



## Minutes for the Planning Committee Tuesday 9 January 2024 at 7:30pm

### **PC 66 / 23 Attendance and Apologies for Absence**

**Present:** Cllr Buxton (Chair), Cllr Biggs and Cllr Newman

**Apologies for Absence:** Cllr Evans

**In Attendance:** Nikki Tomlinson (Deputy Clerk), and Patrick Griffin (SPAЕ)

There were 4 members of the public present.

### **PC 67 / 23 Declarations of interest for items on the agenda**

Declarations of interest were received from the Planning Committee with regards to application 23/02854 from Cllr Biggs, 23/03133 from Cllr Buxton and 23/03039 from Cllr Newman.

### **PC 68 / 23 Approval of the minutes of the planning committee meeting 05 December 2023**

**RESOLVED:** The committee **approved** the minutes of the 05 December 2023, there were no matters arising.

### **PC 69 / 23 To review any recent significant planning and enforcement decisions for the Parish.**

The significant decisions were discussed using the below handout:

[Planning-Significant-Decisions-January-2024.pdf](#)

### **PC 70 / 23 To review and approve comments and letters, for submission to the planning authority for the applications below:**

**23/02854 Sunningdale Park Larch Avenue Ascot SL5 0QE**

T1 - Sweet Chestnut - Crown lifting to 6m above ground level (015/2017/TPO).

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

**23/02947 Lynwood Village Rise Road Ascot**

Refer to tree schedule. (010/1986/TPO)

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

**23/03014 Courtleigh Manor House And Courtleigh House Lady Margaret Road Sunningdale Ascot**

Erection of a replacement building containing 9 apartments with associated landscaping and parking, car port, bin and cycle store and alteration to vehicular and pedestrian access following demolition of existing apartment building and attached dwelling.

The Parish Council objects to this application as it contravenes:

NP/DG1, NP/DG2, NP/DG3, EN3, BLP/HO3, Borough Local Plan Policy QP3 and NPPF Section 12 Paragraph 135.

The Parish Council does not feel that this application fits an area classification of a "Leafy Residential Suburbs".

The application, also, contravenes BLP/HO3. Developments over 1000sq meters need to include affordable housing:

this development is 1,318.1sq meters; as there is no affordable house documentation therefore does not comply with BLP/HO3.

**23/02953 Wilbury Cottage Beech Hill Road Ascot SL5 0BN**

2no. linked detached dwellings, detached car port and associated cycle storage, parking and landscaping following the demolition of the existing dwelling.

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

**23/03004 Breckenridge 7 Richmondwood Sunningdale Ascot SL5 0JG**

Replacement dwelling with solar panels, EV charger. detached outbuilding ancillary to the main dwelling and replacement gates with new sliding gate and pedestrian access following demolition of existing elements.

**The Parish Council objects to this application as it contravenes:**

**NP DG2 : the proposed development is significantly larger in scale and bulk.**

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

**There have been some serious concerns regarding flooding in this area of Ridgemount Road. The Parish Council requests that that RBWM makes a full flood assessment of this area before making a decision on this application.**

**23/03039 33 Beech Hill Road Ascot SL5 0BJ**

Two storey front extension with canopy and alterations to fenestration following the demolition of the existing detached garage.

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

**23/03085 Hope Cottage 114 Chobham Road Sunningdale Ascot SL5 0HX**

Replacement dwelling and new pillars and gate to vehicular access following demolition of existing dwelling and outbuilding.

**The parish council has concerns in regards to this application as there is no biodiversity report.**

**23/03015 Robinswood The Covert Ascot SL5 9JS**

Details required by Condition 2 (appearance and scale) (partial discharge) of Planning Permission 22/02047 for Outline application for access and layout only to be considered at this stage with all other matters to be reserved for the construction of x2 dwellings, following demolition of the existing building.

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

**23/03018 Stone Court And Stone Court Cottage London Road Sunningdale Ascot**

Non material amendments to planning permission 21/00621/FULL for 2 no. gable features to the front elevation, new front canopy, alterations to roof heights, balconies, external finishes and fenestration.

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

**23/02615 20 Cedar Drive Sunningdale Ascot SL5 0UA**

Rear conservatory.

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

**23/03092 12 Guards Court Sunningdale Ascot SL5 0ES**

Certificate of lawfulness to determine whether the proposed garage conversion is lawful.

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

**23/03133 Hollyden Broomfield Park Sunningdale Ascot SL5 0JT**

Erection of a single storey side extension and side canopy, following demolition of existing garage, front and rear first floor extensions with 1no. rear Juliet balustrade, habitable accommodation within a new hipped roof with a rear facing dormer and rooflights, changes to the external finish and fenestration.

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

## 23/03208 Edgcumbe Heather Drive Sunningdale Ascot SL5 0HP

Details of the SAP Report in regard to the unilateral undertaking of planning permission 22/02801/VAR.

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

### **Appendix 1**

## 23/03173 Sunningdale Golf Club Ridgemount Road Sunningdale Ascot SL5 9RR

Detached single storey building to provide a training academy with associated landscaping.

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.

## 23/03195 4 And Flat At 4 Station Parade London Road Sunningdale Ascot SL5 0EP

Partial change of use from commercial with a new shopfront, single storey side/rear extension, rear terraces, cycle storage and rear staircase access to create 2no, apartments.

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

## 24/00006 Charlecombe Hall And Cottage At Charlecombe Hall Chanctonbury Drive Ascot SL5 9PT

Construction of 2 No. Detached dwellings with accommodation in roof space, detached garages with storage in roof space, gates and piers and associated works following demolition of 2 No. dwellings and detached garages.

The Parish Council objects to this application as it contravenes:

NP/DG3.3: Parking should be designed so that it fits in with the character of the proposed development.

Considerations should include:

- Garages designed to reflect the architectural style of the house they serve
- Garages set back from the street frontage
- Parking located in between houses (rather than in front) so that it does not dominate the street scene

In this application the garages are clearly in front of the houses - the garages are, also, large in size and therefore dominate the street scene. The parish council requests that RBWM refers this application to the Borough's Arboricultural Officer to examine the tree report in detail.

### **PC 71 / 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.

#### **Grove End, Bagshot**

Patrick Griffin advised the committee of a new development. 135 new homes are under consideration by Surrey Heath.

### **PC 72 / 23 Developments inside the parish affecting the parish.**

#### **Former Hurst Lodge School**

Mandip Malhotra and Sanjay Arora presented the initial ideas and plans for the former Hurst Lodge School site. The plans consist of developing residential homes, either as separate dwellings or one large building. Arora Group are liaising with various surrounding community groups to request feedback, thoughts and uses of the former site which includes the surrounding Green Belt fields.

Sunningdale Parish Council will have a follow up meeting in due course.

### **PC 73 / 23    Cycling and walking working group.**

Cllr Biggs provided an update in regards to the 20mph Safer Streets project. The Borough should be providing their comments on the proposal by the end of January.

Cllr Biggs provided an update in regards to the public footpaths project. Discussions and initial support continue from Sharon Wootten on how to improve Bridleway 1 and create a footpath along Whitmore Lane.

### **PC 74 / 23    Information Sharing**

Patrick Griffin (SPAE) advised the planning performance from 2023 is now available on the SPAE website <https://spae.org/latest-planning-report/>

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