

PC 59 / 23 Approval of the minutes of the planning committee meeting 07 November 2023

RESOLVED: The committee **approved** the minutes of the 07 November 2023, there were no matters arising.

PC 60 / 23 To review any recent significant planning and enforcement decisions for the Parish.

The significant decisions were discussed using the below handout:

[Significant Decisions December 2023](#)

PC 61/ 23 To review and approve comments and letters, for submission to the planning authority for the applications below:

23/02535 Street Record Shrubbs Hill Lane Sunningdale Ascot

Consent to display 12 no post mounted non illuminated signs along Shrubbs Hill Lane

The parish council has no comment to make on this application.

23/02677 44 Beech Hill Road Ascot SL5 0BW

Single storey rear extension, 1no. rear dormer and loft conversion, alterations to the external finish and fenestration and detached outbuilding ancillary to the main dwelling

The parish council objects to this application as the proposed dormer would dominate the existing roof slope. According to the Borough Wide Design Guide, changes to roofscapes can have a detrimental impact on character. Principle 10.5 states that roof alterations should be sympathetic and subservient to the design of the main building.

23/02738 Delamead Onslow Road Sunningdale Ascot SL5 0HW

T1 - Scots Pine - shorten 2 x lowest branches on west side of canopy extending towards the house by 2m to nearest growth point to leave finished canopy spread of 5m (026/1994/TPO).

The parish council request that RBWM refer this application to the Borough's Arboricultural Officer to examine the tree in detail.

23/02735 Crestwood House Devenish Lane Sunningdale Ascot SL5 9QU

Carport

The parish council has no comment to make on this application.

23/02719 Super Vettura London Road Sunningdale Ascot SL5 0DQ

Non material amendments to planning permission 22/02092 for a revised the street side / front elevation to integrate a new secondary fire escape door, addition of new circular roof lights instead of rectangular roof lights and new landscaping works to front entrance to include new permeable herringbone paving system with ACO drains, retractable ram raid protection bollards for security, external planters and specialist planting fins, metal strip to the site boundary to abut a new asphalt pavement finish to the public pavement.

The parish council has no comment to make on this application.

23/02733 Abbey Croft Station Road Sunningdale Ascot SL5 0QL

Details required by Conditions 4 (Natural England licence) and 7 (Biodiversity enhancements) of Planning Permission 23/01687 for Hip to gable, raising of the ridge, 2no. front rooflights, 2no. front dormers and 3no. rear dormers.

The parish council has no comment to make on this application.

23/30022 Sunningdale Golf Club Ridgemount Road Sunningdale Ascot SL5 9RR

Erection of greenkeepers storage compound building including repair workshop, staff facilities and parking, erection of sand bay building, alterations to existing staff building to provide additional staff residential accommodation, formation of new internal access road, service yard including wash/fuel area and associated landscaping works. Demolition of vehicle garage, sand bay, wash and fuel bay containers, chemical and machine store and tool store.

The parish council objects to this application as the application falls within the Green Belt and contravenes NPPF paragraph 147. "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances." There is no documentation to demonstrate special circumstances.

23/02757 Sunningdale Park Larch Avenue Ascot SL5 0QE

Variation to the Section 106 Agreement and 106A Agreement including Clause 1. (1.1) to add the definition of Affordable Housing Mortgagee; to amend the definition Mortgagee Sale Provisions; to add a new Clause 7 (7.12.3), vary Schedule 3, Part 1 and Part 2 for 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.

The parish council has no comment to make on this application.

23/02640 Meadow View Bedford Lane Sunningdale Ascot SL5 0NP

(T1) Oak - Crown reduce height and spread by 3-3.5m leaving a final height of 15m and lateral radial spread of 6m pruning back to/and retaining furnishing growth where appropriate and remove 2 small lateral limbs as shown. Crown thin by up to 15% (001/1957/TPO).

The parish council request that RBWM refer this application to the Borough's Arboricultural Officer to examine the tree in detail.

23/02730 Brayfordbury 13 Holly Hill Drive Ascot SL5 0FF

Single storey side extension

The parish council objects to this application as the application falls within the Green Belt and contravenes NPPF paragraph 147. "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances." There is no documentation to demonstrate special circumstances.

23/02757 Sunningdale Park Larch Avenue Ascot SL5 0QE

Variation to the Section 106 Agreement and 106A Agreement including Clause 1. (1.1) to add the definition of Affordable Housing Mortgagee; to amend the definition Mortgagee Sale Provisions; to add a new Clause 7 (7.12.3), vary Schedule 3, Part 1 and Part 2 for 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.

The parish council has no comment to make on this application.

23/02803 Sunningdale Park Larch Avenue Ascot SL5 0QE

Variation to the Section 106 Agreement - in accordance with the definition for the SANG Management Plan under part (b) in regards to Planning Permission 21/01721/FULL

The parish council has no comment to make on this application.

23/02627 Osborne House Charters Road Sunningdale Ascot SL5 9QF

T1 - Willow - Fell, T2 - Row of Conifers - Crown reduction to a final height of 10m and spread of 8m (009/1984/TPO).

The parish council request that RBWM refer this application to the Borough's Arboricultural Officer to examine the tree in detail.

23/02844 Wildcrest 6 Sunning Avenue Sunningdale Ascot SL5 9PN

T1 - Oak - reduce canopy overhanging property by 3m to leave a finished spread of 17m (009/1985/TPO).

The parish council request that RBWM refer this application to the Borough's Arboricultural Officer to examine the tree in detail.

23/02845 32 High Street Sunningdale Ascot SL5 0NG

(T1) Lawson Cypress - fell.

The parish council request that RBWM refer this application to the Borough's Arboricultural Officer to examine the tree in detail.

23/02848 Aysgarth Onslow Road Sunningdale Ascot SL5 0HW

(T1) Scots Pine - fell and (T2) Silver Birch - fell. (102/2002/TPO).

The parish council request that RBWM refer this application to the Borough's Arboricultural Officer to examine the tree in detail.

23/02809 Sunningdale Park Larch Avenue Ascot SL5 0Q

Variation to the Section 106 Agreement in relation to the SANG provision

The parish council has no comment to make on this application.

23/02861 Tay Mount Lady Margaret Road Sunningdale Ascot SL5 9QH

Details required by Condition 2 (Materials), 3 (Slab levels), 10 (Tree protection) and 13 (Privacy screens) of Planning Permission 22/00802 for Variation (under Section 73) of Condition 14 (approved plans) to substitute those plans approved under 21/01341 for the Variation (under Section 73) of condition 14 (approved plans) to substitute those plans approved under 20/03121/FULL for the construction of a residential block containing 1no. three bedroom and 5no. two bedroom apartments with associated parking and landscaping following the demolition of the existing dwelling with amended plans.

The parish council has no comment to make on this application.

23/02747 Roebuck House Station Road Sunningdale Ascot SL5 0QR

(T1) Pine - Fell to ground level. (045/1999/TPO)

The parish council request that RBWM refer this application to the Borough's Arboricultural Officer to examine the tree in detail.

23/02648 Holly Tree House London Road Sunningdale Ascot SL5 9RY

Single storey side/rear extension, alterations to fenestration and enlargement of the existing raised patio.

The parish council has no comment to make on this application.

PC 62 / 23 Developments outside the parish affecting the parish.

Long Cross

There were no updates regarding this development.

Ascot Centre

There were no updates regarding this development.

PC 63 / 23 Developments inside the parish affecting the parish.

Former Hurst Lodge School

Cllr Buxton informed the committee that Mandip Malhotra from Arora Group will attend the planning committee on 9th January 2024 to meet with committee members in regard to plans for the former Hurst Lodge School development.

PC 64 / 23 Cycling and walking working group.

Cllr Buxton updated the planning committee on the Safer Streets project on behalf of Cllr Biggs. Cllr Biggs, The Clerk (SPC) and Cllr Richardson from Sunninghill and Ascot Parish Council attended a very constructive meeting with Cllr Hill at Maidenhead on Friday 1st December 2023. Cllr Hill will now be briefing RBWM in order to gain their input on the new 20mph plan.

PC 65 / 23 Information Sharing

Cllr Buxton led a brief discussion on non-invasive trees and TPOs.

Cllr Buxton requested for the committee members to read the current Neighbourhood Plan and put forward any suggested alternations ahead of the Neighbourhood Plan review.

There was no other business to discuss, the meeting closed at 8:20 pm.