



Minutes for the Planning Committee Tuesday 3 March 2026 at 7:30pm

PC 91 / 25 Attendance and Apologies for Absence

Present: Cllr Buxton (Chair); Cllr Newman; Cllr Grover

Apologies: Cllr Evans; Cllr Gosling

In Attendance: Nikki Tomlinson (Deputy Clerk)

Absent: Cllr Luxton,

There was no members of the public present.

PC 92 / 25 Declarations of interest for items on the agenda

There was no declaration of interests received to the Planning Committee.

PC 93 / 25 Approval of the minutes of the Planning Committee meeting 3 February 2026

RESOLVED: The committee **approved** the minutes of 3 February 2026 there were no matters arising.

PC 94 / 25 To review any recent significant planning and enforcement decisions for the Parish

The significant decisions were discussed using the handout: [Planning-Significant-Decisions-Mar-26.pdf](#)

PC 95 / 25 To review and approve comments and letters, for submission to the planning authority for the applications below:

26/00219 118 Chobham Road Sunningdale Ascot SL5 0HX

One Oak tree - Crown lift to 6m from the ground on the neighbours side. (036/2008/TPO)

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

26/00218 116 Chobham Road Sunningdale Ascot SL5 0HX

Two Oak trees - Crown lift to 6m from the ground on the neighbours side. (036/2008/TPO)

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

26/00230 Broadlands Farm Cottage Bagshot Road Ascot SL5 9JN

Variation (under Section 73) of Condition 3 to substitute those plans approved under 25/01713/FULL for the single storey front extension and single storey rear/side extension following demolition of existing elements with amended plans

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

26/00148 Holy Trinity CE Primary School Church Road Sunningdale Ascot SL5 0NJ

(T1) Hornbeam - Crown reduce by approximately 1.5-2m radial spread and 2m height, leaving a final spread of 5m from the trunk and height of approximately 16m. Remove major deadwood. (T12) Thuja - Reduce height by 3m, leaving a final height of approximately 9m. (T2) Oak - Crown reduce by approximately 3-4m radial spread and 3-4m height, leaving a final spread of 3.5-4m from the trunk and height of approximately 12m. Remove major deadwood. Remove major deadwood. (T6) Beech - Reduce Easterly branches by 1.25m, leaving a spread from the trunk of approximately 5m. Remove major deadwood. Remove major deadwood. (G2) Sycamore and Silver Birch - Fell to just above ground level.

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

26/00311 Former Hurst Lodge School Bagshot Road Ascot

Demolition of former Hurst Lodge school and erection of residential development (Use Class C3) together with onsite car parking, Local Equipped Area of Play (LEAP), Landscape enhancement and other associated works.

The Parish Council objects to this application as it contravenes:

- **NPPF paragraph 147 – Protecting Green Belt Land**
- **NPPF paragraph 154 & 156 – Proposals affecting the Green Belt**
- **RBWM Borough Local Plan IF2 – Sustainable Transport**
- **RBWM Borough Local Plan QP1 – Sustainability and Place making**
- **RBWM Borough Local Plan QP3 – Character and Design of New Development**
- **RBWM Borough Local Plan HO3 – Affordable Housing (40%). SPC would like all affordable housing to be on site not a contribution elsewhere**
- **RBWM Borough Local Plan NR2 – Nature Conservation and Biodiversity**
- **Neighbourhood Plan DG2.1 – Density, footprint, separation, scale, bulk**
- **Neighbourhood Plan DG3.2 – Good quality design**

Also, It is not an allocated site within the Borough Local Plan.

26/00337 17 Parkside Road Sunningdale Ascot SL5 0NL

Details required by Condition 1 (Obscure Glazing Scheme) and 2 (Timber Wall Scheme) of planning permission 25/02011/FULL (Allowed on Appeal) for 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 do not comment on this type of application.

26/00397 Land At Blacknest Pumping Station London Road Sunninghill Ascot

1no. new dwelling with refuse and cycle stores and associated parking, landscaping, new boundary treatment and the reinstatement of a dropped kerb.

The Parish Council objects to this application as it contravenes:

- **NPPF Section 12 - Achieving well-designed places**
- **NPPF Section 13 - Protecting Green Belt land**
- **NPPF Section 15 - Conserving and enhancing the natural environment**
- **RBWM Borough Local Plan NR3 - Trees, Woodlands and Hedgerows**
- **RBWM Borough Local Plan QP3 – Character and Design of New Development**
- **RBWM Borough Local Plan QP5 - Development in Rural Areas and the Green Belt**

- Neighbourhood Plan DG2 – Density, footprint, separation, scale, bulk
- Neighbourhood Plan DG3 – Good quality design
- Neighbourhood Plan EN2 – Trees

This application does not demonstrate special circumstances for development in the Green Belt. Although there is some information on how trees would be protected within the Ancient Woodland, it is far from clear how this would work. The application has no perceivable change in the floor plans or elevations from the previous application 24/01524 – this current application continues to lead to overdevelopment of the site.

26/00446 Belvedere House Rise Road Ascot SL5 0AT

(T1) Oak - cut back the lower 4 branches by 2m to give clearance of 2-3m to the windows and roof.(029/2001/TPO).

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

26/00475 9 Chanctonbury Drive Ascot SL5 9PT

Mature Beech Tree - Reduce crown by approximately 2m all round. Lift crown to 5m to clear gutter line of house. The crown is approximately 14m in diameter. After proposed works the finished diameter if the crown is to be approximately 10m. (001/1978/TPO)

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

PC 96 / 25 Developments outside the parish affecting the parish

There were no updates regarding Longcross

There were no updates regarding Land at Silwood Park (Silwood Manor/Lodge)

PC 97 / 25 Developments inside the parish affecting the parish

There were no updates regarding developments inside the parish.

PC 98/ 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 Steering Group meeting is due to take place on 9 March 2026.

PC 90 / 25 Information Sharing

Next Planning Committee meeting dates are 7 April and 5 May.

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