



# SUNNINGDALE PARISH COUNCIL

## Minutes of Planning Meeting held on Tuesday 24 November at 7:30 pm

**The meeting was conducted via Zoom Webinar**

Cllr Burn, Chairman of the committee, brought forward a resolution to amend the agenda to include 3 applications. The committee so resolved.

### **PC 22 / 20 Attendance and Apologies for Absence**

**Present:** Cllr Yvonne Jacklin (Chairman), Cllr Michael Burn, Cllr Anne-Catherine Buxton, Cllr Robin Booth, Cllr Lilly Evans, Cllr Peter Grover, Cllr Martin Penney and Cllr Valerie Pike

**In Attendance:** Ruth Davies (Clerk)

There were no members of the public present.

### **PC 23/ 20 Declaration of interest received for items on the agenda**

Cllr Grover declared an interest for 20/03006

### **PC 24 / 20 Approval of the minutes of the planning committee meeting 27 October 2020**

The committee **resolved to approve** the minutes, there were no matters arising

### **PC 25 / 20 To review comments and letters submitted under scheme of delegation and any recent significant planning decisions for the Parish**

The committee **received and approved** the letter sent of 20/02735

#### **Significant Decisions:**

20/02627 Sunningdale Park, illuminated hoardings – permitted

20/02234 Crofton Lodge – refused due to impact on trees

20/02434 Wilbury Cottage, Beech Hill Road – refused as being out of character with the Victorian Village, over development, impact on trees, highways concern over access required and Thames SPA

20/02275 Crossways - permitted

### **PC 26 / 20 To review and approve the proposed comments and letters, prior to submission to the Planning Authority for the applications below:**

**20/02753 Sunningdale Park Larch Avenue Ascot SL5 0QE**

*Details required by part condition 3 (phase A1) (materials) of planning permission 18/00356 for the redevelopment of Sunningdale Park including the part demolition, alteration, restoration, conversion and extension of Northcote House (Grade II Listed), Gloucester Stables and the Walled Garden; the alteration, restoration, conversion and extension of North Lodge, the alteration, restoration and conversion of the Gamekeeper's Lodge and Store, and The Dairy; the part demolition and part alteration, restoration and conversion of South Lodge; refurbishment and extension of Gardeners Cottages and the demolition of other buildings including Park House; and the erection of new buildings to provide 168 dwellings (Use Class C3) (160 net), a Care Community of 103 units of accommodation incorporating communal facilities (Use Class C2), restoration of the Registered Park and Garden, provision of 16.97 Hectares of SANG (within 19*

hectares of open space in total), plus associated internal access roads, parking, landscaping, footpaths, drainage and other associated works

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

#### **20/02750 Sunningdale Park Larch Avenue Ascot SL5 0QE**

*Details required by part condition 3 (Phase B5 The Glade) (external materials) of planning permission 18/00356 (amended under 20/00671/NMA) and part condition 4 (Phase B5 The Glade) (hard and soft landscaping) of planning permission 18/00356 for the redevelopment of Sunningdale Park including the part demolition, alteration, restoration, conversion and extension of Northcote House (Grade II Listed), Gloucester Stables and the Walled Garden; the alteration, restoration, conversion and extension of North Lodge, the alteration, restoration and conversion of the Gamekeeper's Lodge and Store, and The Dairy; the part demolition and part alteration, restoration and conversion of South Lodge; refurbishment and extension of Gardeners Cottages and the demolition of other buildings including Park House; and the erection of new buildings to provide 168 dwellings (Use Class C3) (160 net), a Care Community of 103 units of accommodation incorporating communal facilities (Use Class C2), restoration of the Registered Park and Garden, provision of 16.97 Hectares of SANG (within 19 hectares of open space in total), plus associated internal access roads, parking, landscaping, footpaths, drainage and other associated works*

The parish council **endorse** the comments of the Tree Officer.

#### **20/02735 High Trees and Ardwyn House Charters Gate Hancocks Mount Ascot**

*Construction of x2 dwellings with attached garages, following demolition of the existing dwellings and associated garaging/outbuildings.*

The parish council **strongly object** to this application as detailed in the letter below.

[20/02735 High Trees and Ardwyn House, Sunningdale](#)

#### **20/02734 Littlebrook House Earleydene Ascot SL5 9JY**

*Certificate of lawfulness to determine whether the proposed detached outbuilding ancillary to the existing dwelling is lawful*

The parish council **notes** this application has been withdrawn.

#### **20/02695 Sunningdale Park Larch Avenue Ascot SL5 0QE**

*Details required by part condition 4 (phase A1) (hard and soft landscaping) of planning permission 18/00356 for the redevelopment of Sunningdale Park including the part demolition, alteration, restoration, conversion and extension of Northcote House (Grade II Listed), Gloucester Stables and the Walled Garden; the alteration, restoration, conversion and extension of North Lodge, the alteration, restoration and conversion of the Gamekeeper's Lodge and Store, and The Dairy; the part demolition and part alteration, restoration and conversion of South Lodge; refurbishment and extension of Gardeners Cottages and the demolition of other buildings including Park House; and the erection of new buildings to provide 168 dwellings (Use Class C3) (160 net), a Care Community of 103 units of accommodation incorporating communal facilities (Use Class C2), restoration of the Registered Park and Garden, provision of 16.97 Hectares of SANG (within 19 hectares of open space in total), plus associated internal access roads, parking, landscaping, footpaths, drainage and other associated works*

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

#### **20/02742 10A Sunning Avenue Sunningdale Ascot SL5 9PN**

*T1 and T2 -Silver Birch -fell (TPO 3 of 2002)*

The parish council **notes** this application has been withdrawn.

**20/02842 The Spinney Devenish Lane Sunningdale Ascot SL5 9QU**

*Details required by condition 2 (external materials) 3 (slab levels) of planning permission 19/01058 for the construction of 2no. dwellings including boundary treatment and new vehicle entrance gate following demolition of existing dwelling.*

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

**20/02816 The Spinney Devenish Lane Sunningdale Ascot SL5 9QU**

*Variation (under Section 73A) of Condition 14 (Approved Plans) to substitute those plans approved under 19/01058/FULL for the construction of 2no. dwellings including boundary treatment and new vehicle entrance gate following demolition of existing dwelling with amended plans.*

The parish council **requests** that all windows north of plot 1 and south of plot 2 are obscure glazed to prevent overlooking given the proposed changes to the elevations.

**20/02885 29A Silwood Road Ascot SL5 0PY**

*Single storey rear extension no greater than 8.0m depth, 3m high and an eaves height of 3m*

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

**20/02908 7 Leacroft Sunningdale Ascot SL5 0NZ**

*Certificate of lawfulness to determine whether the proposed single storey side extension is lawful*

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

**20/02883 Tamerisk Earleydene Ascot SL5 9JY**

*(G2) x 2 Silver Birch -Dismantle and (T7) Silver Birch -Dismantle/fell to a height of 3m. (TPO 29 of 2005).*

The parish council **refer to the Tree Officer** as the application lacks the significant details required to allow the council to make a proper determination. There is no arboricultural evidence in support of the status of the two trees proposed for felling.

**20/02952 17 Pinecote Drive Sunningdale Ascot SL5 9PS**

*T1-T2 Oak -Reduction of select branches to create a crown clearance of approximately 2m from the house, T4-T6 Oak - Crown lift or selectively reduce branches over-hanging the pavement and road to create a height clearance of approximately 5m (TPO 34 of 2002)*

The parish council **comment** on the anomalies between this application and previous applications. The letter below provides full details.

[20 02952 17 Pinecote Drive, Sunningdale](#)

**20/02991 Coworth Park Hotel Coworth Park London Road Sunninghill Ascot SL5 7SE**

*(G1) -Lime -Reduce trees to previous pollard points. (G2) -Lime -Reduce trees to previous pollard points (TPO 1 of 1957)*

The parish council **refers to the Tree Officer** due to the significant number of lime trees (58) and their public position.

**20/02993 Silverwood Grange and Laggan House Lady Margaret Road Sunningdale Ascot**

*G1 -Various species -fell, G2 -Mixed saplings -fell, G3 -Alders (Alnus glutinosa) approx. height -7m prune to achieve 2m clearance from building, G4 -Limes (Tilia cordata) -approx. height -8m, location -Neighbour's trees, Crown lift remove overhanging branches to 4m from ground level, T1 -Beech (Fagus sylvatica purpurea) -fell, T2 & 3 -Cherry x2 (Prunus sp) -fell (TPO 21of 2003)*

The parish council has **concerns** regarding this application as detailed in the letter attached.

[20 02993 Silverwood Grange and Laggan House, Sunningdale](#)

## 20/03006 Thorpe Building Whitmore Lane Ascot

*Change of use from Offices to Residential to provide 6 flats.*

The parish council **notes** this application is under the permitted development rights to move from B1 to C3 and has **no comment** to make.

## 20/02944 57 Halfpenny Lane Sunningdale Ascot SL5 OEG

*Two storey side and single storey rear extension, relocation of front door, alteration to fenestration, side path to be refinished in gravel and pavers following demolition of existing elements.*

The parish council **objects** to this application which is mostly a copy of the previously refused then amended scheme under 19/03562. The council does not agree with the rationale provided by the applicant to make the amendments.

[20 02944 57 Halfpenny Lane, Sunningdale](#)

## 20/02913 2 - 3 Charnwood Sunningdale Ascot

*(T1) Oak - Crown lift up to 7m from ground level, reduce canopy by 8m and remove deadwood and epicormic growth; (T2) Beech - Reduce height by 3m and reduce the lateral branches by no more than 2m to leave a height of 20m and a spread of 7-8m. (TPO 1 of 1988)."*

The parish council **object** to this application as it is the same as the previously refused application 20/01562 and therefore the reasons for refusal given by RBWM at that time are still valid. RBWM clearly stated that the "proposed operations are unacceptable as they will dramatically alter the natural shape and form of the trees; significantly reduce their amenity value" and that these are "high amenity trees and contribute positively to the character and appearance of the area". The accompanying map of the location of the trees is sketchy and there is no arboricultural evidence provided.

The parish council request this application is also **Refused**.

## PC 21 / 20 Information Sharing

To bring forward any item at the Chairman's discretion which is relevant to the planning committee.

Cllr Burn brought forward 19/03365 Rempstone, Onslow Road Sunningdale Ascot SL5 OHW which had permission granted for a timber garage which was in line with the building. However, what is being built is not timber and is in front of the building line. The committee were updated with the response so far from the enforcement team with a visit due week commencing 30<sup>th</sup> November. The Clerk was requested to share the latest images with the planning enforcement officer.

Cllr Burn brought forward the additional information regarding the Loss of Light study provided for 20/02444 Beverley Court. The committee agreed that there was a small loss of light using the spring equinox of 21<sup>st</sup> March 21 as the BRE control date. However, information was requested to be provided for the winter equinox, 21<sup>st</sup> December, also in line with the BRE guidance. The Clerk was requested to email Victoria Gibson with this request on Wednesday 25<sup>th</sup> November due to the decision deadline of 27<sup>th</sup> November.

Cllr Burn brought forward an update received via the Clerk on the medical centre at Ben Lynwood. The CCG were now reviewing the application in line with the new COVID-19 NHS operating guidelines for digital care. Additionally, RBWM were reviewing the ongoing use of the car park and looking to place a restrictive timeline on when this could continue until.

Cllr Evans brought forward her attendance at the Frimley Health Trust meeting where further information was provided regarding the expansion of the work at Heatherwood Hospital. A budget now of circa £98m v £60m previously and wondered how this would impact the service provisions that were previously proposed for the medical centre.

There was no other business to discuss, the meeting closed at 9:20 pm