

## WINDSOR URBAN DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 26 APRIL 2017

PRESENT: Councillors Malcolm Alexander (Chairman), Phillip Bicknell (Vice-Chairman), Shamsul Shelim, Jesse Grey, Eileen Quick and Edward Wilson

Also in attendance: Councillor Wesley Richards and Derek Wilson

Officers: Wendy Binmore, Jenifer Jackson and Daniel Gigg, Mary Kilner and April Waterman

### APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Michael Airey, John Bowden and Samantha Rayner.

### DECLARATIONS OF INTEREST

**Cllr Alexander** – Declared personal interests in item 17/00406 as his daughter worked at Trevelyan Middle School and; item 1700558 as his grandson was a pupil at The Windsor Boys School. He confirmed he attended Panel with an open mind.

**Cllr Bicknell** – Declared a personal interest in item 17/00406 as his youngest son was a pupil at the school. He confirmed he attended Panel with an open mind.

**Cllr Shelim** – Declared a personal interest in item 17/00406 as his daughter was a pupil at the school. He confirmed he attended Panel with an open mind.

### MINUTES

**RESOLVED UNANIMOUSLY: That the minutes of the meeting of the Windsor Urban Development Management Panel held on 29 March 2017 be approved.**

### PLANNING APPLICATIONS (DECISION)

17/00235\* Royal Borough of Windsor And Maidenhead: Refurbishment of existing York House office building to include an additional storey of office accommodation, replacement windows over cladding of brickwork and associated public realm works at Royal Borough of Windsor and Maidenhead Council, York House, 41 Sheet Street, Windsor SL4 1DD – **THE PANEL VOTED to APPROVE the application in accordance with the Head of Planning's recommendations and grant planning permission with the conditions listed in Section 10 of the Main Report with the additional/amended conditions in Section 3 and an additional informative as advised verbally as listed below:**

#### **Amended Conditions:**

- 2. Construction Environment Management Plan:** No development, no ground works and no clearance of existing structures to materials on the site shall commence until a Construction

Environment Management Plan (CEMP) for the development has been submitted to and approved by the Local Planning authority. The plan shall include details of:

- a. The location, design and duration of any temporary surfacing of or access to the site;
- b. The location, design and duration of temporary structures including cranes, construction or waste control equipment and facilities for staff;
- c. The transportation of soil, spoil and waste on and off site;
- d. Measures to control dust and mud from affecting neighbouring properties and the highway network, including wheel washing facilities;
- e. A construction noise control plan, including quiet vehicle reversing warning systems;
- f. The location of any materials compound or other storage;
- g. The design of any temporary hoarding;
- h. Specified on-site and off-site parking provision for construction vehicles and construction staff vehicles and cycles, together with manoeuvring and access arrangements;
- i. The number of vehicles expected per day;
- j. Out of hours contact details for the site personnel to be posted in a public location on or near the site;
- k. Details of construction lighting, plant, security fencing and alarms, and
- l. Measures for the control of construction related litter.

The construction works shall be carried out in accordance with the approved CEMP, no burning of materials shall take place on the site. No demolition or construction works, and no deliveries to the site or collections from it shall take place except between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and between the hours of 08.00 and 13.00 on Saturdays. Reason: To minimise the impact of the works during the construction period in the interests of residents, highway safety and the free flow of traffic, and to safeguard the amenities of the area in accordance with Policy T5 of the Local Plan and guidance contained within the NPPF2012.

9. Parking Provision: No part of the development shall be occupied until vehicle parking spaces has been provided in accordance with the approved drawings. 92 car parking spaces shall be retained at all times for parking for the users of the development hereby approved or shall be available for public parking during periods of the day and week as shall be agreed from time to time in writing by the Local Planning Authority. Reason: to secure an appropriate level of car parking within the site for the purposes of the development and in the interests of the amenities of the Town, in accordance with local national planning policy as set out in Policies DG1, E10 and P4 of the Local Plan, objectives in the adopted Parking Strategy 2004, and guidance contained within section 4 of the NPPF, 2012.

**Additional Conditions:**

- 13. Travel Plan:** No part of the development hereby permitted shall be occupied until a Travel Plan to serve the site shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be used unless the measures set out in the approved Travel Plan are in place and are operational, in accordance with their approved scheduling, for the duration of the occupation of the development. Reason: To secure an appropriate pattern of transport for the users of the site, in the interest of sustainability, in accordance with national and local planning policy as set out in policies DG1, E10, T7, T8 and P4 of the Local Plan and guidance contained within the NPPF 2012.

#### **Additional informative**

Contaminated land: In the event that unexpected soil contamination is found after development has begun, development must be halted. The contamination must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is the subject of the approval in writing of the Local Planning Authority.

**Four Councillors voted in favour of the motion )Cllrs Alexander, Bicknell, Grey and E. Wilson) and one Councillor voted against (Cllr Shelim). Cllr Quick did not take part in the vote as she was not present from the beginning of the item.**

(The Panel was addressed by Mr John Holland in Objection, Cllr Wesley Richards and by Mark Baines, the Architect/Agent).

- 17/00406\* Ms Wardle: Removal of existing hard surfaced playing areas, replacement and extension of hard surfacing, with associated floodlighting and fencing at Trevelyan Middle School, Wood Close, Windsor SL4 3LL – **THE PANEL VOTED UNANIMOUSLY to APPROVE the application in accordance with the Head of Planning’s recommendations and grant planning permission on the satisfactory completion by 9<sup>th</sup> June 2017 of a Section 106 undertaking to secure a Community Use Agreement to ensure that the new facilities are made available for the community use and subject to the conditions listed in section 9 of the Main Report.**
- 17/00556 Mrs Longworth-Krafft: Consent to display one set each of non-illuminated individual stainless steel lettering to Pupil Entrance and Reception Front Entrance at Windsor Girls School, Imperial Road, Windsor SL4 3RT – **THE PANEL VOTED UNANIMOUSLY to APPROVE the application in accordance with the Head of**

**Planning's recommendations and grant planning permission with the conditions listed in Section 9 of the Main Report.**

17/00558 Mrs Longworth-Krafft: Consent to display one set each of non-illuminated individual stainless steel lettering for 6<sup>th</sup> Form Entrance and Front Entrance at The Windsor Boys' School, Maidenhead Road, Windsor SL4 5EH – **THE PANEL VOTED to APROVE the application in accordance with the Head of Planning's recommendations and grant planning permission with the conditions listed in Section 9 of the Main Report.**

ESSENTIAL MONITORING REPORTS (MONITORING)

All details of the Essential Monitoring Reports were noted.

The meeting, which began at 7.00 pm, finished at 8.26 pm

CHAIRMAN.....

DATE.....