



## Minutes for the Planning Committee Tuesday 2 September 2025 at 7:30pm

### PC 37 / 25 Attendance and Apologies for Absence

**Present:** Cllr Buxton (Chairman); Cllr Newman; Cllr Evans,

**Apologies:** Cllr Grover

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

**Absent:** Cllr Gosling, Cllr Luxton,  
There were 2 members of the public present.

### PC 38 / 25 Declarations of interest for items on the agenda

There were no declaration of interests received to the Planning Committee

### PC 39 / 25 Approval of the minutes of the planning committee meeting 5 August 2025

**RESOLVED:** The committee **approved** the minutes of 5 August 2025 there were no matters arising.

### PC 40 / 25 To review any recent significant planning and enforcement decisions for the Parish

The significant decisions were discussed using the handout: [Sig-Dec-September-2025.pdf](#)

### PC 41 / 25 To review and approve comments and letters, for submission to the planning authority for the applications below:

#### 25/01981 Birchlands Shrubbs Hill Lane Sunningdale Ascot SL5 0LD

Single storey outbuilding ancillary to the main dwelling

The Parish Council objects to this application as it contravenes:

- Borough Local Plan QP3 – Character and design of new Development
- Neighbourhood Plan DG3 – Good quality design
- NPPF Section 12 – Achieving well-designed places
- Borough Wide Design Guide SPD 10.1 – Further guidance for household development

The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees in detail.

#### 25/01924 Cardington 23 Sunning Avenue Sunningdale Ascot SL5 9PW

T1) Sweet Chestnut - Fell. (T2) Sweet Chestnut - Reduce to leave a finished height of 15m. (T3, T4 and T6) Holly - Reduce to leave a final height of 4m and spread of 2m. (T5) Oak - Remove dead wood. (002/1964/TPO)

The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees in detail.

#### 25/02027 Woodford Sunning Avenue Sunningdale Ascot SL5 9PW

Certificate of lawfulness to determine whether the existing use of the outbuilding and alterations to fenestration is lawful.

The Parish Council do not comment on this type of application.

**25/02026 4 Lawson Way Sunningdale Ascot SL5 0LN**

(T1) Ash - Fell to ground level (078/1983/TPO)

The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the tree in detail.

**25/02011 17 Parkside Road Sunningdale Ascot SL5 0NL**

1no. outbuilding ancillary to the main dwelling with steps, for ancillary domestic purposes including home office, exercise and leisure use, following demolition of existing outbuilding (retrospective).

The Parish Council objects to this application as it contravenes:

- Borough Local Plan QP3 – Character and design of new Development
- Borough Wide Design Guide SPD 10.1 – Further guidance for household development
- Borough Wide Design Guide SPD 10.1 and 10.4 – Further guidance for household development

The Parish Council note the height of the outbuilding, the platform it is built on and the usage type is of a concern. The Parish Council notes a previous enforcement letter for this outbuilding.

**25/02044 Hill Top 15 Richmondwood Sunningdale Ascot SL5 0JG**

(T1) Oak - Crown thin 5% and crown reduce (as shown). (T2) Oak - Crown reduce (as shown). (010/1977/FULL)

The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees in detail.

**25/01766 Land At Sheridan Grange And 11 Sheridan Grange Ascot**

G1 - 12no. Lime trees - Crown reduction by 2 - 3m to a final height of 25m and spread of 13m (001/1997/TPO).

The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees in detail.

**25/02037 29 Silwood Road Ascot SL5 0PY**

Application for prior approval for construction of one additional storey to property with a maximum height of 2.7m.

The Parish Council objects to this application as it contravenes:

- Borough Local Plan QP3 – Character and design of new Development
- Borough Local Plan QP5 – Development in rural areas and the Green Belt
- NPPF paragraph 147 - Inappropriate development in the Green Belt

The Parish Council notes that this dwelling has another planning application (25/02052) pending.

**25/02037 Cedar House Devenish Road Sunningdale Ascot SL5 9PE**

(P1- P5) Scots Pines - Fell to ground level. (W1 and W2) Salix - Fell to ground level. (006/2025/TPO)

The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees in detail.

**25/02019 Cedar House Devenish Road Sunningdale Ascot SL5 9PE**

(P1- P5) Scots Pines - Fell to ground level. (W1 and W2) Salix - Fell to ground level. (006/2025/TPO)

The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees in detail.

**25/02027 Woodford Sunning Avenue Sunningdale Ascot SL5 9PW**

Certificate of lawfulness to determine whether the existing use of the outbuilding and alterations to fenestration is lawful.

**The Parish Council do not comment on this type of application.**

**25/02052 29 Silwood Road Ascot SL5 0PY**

2no. single storey side extensions no greater than 8.00m in depth, 4.00m high with an eaves height of 2.60m and alterations to fenestration following demolition of existing elements.

**The Parish Council objects to this application as by virtue of its scale, siting and uses within, would not be subordinate to the host dwelling and would result in a disproportionate development which does not respond positively to the character of the host dwelling.**

**The proposal would be contrary to**

- NPPF section 12 – Achieving well-designed places
- Borough Local Plan QP3 – Character and design of new Development
- Neighbourhood Plan DG3 – Good quality design
- Borough Wide Design Guide SPD 10.1 – Further guidance for household development
- Borough Local Plan QP5 – Development in rural areas and the Green Belt
- NPPF paragraph 147 - Inappropriate development in the Green Belt

**The Parish Council notes that this dwelling has another planning application (25/02037) pending.**

**25/02103 Kingsmoor Titlarks Hill Sunningdale Ascot SL5 0JB**

Details required by Condition 3 (Landscaping) of planning permission 23/02088/FULL for Conversion of part of the basement into habitable accommodation, enlargement of the existing integral garage, new front canopy, two storey side extension with canopy, single storey side/rear extension, rear raised terrace, rear canopy with balcony above, new steps, changes to the external finish and fenestration, detached outdoor kitchen, replacement detached two storey annexe and a new pavilion building following demolition of the existing single storey elements.

**The Parish Council do not comment on this type of application.**

**25/02101 Littlebrook House Earleydene Ascot SL5 9JY**

1no. detached dwelling (self-build) and garage, relocation of the access, new gates and piers, hardstanding, landscaping and EV charging point following demolition of existing dwelling and garage.

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

- Borough Local Plan QP5 – Development in rural areas and the Green Belt
- NPPF paragraph 147 - Inappropriate development in the Green Belt
- Borough Local Plan QP3 (1 b) – Character and design of new Development
- Neighbourhood Plan DG2 – Density, footprint, separation, scale and bulk

**The parish council notes that the footprint of the original dwelling in 1997 was 162 square meters and the dwelling being proposed within this application is 438 square meters which equates to a 170% increase.**

**The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees and RPAs in detail.**

## Appendix 1

### **25/02089     30 Dale Lodge Road Sunningdale Ascot SL5 0LY**

Garage conversion, new front canopy and mono pitched roof to the front elevation, single storey front extension single storey rear extension, first floor side extension and alterations to fenestration.

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

### **25/02160     Larkshill Court, Titlarks Hill, Sunningdale, Ascot, SL5 0JD**

1no. single story outbuilding

**The Parish Council requests that RBWM refer this application to the Borough's Arboricultural Officer to examine the trees and RPAs in detail.**

### **25/02110     32 Coworth Close Sunningdale Ascot SL5 0NR**

Single storey front/side extension to the existing porch and alterations to fenestration following the removal of the existing mono pitched roof.

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

### **25/02161     Dream Charters Road Sunningdale Ascot SL5 9QD**

Single storey front/side extension

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

### **PC 42 / 25     Developments outside the parish affecting the parish**

There were no updates regarding developments outside the parish.

### **PC 43 / 25     Developments inside the parish affecting the parish**

There were no updates regarding developments inside the parish.

### **PC 44 / 25     Sunninghill, Ascot and Sunningdale Neighbourhood Plan Refresh**

Sunninghill and Ascot and Sunningdale Parish Councils continue to work with the RBWM policy team and local specialist groups.

### **PC 45 / 25     Information Sharing**

There was no other business to discuss, and the meeting closed at 9:00pm.