



Minutes for the Planning Committee Tuesday 4 November 2025 at 7:30pm

PC 55 / 25 Attendance and Apologies for Absence

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

Apologies: Cllr Grover

In Attendance: Nikki Tomlinson (Deputy Clerk)

Absent: Cllr Gosling, Cllr Luxton,
There was 1 member of the public present.

PC 56 / 25 Declarations of interest for items on the agenda

Declaration of interest was received to the Planning Committee from Cllr. Buxton with regards to planning application 25/02568 Verge Adj to Tudor House, Broomfield Park.

PC 57 / 25 Approval of the minutes of the Planning Committee meeting 7 October 2025

RESOLVED: The committee **approved** the minutes of 7 October 2025 there were no matters arising.

PC 58 / 25 To review any recent significant planning and enforcement decisions for the Parish

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

PC 59 / 25 To review and approve comments and letters, for submission to the planning authority for the applications below:

25/02568 Verge Adj To Tudor House Broomfield Park Sunningdale Ascot SL5 0JS

T1 Oak - Reduce Eastern side down by 4.5m and lateral spread by 2m, West stem reduce down by 2.7m and lateral spread by 2m and deadwood whole crown - leaving a final height of 14m Eastern stem and 16m on Western stem and spread of 12m (071/2004/TPO).

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

25/02626 14 Lynwood Crescent Sunningdale Ascot SL5 0BL

Two storey side extension with canopy porch, single storey rear extension, relocated front door and alterations to fenestration, following demolition of existing elements

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

25/02638 45 Halfpenny Lane Sunningdale Ascot SL5 0EG

Single storey side/rear extension with new step, side twin dormer and alterations to fenestration, following demolition of existing elements

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

25/02669 25 Greenways Drive Sunningdale Ascot SL5 9QS

New front canopy, part single part two storey front/side/rear extension with 1 no. rear juliet balcony, new steps, alterations to hardstanding and fenestration to include new rooflights, following demolition of existing elements.

The Parish Council objects to this application as it contravenes:

- **Borough Wide Design Guide 10.1.1 – Extensions will be expected to be subordinate and respond positively to form, scale and architectural style & materials of the original building.**
- **Borough Local Plan QP3 – Character and design of New Development.**
- **Neighbourhood Plan DG1, DG2, DG3 – Respecting the townscape, density, footprint, separation, scale & bulk and good quality design.**

25/02661 Leigh Cottage Church Road Sunningdale Ascot SL5 0NJ

Part single, part first floor and part two storey (front/side/rear) wrap around extension, alterations to fenestration, partial demolition of the existing garage and a dropped kerb extension.

The Parish Council has a heritage objection regarding this application as it would damage the street scene, character and appearance of the conservation area and setting of a nearby listed building. The extension proposed is significant and will cause the site to become cramped and contravenes BLP policy QP3.

25/02635 Land At 21 And 24 Greenways Drive Sunningdale Ascot

Details required by Condition 7 (suDS), 10 (Bicycle storage), 15 (CEMP:Biodiversity), 16 (Biodiversity enhancement) and 19 (Boundary treatment) of planning permission 23/01219/FULL for 1no. detached dwelling.

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

25/02710 Charters Pond Charters Road Sunningdale Ascot SL5 9QB

Prior notification for the demolition of a one storey bungalow.

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

25/02707 Direct Clothing Co Hopewell House 17 Rise Road Ascot SL5 0BH

Partial change of use from mixed use Class E (formerly A2) and Class C3 to all residential (C3) to provide 1 no. additional flat and associated amenity space. Alterations to fenestration including relocation of entrances and the subdivision of the existing garage.

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

25/02723 10 Hamilton Drive Sunningdale Ascot SL5 9PP

1no. replacement detached dwelling with associated parking, landscaping and EV charger following the demolition of the existing dwelling. (Self-Build).

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

25/02668 Old Church House Sidbury Close Ascot SL5 0PD

Oak tree - Dismantle and fell (014/1991/TPO)

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

25/02546 Delamead Onslow Road Sunningdale Ascot SL5 0HW

1no. outbuilding ancillary to the main dwelling.

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

25/02762 Larkshill Court Titlarks Hill Sunningdale Ascot SL5 0JD

Variation (under Section 73) of Condition 4 (approved Plans) to substitute those plans approved under 24/03049/FULL for a garage conversion to habitable accommodation ancillary to Larkshill Court and alterations to fenestration with amended plans.

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

25/02796 The Hollies Broomhall Lane Sunningdale Ascot SL5 0DG

T1 Oak - reduce spread by 2-2.5m leaving a final spread of 4-5m and crown thinning by 15% as per photographs (011/2016/TPO).

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

PC 60 / 25 Developments outside the parish affecting the parish

Cllr Evans updated the committee regarding the wear and tear of Chobham Road as a result of the Longcross development.

Cllr Buxton updated the committee regarding London Square, Ascot.

PC 61 / 25 Developments inside the parish affecting the parish

There were no updates regarding developments inside the parish.

PC 62 / 25 Sunninghill, Ascot and Sunningdale Neighbourhood Plan Refresh

Cllr Buxton updated the Planning Committee regarding the work taking place on the Neighbourhood Plan refresh. A teams meeting took place on 20th November 2025. The meeting minutes and Terms of Reference are available on the website. Another meeting took place on 23rd September, with Jack Rankin MP. The follow up letters from the meeting are also published on the website. <https://sunningdale-pc.org.uk/sapc-spc-np-refresh/>

PC 63 / 25 Information Sharing

Deputy Clerk to obtain the TPO areas of Sunningdale from RBWM

Next Planning Committee meeting dates are 2 December, 6 January, 3 February, 3 March, 7 April and 5 May.

There was no other business to discuss, and the meeting closed at 8:40pm.