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NOTICE OF MEETING

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WINDSOR URBAN DEVELOPMENT MANAGEMENT PANEL

will meet on

WEDNESDAY, 26TH APRIL, 2017

At 7.00 pm

in the

COUNCIL CHAMBER - GUILDHALL,

TO: MEMBERS OF THE WINDSOR URBAN DEVELOPMENT MANAGEMENT PANEL

COUNCILLORS MALCOLM ALEXANDER (CHAIRMAN), PHILLIP BICKNELL (VICE-CHAIRMAN), MICHAEL AIREY, JOHN BOWDEN, JESSE GREY, EILEEN QUICK, SAMANTHA RAYNER AND SHAMSUL SHELIM

SUBSTITUTE MEMBERS

COUNCILLORS NATASHA AIREY, HASHIM BHATTI, NICOLA PRYER, GARY MUIR, JACK RANKIN, WESLEY RICHARDS AND EDWARD WILSON

Karen Shepherd - Democratic Services Manager - Issued: 18 April 2017

Members of the Press and Public are welcome to attend Part I of this meeting. The agenda is available on the Council's web site at www.rbwm.gov.uk or contact the Panel Administrator **Wendy Binmore** 01628 796251

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AGENDA

PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
1.	<u>APOLOGIES FOR ABSENCE</u> To receive any apologies for absence.	
2.	<u>DECLARATIONS OF INTEREST</u> To receive any declarations of interest.	5 - 8
3.	<u>MINUTES</u> To confirm the minutes of the previous meeting.	9 - 12
4.	<u>PLANNING APPLICATIONS (DECISION)</u> To consider the Head of Planning & Property/Development Control Manager's report on planning applications received. Full details on all planning applications (including application forms, site plans, objections received, correspondence etc.) can be found by accessing the Planning Applications Public Access Module by selecting the following link. http://www.rbwm.gov.uk/pam/search.jsp or from Democratic Services on 01628 796251 or democratic.services@rbwm.gov.uk	13 - 60
5.	<u>ESSENTIAL MONITORING REPORTS (MONITORING)</u> To consider the Essential Monitoring reports.	61 - 62

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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

In accordance with the requirements of the Local Government (Access to Information) Act

1985, each item on this report includes a list of Background Papers that have been relied

on to a material extent in the formulation of the report and recommendation.

The list of Background Papers will normally include relevant previous planning decisions, replies to formal consultations and relevant letter of representation received from local societies, and members of the public. For ease of reference, the total number of letters received from members of the public will normally be listed as a single Background Paper,

although a distinction will be made where contrary views are expressed. Any replies to consultations that are not received by the time the report goes to print will be recorded as

“Comments Awaited”.

The list will not include published documents such as the Town and Country Planning Acts

and associated legislation, Department of the Environment Circulars, the Berkshire Structure Plan, Statutory Local Plans or other forms of Supplementary Planning Guidance,

as the instructions, advice and policies contained within these documents are common to

the determination of all planning applications. Any reference to any of these documents will be made as necessary under the heading “Remarks”.

STATEMENT OF THE HUMAN RIGHTS ACT 1998

The Human Rights Act 1998 was brought into force in this country on 2nd October 2000, and it will now, subject to certain exceptions, be directly unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular, Article 8 (respect

for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) apply to planning decisions. When a planning decision is to be made however, there is further provision that a public authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest, and therefore much of this authority's decision making will continue to take into account this balance.

The Human Rights Act will not be referred to in the Officer's report for individual applications beyond this general statement, unless there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues.

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MEMBERS' GUIDE TO DECLARING INTERESTS IN MEETINGS

Disclosure at Meetings

If a Member has not disclosed an interest in their Register of Interests, they **must make** the declaration of interest at the beginning of the meeting, or as soon as they are aware that they have a DPI or Prejudicial Interest. If a Member has already disclosed the interest in their Register of Interests they are still required to disclose this in the meeting if it relates to the matter being discussed.

A member with a DPI or Prejudicial Interest **may make representations at the start of the item but must not take part in discussion or vote at a meeting.** The term 'discussion' means a discussion by the members of meeting. In order to avoid any accusations of taking part in the discussion or vote, Members should move to the public area or leave the room once they have made any representations. If the interest declared has not been entered on to a Members' Register of Interests, they must notify the Monitoring Officer in writing within the next 28 days following the meeting.

Disclosable Pecuniary Interests (DPIs) (relating to the Member or their partner) include:

- Any employment, office, trade, profession or vocation carried on for profit or gain.
- Any payment or provision of any other financial benefit made in respect of any expenses occurred in carrying out member duties or election expenses.
- Any contract under which goods and services are to be provided/works to be executed which has not been fully discharged.
- Any beneficial interest in land within the area of the relevant authority.
- Any licence to occupy land in the area of the relevant authority for a month or longer.
- Any tenancy where the landlord is the relevant authority, and the tenant is a body in which the relevant person has a beneficial interest.
- Any beneficial interest in securities of a body where:
 - a) that body has a piece of business or land in the area of the relevant authority, and
 - b) either (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body **or** (ii) the total nominal value of the shares of any one class belonging to the relevant person exceeds one hundredth of the total issued share capital of that class.

Any Member who is unsure if their interest falls within any of the above legal definitions should seek advice from the Monitoring Officer in advance of the meeting.

A Member with a DPI should state in the meeting: ***'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations on the item: 'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'

Prejudicial Interests

Any interest which a reasonable, fair minded and informed member of the public would reasonably believe is so significant that it harms or impairs the Member's ability to judge the public interest in the item, i.e. a Member's decision making is influenced by their interest so that they are not able to impartially consider relevant issues.

A Member with a Prejudicial interest should state in the meeting: ***'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations in the item: 'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'

Personal interests

Any other connection or association which a member of the public may reasonably think may influence a Member when making a decision on council matters.

Members with a Personal Interest should state at the meeting: ***'I wish to declare a Personal Interest in item x because xxx'. As this is a Personal Interest only, I will take part in the discussion and vote on the matter.***

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Agenda Item 3

WINDSOR URBAN DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 29 MARCH 2017

PRESENT: Councillors Phillip Bicknell (Vice-Chairman), Malcolm Alexander (Chairman), Michael Airey, Samantha Rayner, Jesse Grey and Eileen Quick

Officers: Wendy Binmore, Melvin Andrews, Jenifer Jackson, Lyndsay Jennings, Claire Pugh, Daniel Gigg and April Waterman.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bowden and Shelim.

DECLARATIONS OF INTEREST

None.

MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting of the Windsor Urban Development Control Panel held on 1 February 2017 be approved.

PLANNING APPLICATIONS (DECISION)

16/03438* Mr Hughes: Alterations and additions to form five no. additional close-care apartments in addition to that approved under 11/00403/FULL at Former Windsor Rackets and Fitness Club, Heston Lane, Windsor – **THE PANEL VOTED UNANIMOUSLY to DELEGATE authority to the Head of Planning to grant planning permission, with the conditions listed in Section 10 of the Main Report and an additional condition requiring the submission and approval of a revised landscaping scheme, as in Section 3 of the Panel Update Report (as listed below), on completion of a satisfactory legal agreement to secure measures to ensure a safe means of escape in the event of flooding through the development on the site approved under separate planning permission, and to amend and make binding on the additional units the Travel Plan for the development on the site approved under separate planning permission; and to DEFER the application for a maximum of two cycles to enable officers to obtain the outstanding flood risk information.**

Additional Condition as per the Panel update report:

1. No construction operations for the development hereby approved shall be commenced until details of the hard and soft landscaping of the site shall have been submitted to and approved in writing by the Local Planning Authority. The details required shall comprise the design, appearance, construction details, materials, levels and finish for all free-standing or retaining structures and means of enclosure, and all roads, paths, external parking spaces and other hard surfaced areas, and the location, species, size and planting density of all trees,

hedges, shrubs herbaceous plants and areas to be grassed, together with programmes of implementation and after care (of a minimum of 5 years). The landscaping scheme shall be completed in accordance with the implementation programme, and any trees of other plants which die, are damaged or destroyed or become no longer viable within 5 years of the completion of the implementation programme shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority. Reason: in the interests of amenity, flood risk management and the protection of the water environment, in accordance with national and local planning policy as set out in policies DG1, H10 and N6 of the Royal Borough of Windsor and Maidenhead Local Plan and guidance contained within the National Planning Policy Framework 2012.

(The Panel was addressed by Robin Hughes, the applicant).

17/00042* Mrs Eves: Part single, part two storey side and rear extension and provision of 2 No. car parking spaces to the front garden at 12 Princes Close, Eton Wick, Windsor SL4 6LZ – **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.**

(The Panel was addressed by Beverley Eves, the applicant).

17/00056 Mr and Mrs Lloyd: Alteration to front roof plane to raise the main ridge and L-shaped dormer to the rear at 133 Arthur Road, Windsor SL4 1RU – **THE PANEL VOTED UNANIMOUSLY to APPROVE the application in against the Head of Planning’s recommendations and grant planning permission as the proposals comply with Policies DG1 and H14 of the Local Plan because the small increase in height combined with the depth would not result in a disproportionate addition and agree with the officers report on living conditions and highways matters.**

(The Panel was addressed by Neil Lloyd, the applicant and a statement in support of the application was read out on behalf of Councillor Rankin).

17/00111* Mr Butt: Change of use from registered HMO (10 units) to 3 x 1 bed and 2 x 2 bed flats at 40 Kings Road, Windsor SL4 2AG – **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 and with the additional informatives set out in Section 3 of the Panel Update Report as listed below:**

1. The applicant and their contractor should take all practicable steps to minimise dust disposition, which is a major cause of nuisance to residents living near to construction and demolition

sites. The applicant and their contractor should ensure that all loose materials are covered up or damped down by a suitable water device, to ensure that all cutting/breaking is appropriately damped down, to ensure that the haul route is paved or tarmacked before works commence, is regularly swept and damped down, and to ensure the site is appropriately screened to prevent dust nuisance to neighbouring properties. The applicant is advised to follow guidance with respect to dust control: London working group on Air Pollution Planning and Environment (APPLE); London Code of Practice Part 1: The Control of Dust from Construction; and the Building Research Establishment: Control of dust from construction and demolition activities.

2. The Royal Borough receives a large number of complaints relating to construction burning activities. The applicant should be aware that any burning that gives rise to a smoke nuisance is actionable under the Environment Protection Act 1990. Furthermore, any burning that gives rise to dark smoke is considered an offence under the Clean Air Act 1993. It is the Environmental Protection Team policy that there should be no fires on construction or demolition sites. All construction and demolition waste should be taken off site for disposal. The only exceptions relate to knotweed and in some cases infected timber where burning may be considered the best practicable environmental option. In these rare cases the contractor would be expected to inform Environmental Protection Team before burning on 01628 683538 and follow good practice.

17/00283 The Provost and Fellows of Eton College: Alteration and amendments to shop front fenestration to match adjoining properties 122 and 123 High street at 121 High Street, Eton, Windsor SL4 6AN – **THE PANEL VOTED UNANIMOUSLY to APPROVE the application against the Head of Planning’s recommendations and grant planning permission on the basis that the proposals comply with Policies CA2, LB2 and DG1 of the Local Plan because the development would not result in the loss of an important shopfront of historical value with the proposals being appropriate to the approved residential use. The proposals would result in a visual improvement and will enhance the Conservation Area and Listed Building.**

(The Panel was addressed by Eamonn McLarnon, the applicant’s representative).

17/00284 The Provost and Fellows of Eton College: Consent for alteration and amendments to shop front to match adjoining properties 122 and 123 High Street at 121 High Street, Eton, Windsor SL4 6AN – **THE PANEL VOTED UNANIMOUSLY to APPROVE the application against the Head of Planning’s recommendations and grant planning permission on the basis that The proposals comply with Policy LB2 of the Local Plan because they would not result in the loss of an important shopfront of historical value with the proposals being appropriate to the approved residential use. The**

proposals would result in a visual improvement and will enhance the Listed Building.

(The Panel was addressed by Eamonn McLarnon, the applicant's representative).

ESSENTIAL MONITORING REPORTS (MONITORING)

All details of the Essential Monitoring Reports were noted.

The meeting, which began at 7.00 pm, finished at 8.15 pm

CHAIRMAN.....

DATE.....

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

Windsor Urban Panel

26th April 2017

INDEX

APP = Approval
 CLU = Certificate of Lawful Use
 DD = Defer and Delegate
 DLA = Defer Legal Agreement
 PERM = Permit
 PNR = Prior Approval Not Required
 REF = Refusal
 WA = Would Have Approved
 WR = Would Have Refused

Item No.	1	Application No.	17/00235/FULL	Recommendation	PERM	Page No.	15
Location:	Royal Borough of Windsor And Maidenhead Council York House 41 Sheet Street Windsor SL4 1DD						
Proposal:	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.						
Applicant:	Royal Borough of Windsor And Maidenhead	Member Call-in:	Not applicable	Expiry Date:	20 March 2017		

Item No.	2	Application No.	17/00406/FULL	Recommendation	PERM	Page No.	39
Location:	Trevelyan Middle School Wood Close Windsor SL4 3LL						
Proposal:	Removal of existing hard surfaced playing areas, replacement and extension of hard surfacing, with associated floodlighting and fencing.						
Applicant:	Ms Wardle	Member Call-in:	Not applicable	Expiry Date:	4 April 2017		

Item No.	3	Application No.	17/00556/ADV	Recommendation	PERM	Page No.	49
Location:	Windsor Girls School Imperial Road Windsor SL4 3RT						
Proposal:	Consent to display one set each of non-illuminated individual stainless steel lettering to Pupil Entrance and Reception Front Entrance						
Applicant:	Mrs Longworth-Krafft	Member Call-in:	Not applicable	Expiry Date:	28 April 2017		

Item No.	4	Application No.	17/00558/ADV	Recommendation	PERM	Page No.	55
Location:	The Windsor Boys School Maidenhead Road Windsor SL4 5EH						

Proposal: Consent to display one set each of non-illuminated individual stainless steel lettering to 6th Form Entrance and Front Entrance

Applicant: Mrs Longworth-Krafft **Member Call-in:** Not applicable **Expiry Date:** 28 April 2017

Appeals Decision Report

Page No. 61

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

WINDSOR URBAN DEVELOPMENT CONTROL PANEL

26 April 2017

Item: 1

Application No.:	17/00235/FULL
Location:	Royal Borough of Windsor And Maidenhead Council York House 41 Sheet Street Windsor SL4 1DD
Proposal:	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.
Applicant:	Royal Borough of Windsor And Maidenhead
Agent:	Mr Mark Baines
Parish/Ward:	Windsor Unparished/Castle Without Ward

If you have a question about this report, please contact: April Waterman on 01628 682905 or at april.waterman@rbwm.gov.uk

1. SUMMARY

- 1.1 This scheme proposes the addition of a third storey of office accommodation to replace the pitched roof of a remodelled and facelifted modern municipal office building, with alterations to car parking and hard and soft landscaping. The scheme has been amended during the course of its consideration, in terms of the design of all main elevations, and the detail and materials of hard and soft landscaping, to address concerns over its impact on the character and appearance of the historic core of the Town, and the effect on the amenity of occupiers of nearby residences. The additional storey of office space would cover a significant part of the footprint of the existing structure, although it would be set back from its facades, changing the general form of the building from a two storey structure with a collection of pitched roofs to a flat roofed arrangement, albeit with the same overall height.
- 1.2 It is considered that the scheme would provide attractive, accessible and up-to-date office working space, would have a positive impact on the heritage and biodiversity value of the area, would have no adverse impact on highway safety, would have an acceptable impact on neighbouring residential amenity, and would comprise sustainable development in all other respects. Appropriate cycle parking for staff and visitors would be provided within the site, and refuse storage and other servicing arrangements would be maintained.

It is recommended that the Panel grants planning permission with the conditions listed in Section 10 of this report.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; as the application site is in the Council's ownership, and the Council is the applicant, such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 This irregular 0.38 ha site has a frontage onto Sheet Street, with the access into its rear and subterranean car parks on its southern edge. An access route to the Regent Court development runs along its northern side and to the east (rear) the application building abuts an open space which has a number of mature trees, separating the site from the edge of the Long Walk, which is part of the Grade I Historic Park and Garden. The site expands southwards at its eastern end, to include an area of land used for surface car parking, overlooked by the rear elevations of two-storey residential properties fronting Brook Street, with a narrow lane linking the back of the end

property on Brook Street with this part of the site. The land drops gradually southwards and eastwards from Sheet Street to the parking and green areas to the rear of the site.

- 3.2 The existing brick and tiled two-storey-and-roof Council building, which largely fills the main part of the site on the ground floor, was constructed in the early 1980s and was extended in the late 1990s. From Sheet Street the building is read as two parts, joined slightly off-centre by a lower and recessed entrance lobby. It accommodates a number of RBWM departments as well as providing meeting and one-stop Council facilities for Windsor residents and businesses. A number of flights of steps and ramps provide pedestrian access from Sheet Street up to the building entrance and down to the underground parking area, which is available for public use outside office hours.
- 3.3 Sheet Street is known to have formed one of the routes leading south from the Castle since early medieval times, and is currently a principal thoroughfare for the town. It is closed to traffic periodically to allow for the progress of the guard from the Victoria Barracks (opposite the site) to and from the castle, but for the most part it is a wide, busy street used by bus services, with footways on both sides and on street parking (permit-regulated) on the eastern side. Buildings on the eastern side are of mixed age, with a terrace of Grade II Listed early 19th Century three storey houses (York Terrace) to the south of the site, a modern three-floor development of gable-fronted offices and flats to the north of the site (Parkside House and Regent Court), and the solid block of the modern Victoria Barracks, with its high brick perimeter wall, on the back edge of the footway on the western side of the road. Further up and down the street are found other historic and modern buildings, mainly of three storeys, and aligned with the street, including the Grade II* Hadleigh House and the irregularly-articulated Thames Court flats.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Application Reference	Description	Decision and Date
78/407761	New offices	Permitted
79/409162	New offices.	Permitted
97/75337/REG3	Two storey rear extension (675 sqm of additional office accommodation) with car park	Permitted 12.05.1997
97/76196/FULL	Single storey extension to reception and glass covered walkway	Permitted 19.11.1997
17/00595/FULL	Refurbishment of York House including a single storey extension, replacement windows, over-cladding of brickwork and a new build 3 storey extension and associated public realm works.	Withdrawn 10.04.2017

- 4.1 Planning permission is sought for the re-working of the office building, to change its ground and first floor configuration (including some areas of demolition and rebuilding) and to replace the pitched roof spaces above partly with a further floor of office space (the majority of the footprint) and partly with flat 'green roofing'. This would create an additional 765 sq.m of B1(a) office space, in addition to the existing 2177 sq.m.
- 4.2 During the course of the planning application procedure, revised drawings have been solicited and received relating to the design of the proposals. These revisions include the omission of GRC framework elements originally shown as being applied to the exterior of the structure, to emulate the pilasters, plat band and cornice of the front elevation of York Terrace. Instead relief on the new cladding walls would be provided by raised elements of the cladding material itself, following the same idea of a framework to announce the tall fenestration proposed. Revised details are also shown for the walling of the new top floor extension (in metal cladding and some fenestration, in lieu of all glazing) with roof lights added to provide adequate light into the structure. Simulated shadow cast images, for a variety of times during the day in mid-winter and mid-summer, have been received as requested, and additional arboricultural information has also been submitted, detailing the extent and effect of the trimming of trees on the immediate east side of the building (that will be needed to enable scaffolding to be erected for the construction works).

- 4.3 The proposal includes the installation of a lift from the undercroft parking area up through the building, and the re-allocation of 5 car spaces as disabled parking provision. A yew tree and retaining wall around it within the surface parking area are proposed to be removed, together with a small single storey outshot at the southern end of the rear wing of the existing building, to be replaced by re-aligned and new car parking spaces and a new tree located to soften the view from Sheet Street into the parking area. These changes will result in a reduction in the total number of car parking spaces on the site from 98 to 97. Cycle parking provision is proposed to be increased at the front of the building, and again revised drawings showing a corrected spacing for the cycle loops have been submitted.
- 4.4 Permission is also sought for changes to the principal public entrance to the building, including a new foyer, together with realigned and resurfaced steps, ramp, space for tree planting and flagpole location. The revised plans now submitted include requested changes to these features.
- 4.5 A revised Design and Access Statement for the scheme, to reflect the amendments already detailed, is being prepared, and its receipt will be reported in the Panel Update.

5. MAIN RELEVANT LEGISLATION AND POLICIES RELEVANT TO THE DECISION

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

- 5.1 Sections 16, 66 and 72 of the Act are relevant to the assessment of this proposal.

Historic England Guidance

- 5.2 The following HE guidance is also pertinent: Conservation Principles – 2008; Setting of Heritage Assets -2011; Managing Significance in Decision-taking in the Historic Environment – 2015, and Making Changes to Heritage Assets 2016.

NPPF 2012

- 5.3 Of relevance to this application are paragraphs 6 and 7 (detailing the presumption in favour of sustainable development, incorporating its three aspects: economic, social and environmental) together with the core planning principles set out in paragraph 17. The proposal is also assessed against the thematic guidance in sections 1 (Building a strong, competitive economy), 2 (Ensuring the vitality of town centres), 4 (Promoting sustainable travel), 7 (Requiring good design) 11 (Conserving and enhancing the natural environment) and 12 (Conserving and enhancing the historic environment) of the NPPF 2012.

Royal Borough Local Plan policies

- 5.4 The relevant Local Plan policies are:

Within settlement area	Heritage and townscape	Highways	Environment
E1	CA1, CA2, CA6, LB2, ARCH3, ARCH4, HG1, DG1, E10 and WTC4	T7, T8 and P4	N6 and NAP3

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Other Local Strategies or Publications

- 5.6 Other Strategies or publications relevant to the proposal are:

- Windsor Town Centre Conservation Area Appraisal
- RBWM Parking Strategy
- RBWM Townscape Assessment

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i. Principle of the development, supporting the vitality and prosperity of the Town Centre;
- ii The conservation and enhancement of heritage assets, and the character and appearance of the townscape;
- iii Impact on the environment;
- iv Impact on amenity of nearby residences and
- v. Movement, highways and parking.

Principle of development

6.2 The site lies within the Windsor Town Centre Commercial Boundary. The development of the site to provide expanded business floor space complies with the purpose of policies E1 and E10, and with the guidance of the NPPF in terms of enhancing the economic well-being of the town centre. The community services provided by RBWM at the location are also of social benefit, so the enhancement of the facilities to deliver such provision also weighs in favour of the scheme with regard to NPPF advice.

Heritage asset conservation and enhancement, and impact on townscape character and appearance

6.3 The proposed development will stand within an important and busy part of the commercial core of the town, within a designated Conservation Area, and within the settings of Listed Buildings and a Grade I Historic Park and Garden. The proposal needs to be assessed against normal townscape and design criteria and, specifically, on how it would impact on the designated heritage assets. To make such judgements, it is important to identify what the character of the site's context is, the extent and nature of the setting of affected Listed Buildings, and the attributes of the Conservation Area upon which the proposed development would impact.

6.4 In line with legislative requirements and national policy advice, the proposed development application is fully detailed, and is accompanied by a comprehensive Heritage Statement for above ground assets.

6.5 The application site lies within the "Sheet Street and Park Street" character area of the Windsor Town Centre Conservation Area, and adjoins immediately the Inner Windsor Conservation Area. Sheet Street forms an ancient route in the town leading southwards from the Castle, and the survival of its alignment is important to the history of the town as a whole. Buildings along Sheet Street show diversity in age and function: office and civic buildings mix with residential and community uses, in Georgian, Victorian, and modern architecture. Along the street length there are some variations in plot width and depth, storey and overall height, form, roofscape and materials, architectural style and merit, and state of repair, although there are also some identifiable traits. Red and yellow brickwork is typical of older properties along Sheet Street, with dark roof materials (slate, metal) often forming a relatively short proportion of the overall height of a building, in flat or mansard form, or in shallow pitches recessed behind parapet walls. Buildings of three or four floors (including used attic space) are common on the eastern side of the street, and also on the western side to the north of the Barracks complex. The stark lines and blunt form of the frontage building and perimeter wall of the Barracks contrasts with (and makes more obvious) the irregularity of the current frontage of the application site building.

- 6.6 The enclosure of Sheet Street by the buildings lining it is much looser from its junction with Victoria Road southwards compared to the tightness of the definition northwards from this point. The increasing incidence of street trees, wide footways and green front gardens from York House southwards distinguishes the site as a transition point from the largely commercial “town centre” area to the more suburban residential feel of lower Sheet Street and Kings Road. The breaks in the frontage, for the accesses into Regent Court, to the site’s own car parking and to Brook Street, together with the wide gateway into the Victoria Barracks emphasise the coarser grain of development (large buildings on larger plots) in this part of the Conservation Area.
- 6.7 The special interest of this part of the Conservation Area, and of the adjoining Conservation Area, lies in the overall impression of confidence and prosperity that the combination of modern and historic structures produces in this main arrival point into the town centre. The height, scale and mass of the built form on the site and to its north are of a town centre nature – announcing the transition from residential suburb to commercial and civic uses. Typical building form varies on a theme of three identifiable storeys with a roof above, generally with road-aligning facades on or close to the back edge of the pavement. The current York House does not make an attractive or beneficial statement in this part of the Conservation Area, which otherwise generally displays a sense of pride in the quality and status of its buildings and urban form. The confused articulation and recessive entrance of the present York House both detract from the appearance of Sheet Street generally, and do not promote the site as a welcoming destination or important civic place.
- 6.8 The early 19th Century terrace of strong but elegant brick houses on Sheet Street to the south of York House is Grade II Listed. The application site is within the setting of, and is read obliquely together with this heritage asset, as it is also (although to a lesser degree) with the Listed buildings set around the junction of Victoria Road and Sheet Street. As a public building York House should be visible and assert its presence in the public realm without diminishing the setting of these designated heritage buildings. The current Council building and its foreground treatment do not achieve this, but instead tend to interfere visually with the sweep of building line and further green garden edge when looking southwards down Sheet Street. The impact of the current building on the setting of Windsor Castle itself, which represents the dominant vista-terminus in views northward along Sheet Street, is also disappointing.
- 6.9 The scheme shows alterations to the front, rear and flank elevations of the building to square off and make more regular the plan and elevation forms of the office building, losing diagonal or sloping roof planes, projections and recesses, simplifying the fenestration of the main facades and pedestrian routes at the front of the building. With the amendments to the design of the proposed development works, the application scheme makes a positive, confident and more refined impact on the settings of all heritage assets, and generally on the character and appearance to this part of the town.
- 6.10 To the east of the site the Long Walk is a famous part of the Grade I Historic Park and Garden of the Windsor Estate, Windsor Great Park. With few interruptions the edges of the northern part of this route are baffled by mature tree planting to screen the large buildings on Sheet Street from clear view. The grandeur of the vista northwards along the Long Walk, focussing on the Castle, is accentuated and indeed partly created by its green enclosure. It is considered that the proposed development might, without the existing intervening tree cover, become a brighter and more intrusive element in the visual enclosure of the Long Walk, both as a result of the lighter colour of the cladding material and in terms of light spill from new (higher level) windows. Provided that the tree screening remains, the proposed alterations to the building (cladding and replacement of pitched roof with flat roofed accommodation) are considered to be acceptable in terms of the low potential for disruption to the visual enclosure of the Long Walk.
- 6.11 The eastern boundary of the Windsor Town Centre Conservation Area is formed by the edge of the paved route of the Long Walk. The importance of the tree cover identified in the section above is equally applicable in the assessment of views into this Conservation Area from the east.
- 6.12 In all, the impact that the proposed development would have on the significance of these heritage assets is considered to be acceptable. The finer quality appearance of the re-juvenated York House would be more appropriate as a contributor to the setting of the nearby Listed Buildings. The upgrading and better articulation of its Sheet Street façade and forecourt would more

confidently present this public service building to the town, and the scale and location of the proposed development would be adequately limited on its east side to not break through the defining green edges of the Long Walk Historic Park and Garden.

- 6.13 The impact of the development on the character and appearance of the public realm is considered to be beneficial: the proposal comprises a high quality design of distinctive architecture. The proposals are considered to accord with the design requirements of the Local Plan in policies DG1 and E10, and with expected standards of quality in the NPPF.
- 6.14 The Council has, in considering this planning application, had special regard to the desirability of preserving affected Listed Buildings or their settings or any features of special architectural or historic interest which they possess, as required under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore, the application has been considered on the basis of the Development Plan, including Local Plan Policies DG1, CA1, CA2 and LB2 and with regard to the NPPF. Paragraph 131 of the NPPF has been considered and the new development would make a positive contribution to local character and distinctiveness. The significance of the Heritage Assets affected by the scheme has been identified, the impact of the proposals on such significance assessed, and any safeguards to secure an acceptable development set out. The Council has paid special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area, as required under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.15 The scheme is considered to be acceptable in local and national planning policy terms with regard to heritage and urban design matters, namely Local Plan policies DG1, E10, CA2, LB2, ARCH3 and ARCH4, and the NPPF 2012.

Impact on the environment

- 6.16 The site hosts only a few trees, with most that are read together with the existing building being off-site, either on Sheet Street itself or within the open space to the rear (west) of the building. The application was submitted with an arboricultural survey which assessed the health, vigour and likely longevity of the vegetation on or adjoining the site. To the east of the rear wing of the development a line of category C and B trees (ash, cherry plum, sycamore) stands right next to the existing building (which is very close to the site boundary at this point). To assess whether the over-cladding and other construction operations could be carried out without damage or loss of these trees, the arboricultural information has been augmented to include a schedule of works to some of the trees, where trimming or other surgery to significant specimens is considered necessary in order to implement the development. It is considered that the development proposals can be implemented without loss of this line of trees, which are important not only for their own sake but also to the screening of the building from the Long Walk and the suggested conditions include reference to this matter. Although other specimens stand between the site and the Historic Park and Garden, these are not under the control of the applicant, and their retention may not be relied upon.
- 6.17 The loss of the Yew tree at the western end of the rear wing of the existing building is acceptable subject to its replacement by an appropriate specimen in the new tree pit location shown on the proposed site plan. New tree and other planting on the Sheet Street frontage is welcomed, and the details for this are subject of suggested conditions. The areas of green roof proposed for the development are also welcomed, as these will serve a number of purposes, including surface water management, biodiversity enrichment and enhancement of the visual quality of the area.
- 6.18 The works to the building offer the opportunity to incorporate swift boxes into the site: the suggested condition refers. The scheme would have no negative effect on wildlife or other landscaping, subject to compliance with the suggested conditions.
- 6.19 The scheme would not increase the impermeable area of the site, as the existing building footprint would be retained albeit with an additional storey.

- 6.20 The proposal includes two arrays of photovoltaic panels on flat roofed elements of the building at first floor level. Together with the green roof areas, the provision of facilities for cyclists and the principle of refurbishment and extension of the existing structure on the site (as opposed to its demolition and a new build project) the scheme is considered to incorporate a reasonable level of sustainability measures.
- 6.21 It is considered that the proposal would, with recommended safeguards in place, have an acceptable impact on the environment in terms of amenity, landscape and water resource protection and bio-diversity, in accordance with Policy E10 of the Local Plan and guidance contained within the NPPF 2012. Any comment received on the scheme from the Environmental Protection team will be included in the Panel Update.

Impact on neighbouring residential amenity

- 6.22 The overall height of the building elements on the site would be only marginally exceeded by the proposed development, but a greater amount of the built form on the site will be set at this level. The inset from the edge of the building facades helps to soften the visual impact of this change, and when viewed from ground level (in the street, or from the car park) the angle of view will mean that the additional accommodation at second floor level will not be significantly perceptible. However, not all views of the building will be from ground level: some neighbouring properties have windows at the same or slightly higher levels than those of the current first floor windows on York House. Here the planning issue is not whether a view would be obscured, but whether the additional built mass at York House would be in a position and proximity that would change unacceptably the degree of openness of aspect, and light and air reaching all levels of the existing neighbouring building. Additionally, any changes to the level of privacy currently enjoyed by residents and employees in these neighbouring buildings should be assessed.
- 6.23 To assist in this assessment the applicant has, on request, supplied diagrammatic shadow cast information showing existing and calculated proposed cast of shadow at three points during the day (09.30, 12.30 and 15.30) and on two dates (June and December). An indication of the periods over which altered levels of direct sunlight would reach the south-facing units within in Regent Court is shown on plan and axonometric drawings. These diagrams indicate that there will be additional shadow cast by the development affecting flats in Regent Court at 12.30 and 15.30 during December, but otherwise the roof shape changes on York House would not impact on nearby dwellings.
- 6.24 The initial submission included elevation drawings showing glazed curtain walling for the north facing wall of the proposed second floor office accommodation. On request this has been revised to show a solid wall (metal clad) with a limited number of windows punched into the wall where the new office level is at greatest distance from the Regent Court development, i.e. at the eastern end of the northern flank wall of York House, and in the recessed section where it faces the western end of the flats. The distance from these windows on the northern elevation to the closest part of the Regent Court building measures 17 metres. First floor north-facing windows in the existing York House are already closer to Regent Court than any new second floor windows in these recessed sections would be.
- 6.25 The scheme will have no second floor fenestration directly overlooking the gardens of properties to the south of the site with the exception of a single window next to the stairwell at the southern end of the front block. To preclude potential intrusion of privacy, this window should be finished in obscured glazing, and be non-openable (suggested condition 12 refers to this matter). Other south-facing new windows at second floor level would be set at a distance (in excess of 40 metres from the boundaries of Brook Street and York Place residences) that is considered to be sufficient to safeguard privacy. All areas of terrace at second floor level, the areas identified as green roof and the main roof (top floor) are to be inaccessible except for maintenance purposes, so no overlooking of other neighbouring properties from these areas will be possible. Again, this matter is the subject of suggested condition 12.

- 6.26 It is considered that the likely degree of change in light and aspect available to flats in Regent Court that the proposed new roof form would produce would not be significantly harmful to the reasonable enjoyment of the properties, and that the proposed development is therefore acceptable in planning terms. It is also considered that in the revised form of the development there would be no significant increase in the ability to overlook residential properties in Regent Court, Brook Street or York Place from the new office accommodation.
- 6.27 The location and operation of air conditioning and other extraction venting arrangements for the new office accommodation can be controlled by the suggested condition 5, to ensure that no disturbance or nuisance is caused to neighbouring occupiers.
- 6.28 The proposals show the re-organisation of the existing area of car parking on the south eastern part of the site to provide 23 spaces. No extension to this area is indicated. In the planning permission granted for the extension of the office building and new car park (application 97/75337 refers) condition 6 of that permission required that "No building shall be occupied until the vehicle parking spaces have been properly surfaced and provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times." Further, condition 9 of the planning permission stated "No access shall be provided to the new car park hereby permitted from Brook Street except to the area defined as "Lovegrove and Eliot Land"." No further planning permissions have altered the terms of the requirements of these conditions since they were imposed on the relevant planning permission. The proposed development would make no change to the ability of residents of Brook Street to access off-site parking spaces at the rear of their property (the Lovegrove and Eliot Land cited above). The submitted Transport Statement notes "The sole vehicular access to the site is via Sheet Street, to the south of the building, via a priority junction. The site access arrangements will remain as existing" It is considered that the proposed alterations to parking space locations in this part of the site, and the continuation of current vehicular access arrangements would not result in additional noise or other disturbance, nor inconvenience in terms of out-of-hours parking, to nearby residents.

Movement, highways and parking

- 6.29 The proposed development accords with the Council's adopted parking standards for B1 (a) office uses, and revised drawings for the site layout show the corrected spacing for cycle stands in accordance with the Highways Authority's comments. As set out in these comments, restrictions to on-site and on-street parking are considered likely to deter additional staff from bringing cars to the site. Consequently it is considered that the proposed development would not have a significant impact upon traffic flows on the highway network.
- 6.30 The comments of the Strategic Transport Planner in relation to the submitted Interim Travel Plan are awaited and will be reported in the update.
- 6.31 The provision of car parking spaces for disabled users, and the installation of a lift that serves the undercroft level and all others in the proposed development are noted.
- 6.32 As noted above, there is no change proposed to the current vehicular access arrangements for the site. The alterations to the Sheet Street entrance to the building are considered to improve the convenience, security and attractiveness of this public face of the site. Suggested condition 2 requires the submission and approval of a Construction Management Plan during construction works, and with this and other safeguards under conditions 9 and 10 the scheme is considered to comply with policies DG1, E10, T7, T8 and P4 of the Local Plan, and with guidance contained within the NPPF 2012.

Other Material Considerations

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 The scheme would be liable for CIL but as rates for offices are set at £0 Borough wide, no payment would be required.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

43 occupiers were notified directly of the application.

Statutory notices advertising the application were posted at the site on 25th January 2017 and the application was advertised in the Maidenhead & Windsor Advertiser on 2nd February.

23 comments were received objecting to the application summarised as:

	Comment	Where in the report this is considered
1.	The additional floorspace will accommodate more staff but no additional car parking is proposed. On street parking will become more difficult for permit-holding residents (there are already too few spaces for the number of houses).	Paragraph 6.29
2.	Congestion and accidents on Sheet Street, Brook Street and the access into Regent Court will worsen.	Paragraph 6.29
3.	The surface car parking for Brook Street residents, sectioned off by the barrier, should be retained.	Paragraph 6.28
4.	The design and access statement plans incorrectly include land within the site that is actually Crown Land, used for residents' car parking.	Paragraph 4.5
5.	The car parking space calculations are wrong.	Paragraph 6.29
6.	5 car parking spaces that are rented to a commercial 3 rd party have been wrongly included in the car parking calculations.	Paragraph 6.29
7.	The provision of disabled car parking spaces is misrepresented.	Paragraph 6.29 and Panel Update
8.	The lane between the surface car park and Brook Street is too narrow to be used as a vehicular access for the site, even as an emergency route.	Paragraph 6.28
9.	The red line (site definition) incorrectly widens the route between the surface car park and Brook Street.	Paragraph 6.28
10.	Brook Street is a well used route for pedestrians to the Long Walk and additional traffic would endanger them.	Paragraph 6.28
11.	Increased traffic will worsen air pollution.	Paragraphs 6.21, 6.29 and Panel Update
12.	Construction traffic must not be allowed to use Brook Street or the Regent Court access.	Paragraph 6.32
13.	Cycle parking should be retained and increased.	Paragraph 6.29
14.	Planning application form incorrectly states no change to access	Paragraph 6.28
15.	Proposed increase in roof of building (height and bulk) is too great.	Paragraph 6.22
16.	Proposal is overdevelopment, not in keeping with the street or other properties in the area	Paragraphs 6.12, 6.13 and 6.22
17.	Development will have a negative impact on Conservation Area and Listed Buildings, dominating York Terrace	Paragraphs 6.12 and 6.13

18.	Proposed zinc cladding is entirely out of keeping	Paragraphs 6.12 and 6.13
19.	Increased height of stairwell too large and unacceptable when viewed from nearby property	Paragraph 6.22
20.	GRC elements should be omitted from the design	Paragraph 4.2
21.	Roof top apparatus will be unsightly	Paragraph 6.27
22.	Gabion walling on frontage is inappropriate to the Conservation Area (too industrial)	Paragraph 4.4
23.	Tree loss is unacceptable and landscaping proposals are insufficient	Paragraph 6.17
24.	Loss of privacy - proposal will overlook residences in Regent Court, York Terrace and Brook Street and their gardens.	Paragraphs 6.24 – 6.26
25.	Loss of daylight to Regent Court residences	Paragraphs 6.2 – 6.23 and 6.26
26.	Noise and disturbance to nearby residents during construction and from completed development	Paragraph 6.32
27.	Other offices in Windsor are being changed to residential use, so is there a demand for more office space? There are too many vacant offices already.	Paragraph 6.2
28.	Proposal is not putting “residents first” and is not “value for money”	This is not a material planning consideration.
29.	The existing offices should just be refurbished. No need to enlarge office space too (to be let out).	Paragraph 6.2
30.	The real proposal is for a new police station too	Section 4
31.	No pro-active engagement with residents prior to proposals	This is not a material consideration in the determination of the planning application.
32.	Pre-application discussions information should be available publicly	This is not a material consideration in the determination of the planning application.
33.	The Council is both the applicant and the decision-maker – the process must be transparent	Section 2

Statutory consultees

Consultee	Comment	Where in the report this is considered
Highway Authority	Site Location Sheet Street is a district distributor road that connects Windsor Town centre to Datchet and provides an alternative route between Windsor Town centre and Old Windsor via the B3021.	Paragraphs 6.28 – 6.32

Sheet Street is street lit, is subject to a 30mph speed limit and lies within a controlled parking zone; on street parking is either prohibited and enforced by double yellow lines or subject to various restrictions.

The application site is located to the east of Sheet Street where parking is prohibited along the majority of the road with the exception of a zone restricted to residential permit holders (Zone K).

The site derives an access off Sheet Street, which remains unchanged to serve the development. There is also a secondary point of access to the property via Brook Street, which also has access onto Sheet Street.

Parking Provision

The site is circa 750m from Windsor & Eton Central Station and a further 50m from Windsor & Eton Riverside Station. With reference to the Borough's current Parking Strategy (2004) the site is deemed to be within an accessible location. Presently, the building is served by 98 parking spaces; 21 surface spaces and 77 undercroft parking spaces and 2 motorcycle spaces. The development would lead to the loss of 1 car parking space.

The existing office unit has an internal gross floor area of 2,177m². The development seeks a 763m² increase in B1 (office) space, culminating in a total floor area of 2,940m². Based on the parking strategy the existing office generates a demand for 22 spaces, which the proposal increases to 29 spaces.

On-site parking control

The Transport Statement (T.S.) makes the following remarks:

'.... staff and visitors will be encouraged to travel by sustainable modes by restricting the availability of on-site car parking. The number of on-site car parking spaces will be reduced by one as part of the development proposal. The car park will continue to be managed by RBWM with only allocated members of staff having access to the on-site spaces. This will mean that additional staff and visitors will not be eligible to park their cars on-site.'

Cycle Provision

The development proposes 22 cycle parking spaces, positioned along the site frontage on Sheet Street. The separation distance between the cycle stands does not comply with the Borough's current requirement set at 1m centre to centre. This can be covered by planning condition. The motorcycle parking provision remains unchanged.

Refuse and servicing strategy

Servicing, deliveries and refuse collection will continue to take place on Sheet Street. There are no loading restrictions across the site frontage.

Vehicle Movements / per day

The Transport Statement purports that between the am and pm peak periods the proposal could potentially generate 13 and 11 two way trips respectively. Across a 12-hour period (0700 – 1900) this could lead to 78 two way trips. However, as the T.S. points out this assessment does not account for the restriction to car parking for the additional staff and visitors. Therefore, given the control parking restrictions in the area and within the site, the development is unlikely to lead in an increase in vehicular trips to and from the site, or for parking in the surrounding area.

	<p>Rights of Way: None Nearby</p> <p>Environmental /Travel Plan (Workplace/School/Hospital): The submission includes a Workplace Travel Plan which is being considered by the Borough's Transport Policy Officer.</p> <p>Summary</p> <p>Despite a net reduction of 1 parking space the proposal still complies with the Borough's Parking Strategy (2004). The site is within an accessible location and within easy walking distance to public transport and a number of retail and commercial units in the town centre.</p> <p>In terms of traffic generation the measures proposed ensures that the development would not have a significant impact upon traffic flows on the highway network. Therefore, if the Planning Authority is minded to approve the application the Highway Authority recommends the inclusion of the following conditions:</p> <p>Conditions</p> <p>1 No part of the development shall be occupied until vehicle parking space has been provided in accordance with the approved drawing. The space approved shall be retained for parking in association with the development.</p> <p>Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Local Plan P4, DG1.</p> <p>2 No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.</p> <p>Reason: To ensure that the development is provided with adequate parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1</p> <p>3 Prior to the commencement of any works of demolition or construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.</p> <p>Informative(s) (If any)</p> <p>1 The attention of the applicant is drawn to the Berkshire Act 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.</p>	
Transport Strategy	Comments awaited	Panel Update
Lead Local Flood Authority	The plan submitted does not alter any of the impermeable area or landscaping features therefore the Lead Local Flood Authority has no comments to make in this instance.	Paragraph 6.19

Historic England	On the basis if the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.	Paragraphs 6.3 – 6.15
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Other consultees

Consultee	Comment	Where in the report this is considered
Ecology	The opportunity to include biodiversity enhancements into the scheme (swift boxes and house sparrow boxes) should be taken.	Paragraph 6.18 and conditions
Trees	<p>I have no objections to the proposal. However, it is noted a Yew tree (no. 3025 on the tree survey) is to be removed. This tree is in a raised bed, but is not in the best of health, it has a thinning crown and is of low arboricultural merit. A new tree is proposed in a current area of hard standing immediately to the west. The new tree will only have a chance of establishing/thriving if the rootable volume is adequate. A detailed landscaping scheme will need to be submitted to show the removal of hardstanding and installation of soft, including a profile of the ground and the materials/medium to be used and quality standards to be employed. There will be a need for aftercare.</p> <p>A new tree is proposed at the front of the building in a reconfigured bed. There is currently a flagpole in the vicinity, which would need to be moved to enable a new tree to establish. Some consideration would also need to be given to ensure the tree roots can exploit the entire area of the bed and not the smaller immediate 'square' it is shown in.</p> <p>Tree protective fencing will need to be installed to protect the soft ground that forms the retained trees' root protection areas.</p> <p>I have no objections subject to conditions relating to: Tree protection – details to be submitted Landscaping Scheme – details to be submitted</p>	Paragraphs 6.16 and 6.17 and conditions.
Trees (additional information)	There is currently a 1m clearance to the building, so they would only need to prune back, by up to 0.5m. Other than the reduction of one large limb, the rest of the pruning is not overly significant. None of the trees would be directly lost as a result of the works, although some may look less attractive as a result. Given they are low category trees and so very close to the building, it would be unreasonable to refuse the works if notified under the CA controls, irrespective of the development application. Whilst pruning is not always desirable, the clearance to 1.5m will provide a benefit in terms of allowing a little more natural light into the building.	Paragraphs 6.16 and 6.17 and conditions
Environmental Protection	Comment awaited	Panel Update.

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B - Plan and elevation drawings
- Appendix C – Shadow cast information

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby approved shall be commenced within three years of the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 Prior to the commencement of any works of demolition or construction a management plan, showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan will also include details of the phasing of the demolition and construction work, and shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic, and of the protection of the amenity of residents in the vicinity of the site. Relevant Policies - Local Plan T5 and guidance contained within the NPPF 2012.
- 3 No development shall take place and no clearance of existing materials or vegetation on the site shall commence until the protective measures set out in a Tree Protection Plan and Arboricultural Method Statement (AMS) in accordance with the requirements of BS5837:2012,(both of which shall have been submitted to and approved in writing by the Local Planning Authority), shall have been completed in accordance with that document. The development shall be carried out in accordance with the approved AMS, and no felling or other works to any trees on or overhanging the site, or any other trees that may be affected by the development, shall be undertaken unless in accordance with the approved AMS.
Reason: To ensure the protection of important vegetation on or bordering the site which contributes to the character and appearance of the area in accordance with national and local planning policy as set out in Policies LB1, CA1, CA2, HG1, DG1, N6 and E10 of the Local Plan and guidance contained within the NPPF 2012.
- 4 No development shall commence until details (including specification, colour, texture and finish as appropriate) of the materials to be used for all external surfaces and elements of the development (including brick, mortar, bond pattern, pointing finish, cladding, render, stone, roof tile and other covering, window dressings, fenestration, doors, railings, rainwater goods and external lighting) have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and shall be so retained for the duration of the occupation of the development.
Reason: To secure an appropriate standard of build quality and appearance, in the interests of the character and appearance of the Conservation Area, in accordance with national and local planning policy as set out in Policies CA2, E10 and DG1 of the Royal Borough of Windsor and Maidenhead Local Plan Incorporating Alterations adopted June 2003, and advice contained on the NPPF 2012.
- 5 No part of the development shall be first occupied until details of any plant, machinery or equipment to be installed anywhere on the exterior of the of the building, in relation to air conditioning, extraction, ventilation or other intake or emissions operations to serve the building or its undercroft parking, including details of location, dimensions, mechanism, appearance, housing, sound insulation and other emissions filtration and control measures and a maintenance schedule for it, shall have been submitted to and approved in writing by the Local Planning Authority. Any such plant, machinery or equipment shall be housed either within the envelope of the building as approved or be located installed and operated only in accordance with the approved details.
Reason:: To protect the amenity of nearby residents and other business occupiers and in the interests of the character and appearance of the Conservation Area. Relevant Policies - Local Plan CA2, DG1, E10, N6 and NAP3 and guidance contained within the NPPF 2012.
- 6 In relation to trees numbered 3015 to 3023 inclusive, no works of topping, lopping or felling or any other works, other than those specified on the Tree Survey Retention/Removal Plan referenced FLAC TSRRP 36-1047.01-B received at RBWM on 28th March 2017 shall be carried out, and these numbered trees shall be protected from damage during the course of the construction period for the development, in accordance with the tree protection measures

required under condition 3 above.

Reason: To ensure the protection of important vegetation on or bordering the site which contributes to the character and appearance of the area in accordance with national and local planning policy as set out in Policies DG1, N6, N7 and E10 of the Local Plan and guidance contained within the NPPF 2012.

- 7 No development shall take place and no clearance of existing materials or vegetation on the site shall commence until details of the hard and soft landscaping, and surface water drainage of the site, shall have been submitted to and approved in writing by the Local Planning Authority. The hard landscaping specification shall include the location and extent, material (colour, texture and porosity) and construction details (including underground pipework and drainage channels) of access drives, parking areas, podium surfacing, paths and other hard standing. Soft landscaping details shall include the location, size, species and planting density of new trees, shrubs, hedges, herbaceous plants and areas (including roof) to be grassed or seeded. Details of the implementation and long term maintenance of hard and soft landscaping shall be supplied, addressing the following matters:
- Drainage inspection and maintenance regime;
 - Soil preparation specification;
 - Timed programme of planting;
 - Tree pit and structural tree pit design including above and below ground tree support and watering mechanism;
 - Planting specification for all hedges, beds and grassed areas;
 - A 5 year post-planting monitoring and maintenance schedule and regime including plant protection measures and procedures for the replacement of failed or damaged plants.
- The development shall be carried out and retained in accordance with the approved landscaping and surface water drainage proposals, implementation and maintenance scheme.
- Reason: To secure an appropriate standard of landscaping and surface water management for the development in the interests of the visual amenity, biodiversity and water environment of the locality, in accordance with national and local planning policy as set out in Policies DG1, N6 and E10 of the Royal Borough of Windsor & Maidenhead Local Plan 1999 (incorporating Alterations adopted 2003) and in the NPPF 2012.
- 8 No development hereby permitted shall be commenced until details of the installation of 8 swift boxes into the proposed development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and so maintained thereafter.
- Reason: To secure the enhancement of the biodiversity resource in the locality, in accordance with guidance contained within the NPPF 2012.
- 9 No part of the development shall be occupied until vehicle parking space has been provided in accordance with the approved drawing. The space approved shall be retained for parking in association with the development.
- Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Local Plan P4, DG1
- 10 No part of the development shall be first occupied until appropriate facilities for cyclists, comprising parking loops, showers and lockers, have been provided in accordance with details of their design and location which shall have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be retained in the approved form for the duration of the use of the development.
- Reason: To ensure that the development is provided with adequate parking and personal facilities in order to encourage the use of unpowered modes of transport, in the interests of the sustainability of the development and its impact on the environment. Relevant Policies - DG1, E10 and T7 of the Local Plan, and guidance contained within the NPPF 2012
- 11 The development hereby permitted shall not be first occupied until green roof areas and photovoltaic panels have been installed on the site in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. These measures shall be retained in good working order for the duration of the occupation of the development

hereby permitted.

Reason: To secure appropriate sustainability measures for the development, in the interests of the environment, in accordance with Policy E10 of the Local Plan and guidance contained within the NPPF 2012.

- 12 The south facing first and second floor window to the immediate east of the stairwell on the development hereby approved shall be finished in obscured glazing and shall be fixed closed, and shall be so retained for the duration of the occupation of the development. No areas of terrace at second floor level and no part of the main roof (top floor) and the roofs identified as 'Green Roof' shall be accessed at any time for any purpose other than for the maintenance of the building.

Reason: To ensure the protection of the private residential amenities of nearby dwellings, in accordance with national and local planning policy as set out in Policy E10 of the Local Plan and guidance contained within the NPPF 2012.

- 13 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Informatives

- 1 The attention of the applicant is drawn to the Berkshire Act 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.

Site Layout



Appendix B

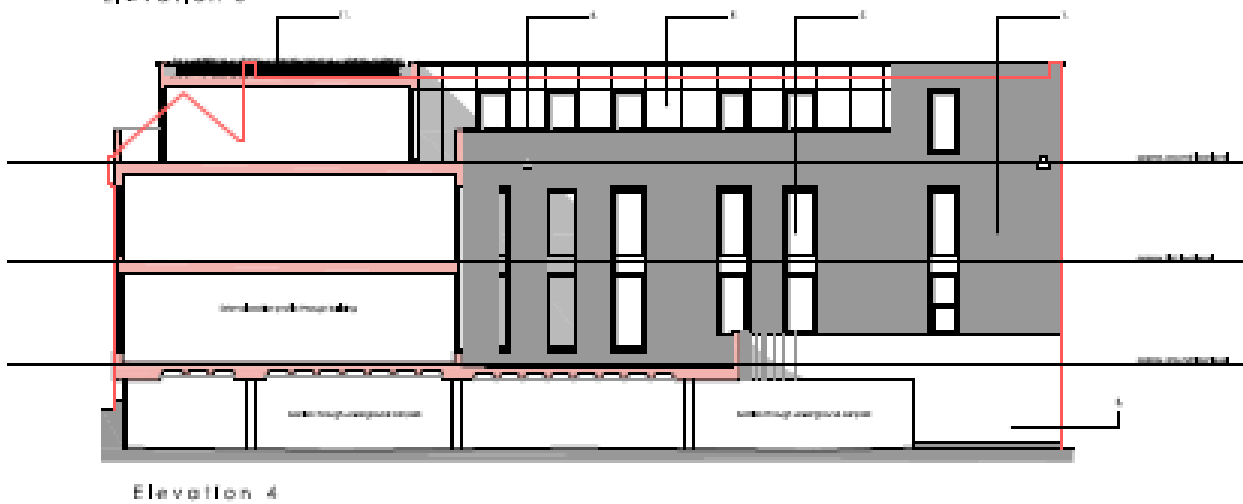
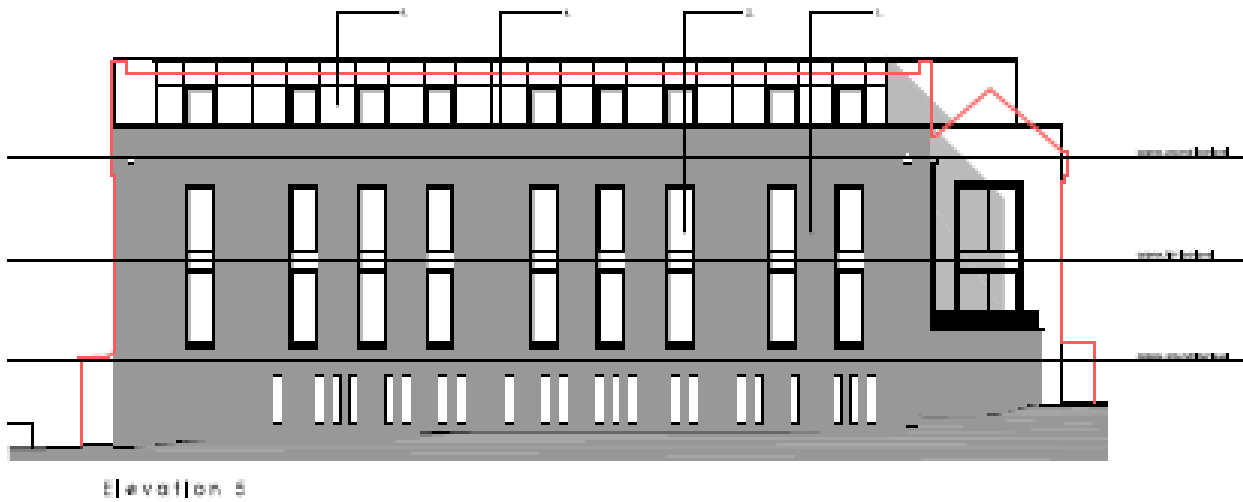
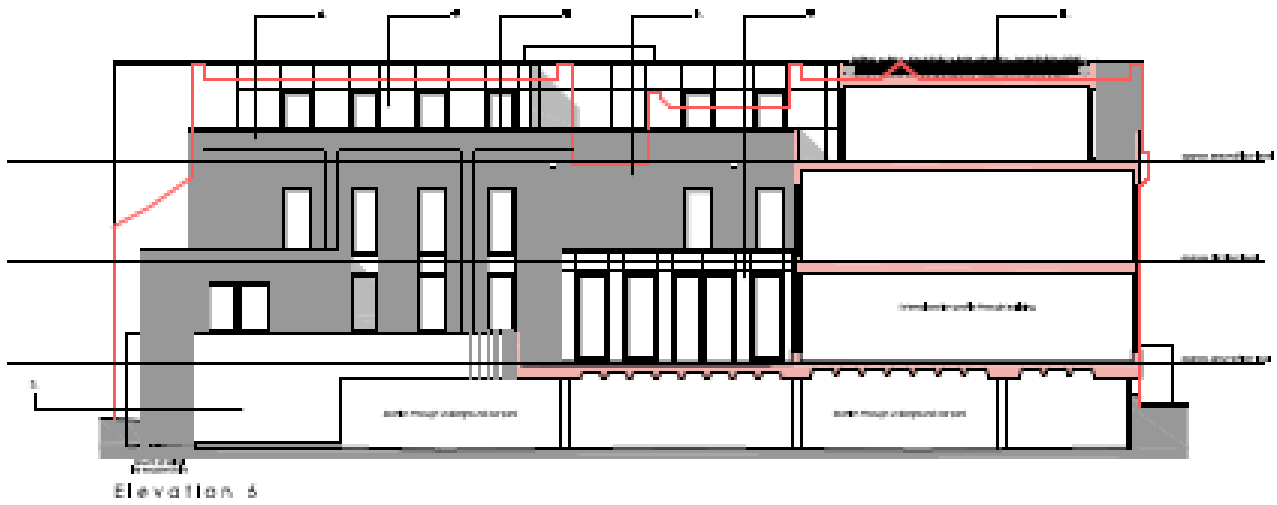
West Elevation



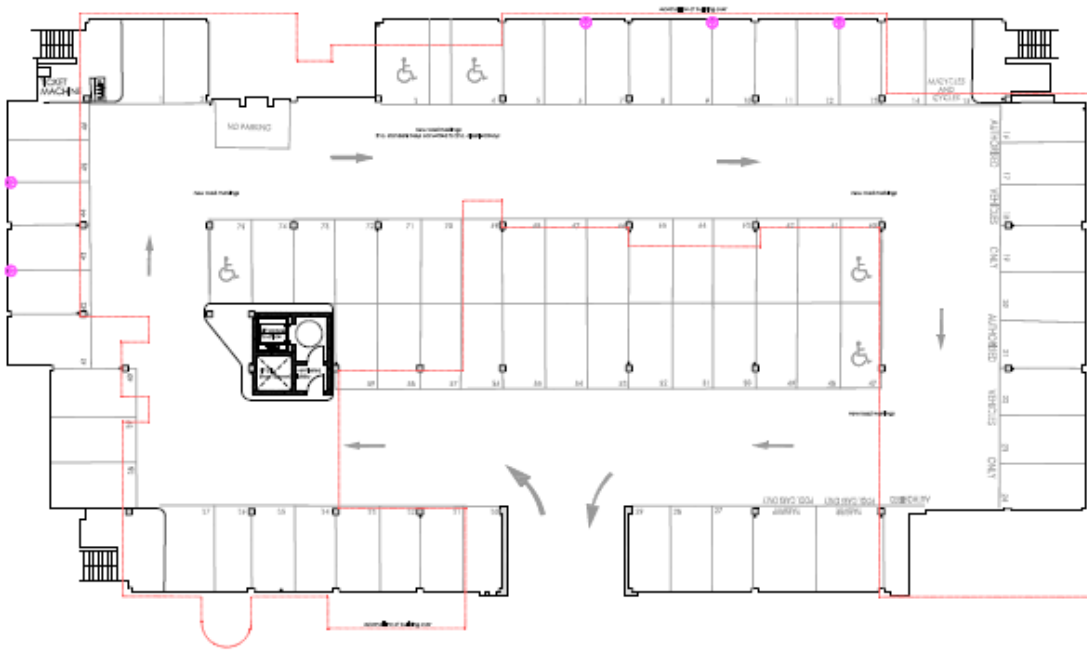
South and north elevations



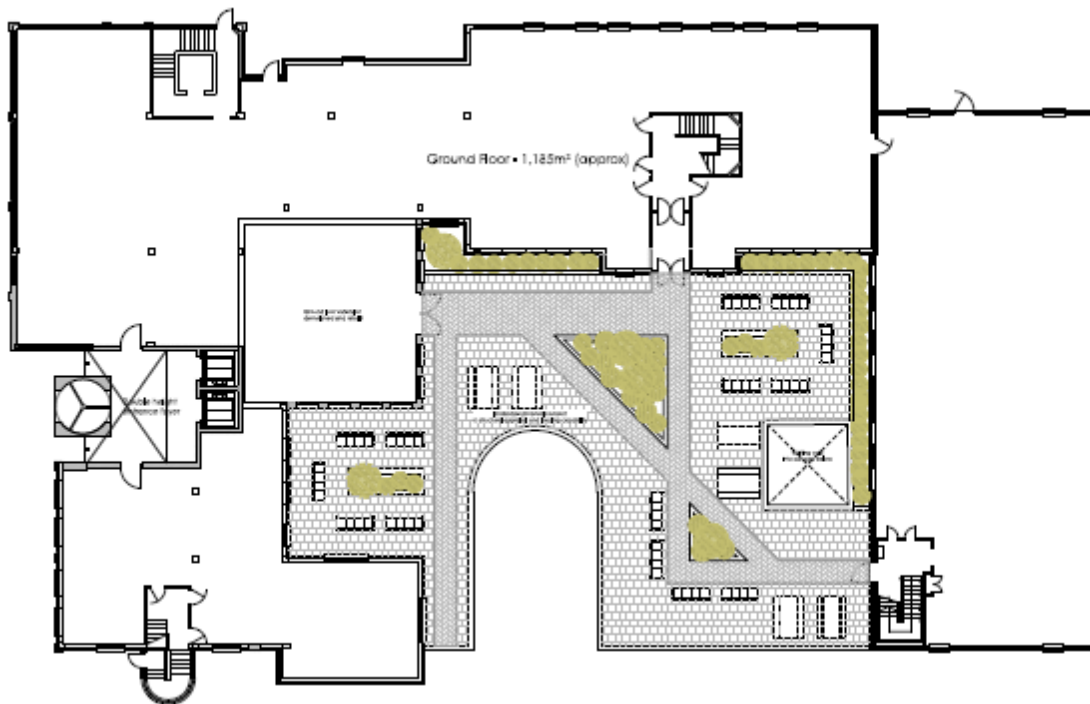
East (courtyard) East (external) and west (courtyard) elevations



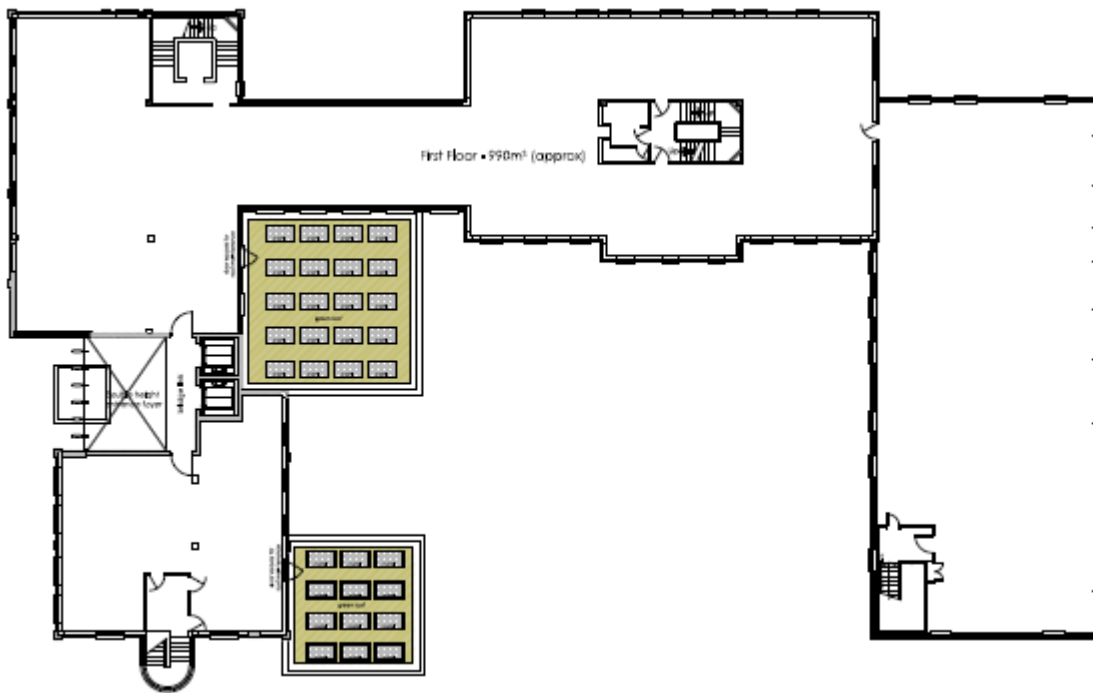
Undercroft floor plan



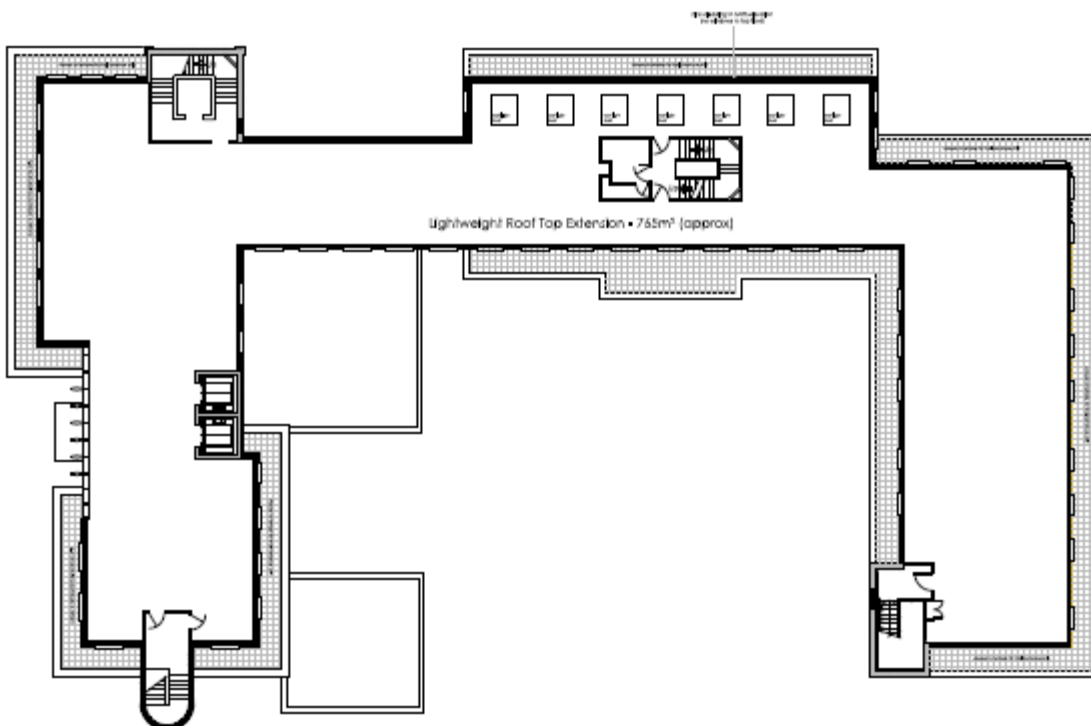
Ground floor plan



First floor plan

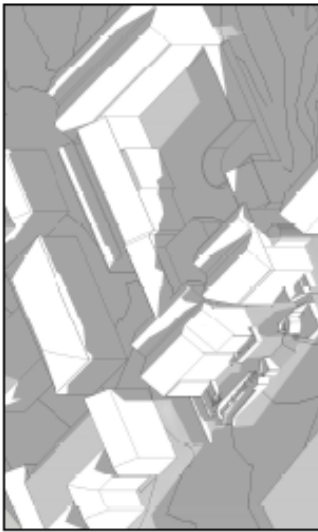


Second floor plan

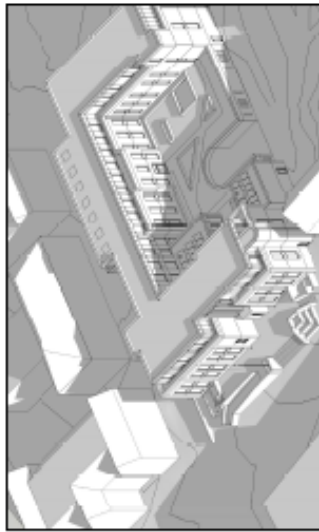


Appendix C

Shadow cast information (December)



Existing Site - 15,30pm December



Proposed Site - 15,30pm December



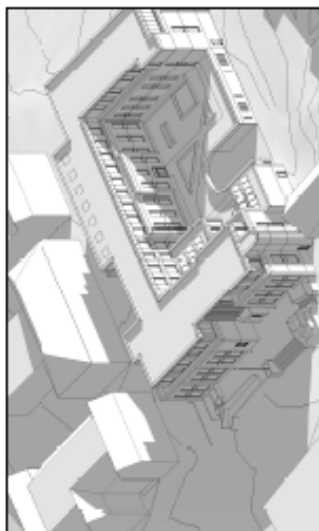
Existing Site - 12,30pm December



Proposed Site - 12,30pm December



Existing Site - 09,30am December



Proposed Site - 09,30am December

WINDSOR URBAN DEVELOPMENT CONTROL PANEL

26 April 2017

Item: 2

Application No.:	17/00406/FULL
Location:	Trevelyan Middle School Wood Close Windsor SL4 3LL
Proposal:	Removal of existing hard surfaced playing areas, replacement and extension of hard surfacing, with associated floodlighting and fencing.
Applicant:	Ms Wardle
Agent:	Mr Richard Stern
Parish/Ward:	Windsor Unparished/Park Ward

If you have a question about this report, please contact: Adam Jackson on 01628 796660 or at adam.jackson@rbwm.gov.uk

1. SUMMARY

- 1.1 The application relates to the replacement of the existing 3 outdoor tennis courts and the multi use games area with 1 new tennis court and 4 new multi use games areas (for tennis / netball) at Trevelyan Middle School, Windsor. The proposal also includes the erection of a new 3 metre high fence around the perimeter of the games area and 11 new floodlighting columns in place of the existing 6 lighting posts. The new hardstanding will encroach further onto playing field land than the existing hardstanding, however, the facility will not impact on any existing sports pitches or the future potential to site additional sports pitches. They will also be available to the community and for this reason it is considered reasonable to secure a 'Community Use Agreement'.
- 1.2 The application site is partially within flood zone 3, which is an area considered to be at high risk from flooding. A flood risk assessment has been submitted with the application. The Environment Agency has been consulted on the application and subject to conditions does not object to the proposal.
- 1.3 The floodlighting columns are set away from neighbouring residents to prevent any significant nuisance being caused. Details have been submitted with the application which shows the direction of the lighting and the proposed levels of illuminance.
- 1.4 The school has sufficient on site parking to accommodate any likely increase in visitors to the school as a result of the new facilities if they are used by the community.
- 1.5 The recommendation is:

To grant planning permission on the satisfactory completion of a Section 106 undertaking to secure a Community Use Agreement to ensure that the new facilities are made available for community use and the conditions listed in Section 9 of this Report.

To refuse planning permission if a Section 106 undertaking to secure a Community Use Agreement to ensure that the new facilities are made available for community use is not completed by 12th May 2017 on the grounds that the proposal would not provide for better provision for sports use.

2. REASON FOR PANEL DETERMINATION

- As the Council owns land at the application site.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 Trevelyan School can be accessed from both Bourne Avenue and Wood Close in Windsor and is set within a largely residential area. The existing tennis courts and multi use games area is to the west of the site and this area is located partially within Flood Zone 3, which is an area considered to be at high risk of flooding.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The application relates to the replacement of the existing outdoor tennis courts and multi use games area with 1 new tennis court and 4 multi use games courts (tennis / netball). The proposal also includes the erection of a new 3 high metre fence around the perimeter of the games area and 11 new floodlighting columns.
- 4.2 There have also been a number of other approved applications at the school for new class rooms and extensions to the existing school buildings but the most relevant applications are set out below:

Ref.	Description	Decision
97/76310/FULL	To convert a grass verge running along the perimeter of the school into additional hardstanding parking spaces.	Permitted 28.01.1998
01/81302/FULL	Construction of new hard play area with 3.5m high ball screen fence.	Permitted 31.12.2001

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework Sections:

1. 8 – Promoting healthy communities
2. 10 – Meeting the challenge of climate change

Royal Borough Local Plan

- 5.2 The main strategic planning considerations applying to the site and the associated policies are:

Within settlement area	Highways and Parking	Flooding	Impact on residential amenity
DG1	P4, T5	F1	NAP3

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Supplementary planning documents

- 5.3 Supplementary planning documents adopted by the Council relevant to the proposal are:

- The Interpretation of Policy F1 (Area Liable to Flooding) Supplementary Planning Guidance (SPG) 2004

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

Other Local Strategies or Publications

- 5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy – view at:

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i The principle of development
- ii The impact on flooding
- iii The impact on residential amenity
- iv The impact on parking.

The principle of development

6.2 The proposal is to remove the existing hardstanding which comprises of 3 tennis courts and a multi use games area and replace this with a new tennis court and 4 multi use games areas for use for netball and tennis. The new games areas will be constructed using porous macadam and will include upgraded drainage, updated fencing, updated flood lights and new goals posts and markings. The overall increase in hardstanding is 1086sqm and it is proposed to erect a 3 metre high weldmesh fence around the perimeter.

6.3 The applicant has advised that the existing outdoor court areas require upgrading/refurbishment to meet their demands for both curricular and extra curricular use. Currently the facilities are used by sports clubs and the wider community but the poor condition of the courts and the inadequate lighting restricts the use of the courts in the winter months. The school has submitted a successful 'Inspired Facilities' bid to Sport England to help fund the works. The existing courts are used at the following times which are to remain unchanged:

Term Time

1. School: 8.30am – 5pm, Monday to Friday
2. Community: 5pm – 10pm, Monday to Friday & 9am – 5pm at weekends

Holidays

1. 8am – 10pm, Monday to Friday
2. 9am – 5pm at weekends

6.4 The NPPF (at paragraphs 69 and 73) is supportive of delivering recreational facilities and providing community facilities which make an important contribution to the health and well-being of communities. Paragraph 74 of the NPPF aims to protect existing playing field land. Sport England has advised that some of the playing field land that will be lost as a result of the proposal is incapable of forming, or forming part of, a playing pitch. The loss of this playing field land would also not result in the loss of, or inability to make use of any existing playing pitch. In addition the proposed facilities meet Sports England's specifications and represent a qualitative improvement on the existing hard court provision at the site. To ensure that the facilities are secured for the use of the community as part of the health and well-being agenda advocated by national planning policy and to justify the loss of part of the playing field albeit currently used for informal use, it is recommended that the applicant enters into a Community Use Agreement secured through a Unilateral Undertaking legal agreement. The benefits of these proposed facilities and the Community Use Agreement therefore outweigh any detriment caused by the loss of part of the playing field. It is for these above reasons that Sport England do not object to the proposal. The proposals comply with the NPPF.

The impact on flooding

6.5 The application site is partially within flood zone 3, which is an area considered to be at high risk from flooding. The new hardstanding increases the ground covered area by approximately 1086sqm, however, the majority of this is outside of flood zone 3 (see appendix C for the flood maps). The facilities could not be provided in full outside the flood zones without impacting on

other parts of the school's facilities and therefore the sequential assessment is passed. Given the vulnerability classification of the development there is not a requirement to pass the exceptions test.

- 6.6 The ground levels are not being altered and the proposed fencing is open and as such will not impede or displace flood water. A condition (condition 3) is recommended to ensure that the tennis courts could not be enclosed in the future in order to allow flood waters to pass through the structure in the event of a flood. In terms of surface water run off, this will be managed through the use of porous materials which is covered by recommended condition 4 which relates to the drainage strategy.

The impact on residential amenity

- 6.7 Replacement floodlighting is proposed as part of the development and this consists of 11 x 10 metre tall columns. The 'Outdoor Tennis LED Lighting Design' document submitted with the application shows the direction and illuminance levels of the lighting which has been designed to minimise light spill and glare to neighbouring properties. The closest residential property is over 50 metres away and as such it is not considered that there will be any significant nuisance caused to neighbouring residential properties as a result of light intrusion. The existing games areas are available for use by the public. These hours have been conditioned to prevent any increased noise or disturbance to neighbouring properties. (Condition 6)

The impact on parking

- 6.8 The application site currently accommodates 43 car parking spaces off of Wood Close and 83 spaces off of St Leonards Road in addition to vehicle parking within the centre of the site. The application seeks to provide an additional tennis court/games area and it is estimated that this has the potential to generate 3 to 4 additional vehicles per match. This small increase can easily be accommodated within the existing car parks provided within the school site. It is also unlikely that the additional vehicle movements would have a detrimental impact on the local highway network.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

5 occupiers were notified directly of the application. The planning officer posted a notice advertising the application at the site on the 14th February 2017. No letters were received in response to this consultation.

Other consultees

Consultee	Comment	Where in the report this is considered
Highways	No objection subject to conditions.	Paragraph 6.8

Statutory consultees

Consultee	Comment	Where in the report this is considered
Environment Agency	No objections subject to conditions.	Paragraphs 6.4 to 6.6
Sport England	No objections	Paragraphs 6.2, 6.3 and 6.4
Environmental Protection	No comments received at the time of writing this report	To be reported in the Update Report.

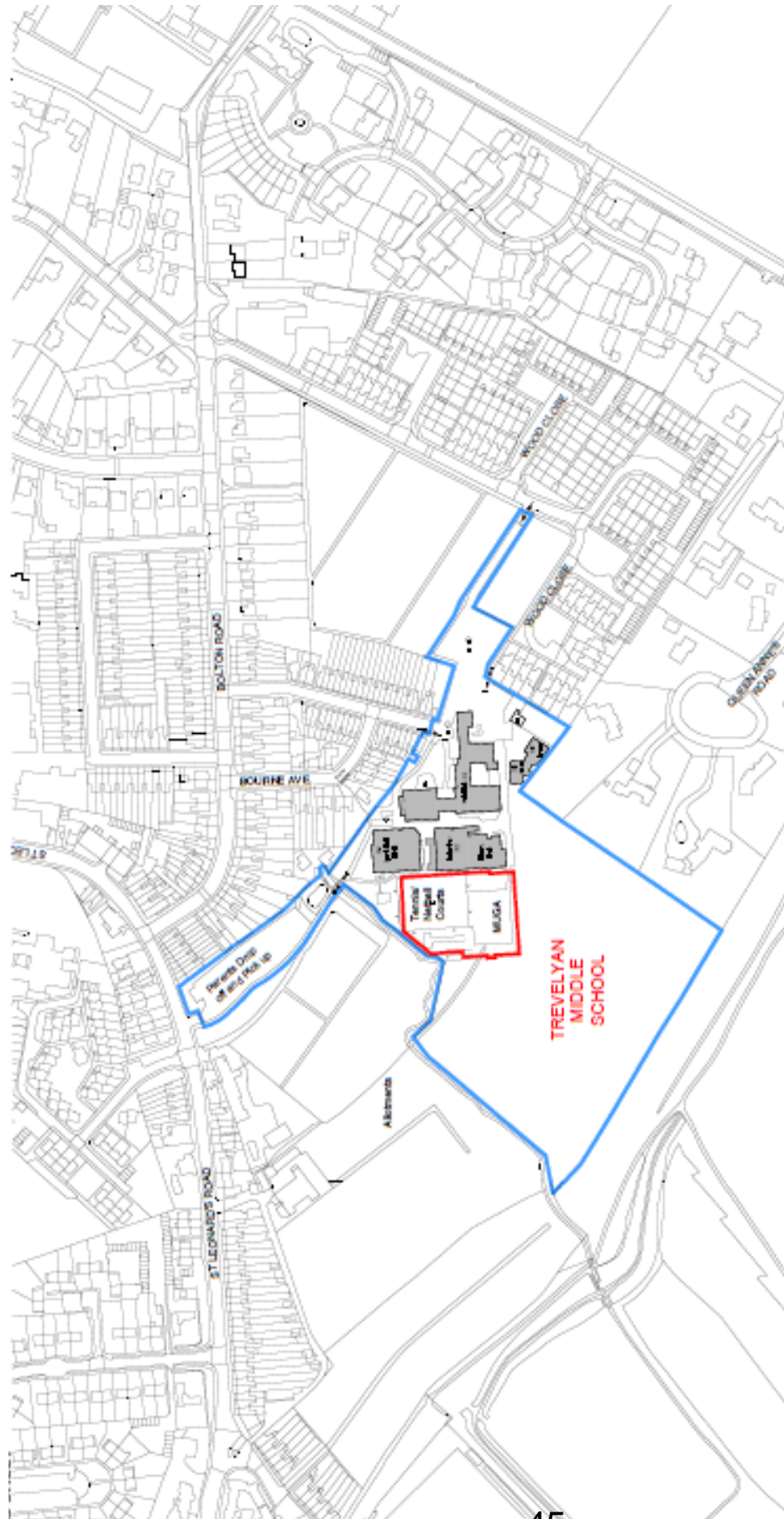
8. APPENDICES TO THIS REPORT

1. Appendix A – Site location plan and site layout
2. Appendix B – Plan and elevation drawings

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED REASONS

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 3 Irrespective of the provisions of s55 of the Town & Country Planning Act 1990 (as amended) and Parts 2,7 and 12 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Act and Order with or without modification) no infilling horizontally or vertically of the means of enclosure around the hardsurfaced area as shown on the approved plans shall be carried out without permission first being obtained in writing by the Local Planning Authority.
Reason: To ensure than no solid means of enclosure is erected that could impede or displace flood water which would increase flood risk elsewhere. Relevant Policies - Local Plan: F1
- 4 In addition to condition 3 (Above), the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Strategy Ref: K16/0427A/C7/0002 RN/G5 (3rd February 2017).
Reason: To prevent an increased risk of flooding elsewhere. Relevant Policies: Paragraph 103 of the National Planning Policy Framework (NPPF) and Policy F1 of the Local Plan
- 5 Prior to the commencement of any works of demolition or construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
- 6 Unless otherwise agreed in writing by the Local Planning Authority, the use of the playing areas and approved floodlighting shall only be operated in accordance with the following details:
(i)The use of the playing area and the illumination of the flood lights shall only take place between the hours of 08:30 until 22:00 monday to friday during term time and outside of term time between the hours of 08:00 until 17:00
Reason: To limit the hours of use and illumination, to protect the amenities of local residents and for the prevention of light nuisance. Relevant Policies - Local Plan - Policy NAP3 and NPPF Paragraph 17 bullet point 4.
- 7 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

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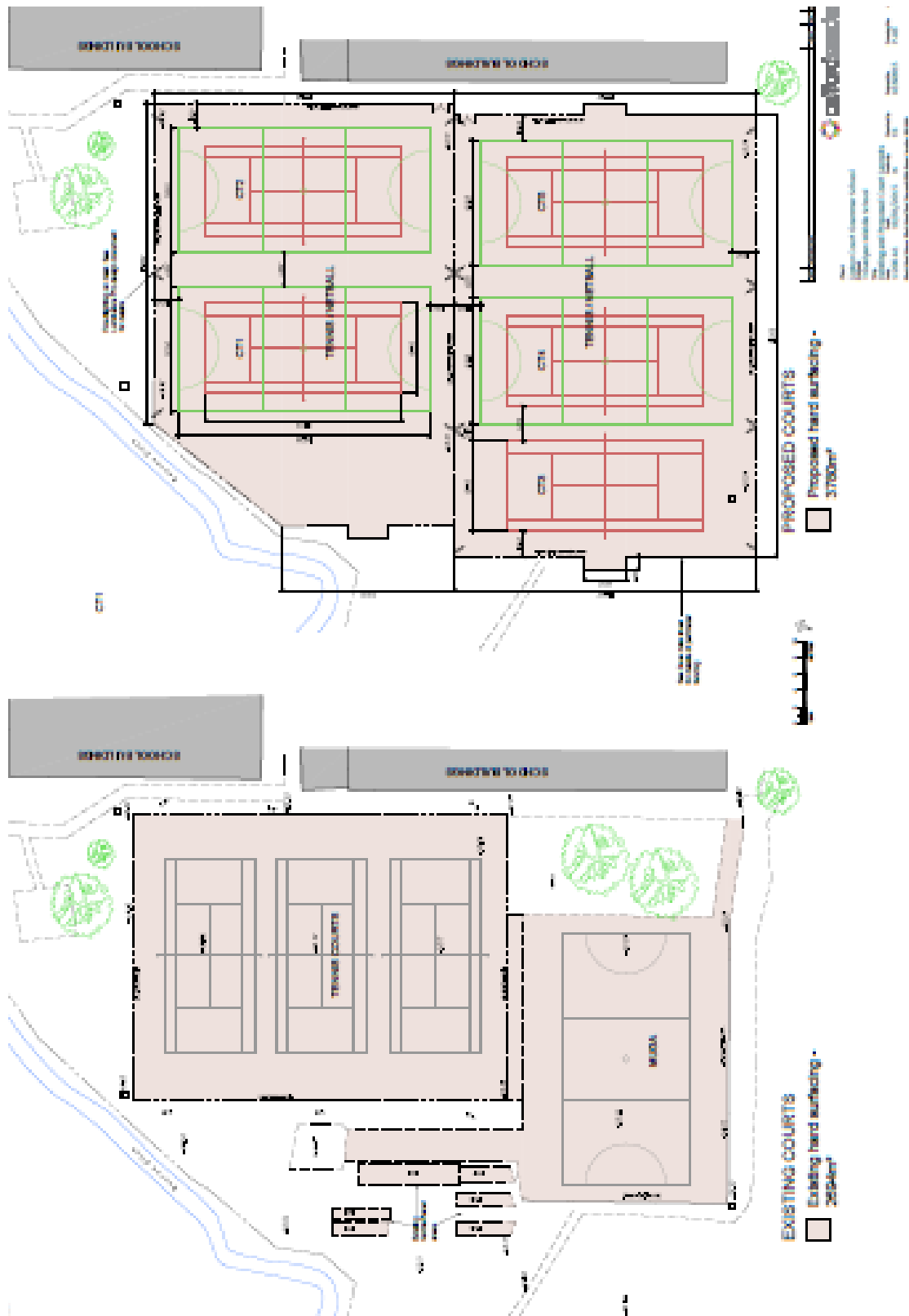


Client
Upton Court Grammar School
Project
Trevelyan Middle School
Title
Location Plan

Scale
1:2500 A3
Date
23/01/2017
Drawn By
TS
Checked By
TB
Project No.
K160915
Drawing No.
LP-01
Revision
A

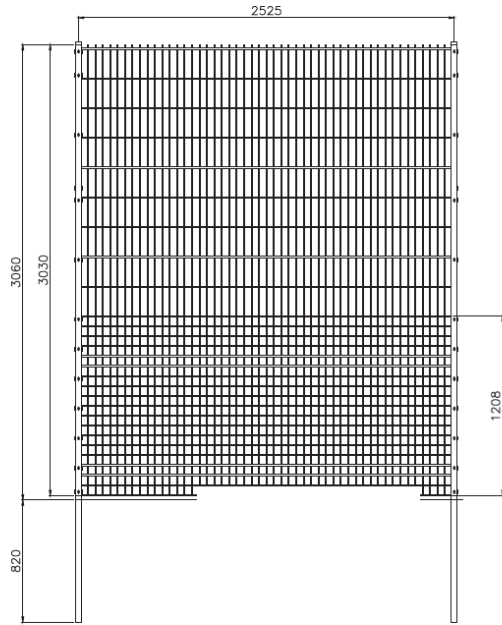
A		Site area amended	
03/03/17	10	03/03/17	10
04/01/17	01	04/01/17	01





Duex® Sports 868 Rebound

PRODUCT INFORMATION



Features:

- ▶ Compliant to BS 1722 Pt. 14
- ▶ Available from stock
- ▶ Perfectly designed for ball rebound
- ▶ M8 Security fixings
- ▶ Full rebound configuration available
- ▶ Noise reducing washers(optional)

Suitable for:

- ▶ All Sports Pitch Environments

TEL: 01782 339320
 FAX: 01782 339323
 fencing@iae.co.uk
 www.iae.co.uk



Duex® Sports 868 Rebound Specification

PANELS

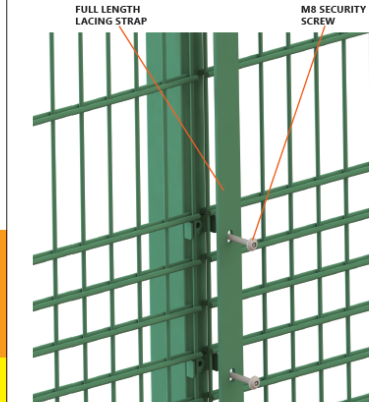
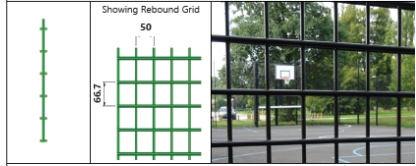
Heights (Duex®)	3030*, 4070, 4470*, 5070mm
Wire Diameter	6mm verticals & twin 8mm horizontals
Aperture Size	50 x 66mm / 200 x 50mm
Panel Width	2506mm

*Indicates heights held in stock

POSTS

Fence Height	Post Size
3030mm	80 x 40 RHS
4070mm*	100 x 50 RHS
4470mm*	100 x 50 RHS
5070mm*	120 x 60 RHS

* Indicates double lift system



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WINDSOR URBAN DEVELOPMENT CONTROL PANEL

26 April 2017

Item: 3

Application No.:	17/00556/ADV
Location:	Windsor Girls School Imperial Road Windsor SL4 3RT
Proposal:	Consent to display one set each of non-illuminated individual stainless steel lettering to Pupil Entrance and Reception Front Entrance
Applicant:	Mrs Longworth-Krafft
Agent:	Mr Simon McNabb
Parish/Ward:	Windsor Unparished/Clewer East Ward

If you have a question about this report, please contact: Adam Jackson on 01628 796660 or at adam.jackson@rbwm.gov.uk

1. SUMMARY

- 1.1 The application is for consent for 2 proposed adverts above the pupil and reception entrances to the school.
- 1.2 The proposed adverts would be stainless steel individual letters finished in red. The letters would read 'Windsor Girls School' and 'Reception'. The adverts are not proposed to be illuminated.
- 1.3 It is considered that the signs would be of an appropriate design and scale for the host building and would be a sufficient distance from neighbouring properties, so would have an acceptable impact on amenity. The adverts would also be sited sufficient distances from nearby roads, so would not result in any impact on public safety.

It is recommended the Panel grants planning permission with the conditions listed in Section 9 of this report.

2. REASON FOR PANEL DETERMINATION

- As the Council owns land at the application site.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is located on the corner of Imperial Road and Loungbourn. The school consists of a cluster of buildings dating back to the 1970s and is surrounded by green space and deciduous trees. The site is located close to two tree preservation areas and trees to the front of the site provide high levels of screening of the school in views from Imperial Road.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
02/82901/FULL	Erection of single storey and two storey side extensions and single storey front and rear extensions.	Permitted 06.02.2003
04/85500/FULL	Erection of a 2 storey infill extension.	Permitted 07.03.2005
12/00152/FULL	Construction of a sports hall with attached single storey facilities building and plant equipment.	Permitted 30.03.2012
16/01031/FULL	Single storey infill extension, two storey extension, demolition and relocation of bin store and cycle shelter, amendments to fenestration cladding of reception block, reconfiguration of parking and associated landscaping.	Permitted 30.11.2016

4.1 The application is for the installation of two entrance signs with one above the existing main reception and the other above the pupil entrance. The proposed signs would be stainless steel individual letters finished in red. The letters above the pupil entrance would read 'Windsor Girls School' and would be 0.4m tall by 6.98m wide. The letters above the reception entrance would read 'Reception' and would be nearly 0.33m tall by 2.75m wide. The signs would not be illuminated.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections;

- 1 Section 4 – Promoting sustainable travel
- 2 Section 7 – Requiring good design

Royal Borough Local Plan

5.2 The main strategic planning considerations applying to the site and the associated policies are:

Advertisements	Highways and Parking
ADV1	T5

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Supplementary planning documents

6. EXPLANATION OF RECOMMENDATION

6.1 Advertisement applications can only be considered in respect of two matters, these being:

- i Amenity; and,
- ii Public safety.

Amenity

6.2 Policy ADV1 sets out that proposals for the display of new advertisements will not be permitted where they would be out of keeping with the style or character of a building or its surroundings or be detrimental to amenity. This is consistent with paragraph 67 of the NPPF.

6.3 Extensions have recently been approved (ref. 16/01031) and are currently under construction. The signs are to be located at the front of these extensions and have been designed so that they would be in keeping with their appearance through being of an appropriate scale and through the use of materials that would complement the extensions.

6.4 The signs are also set well away from any residential properties and would not therefore impact on amenity.

Impact on public safety

6.5 Policy ADV1 also sets out that adverts will be refused where they will be detrimental to public safety. The signs would be set well away from any roads and public footpaths and as such would not cause any distractions to motorists or pose any safety concerns for pedestrians.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

No letters were received from the 97 neighbouring occupiers who were notified directly of the application.

Other consultees

Consultee	Comment	Where in the report this is considered
RBWM Highway Authority	An informal discussion was held with a Highway Officer who confirmed that they had no objections to the application.	Paragraph 6.5

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – Plan and elevation drawings

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED REASONS

- 1 Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
- 2 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
- 3 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
- 4 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- 5 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).
Reasons: 1 - 5 above: Conditions imposed by the above mentioned regulations.
- 6 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

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WINDSOR URBAN DEVELOPMENT CONTROL PANEL

26 April 2017

Item: 4

Application No.:	17/00558/ADV
Location:	The Windsor Boys School Maidenhead Road Windsor SL4 5EH
Proposal:	Consent to display one set each of non-illuminated individual stainless steel lettering to 6th Form Entrance and Front Entrance
Applicant:	Mrs Longworth-Krafft
Agent:	Mr Simon McNabb
Parish/Ward:	Windsor Unparished/Castle Without Ward

If you have a question about this report, please contact: Adam Jackson on 01628 796660 or at adam.jackson@rbwm.gov.uk

1. SUMMARY

- 1.1 The application is for consent for 2 proposed adverts above both the main entrance and 6th form entrance to the school.
- 1.2 The proposed adverts would be stainless steel individual letters finished in red. The letters would read 'The Windsor Boys' School' and '6TH Form'. The adverts are not proposed to be illuminated.
- 1.3 It is considered that the signs would be of an appropriate design and scale for the host building and would be a sufficient distance from neighbouring properties, so would have an acceptable impact on amenity. The adverts would also be sited sufficient distances from nearby roads, so would not result in any impact on public safety.

It is recommended the Panel grants planning permission with the conditions listed in Section 9 of this report.

2. REASON FOR PANEL DETERMINATION

- As the Council owns land at the application site.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located on the corner of Maidenhead Road and Vansittart Road. The school has pedestrian accesses from both Maidenhead Road and Vansittart Road and the main vehicle access is from Vansittart Road. Staff and Visitors also have vehicular access via Maidenhead Road.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
93/01683/FULL	Construction of a synthetic grass sports pitch surrounded by a 3 metre high fence and eight 16 metre high floodlighting columns.	Permitted 07.03.1994
03/83233/FULL	Erection of an extension to provide new sixth form accommodation and performing arts block.	Permitted 27.02.2003
04/85266/FULL	Erection of two storey external lift enclosure.	Permitted 23.06.2004
10/00148/FULL	Single storey extension within an existing courtyard.	Permitted 22.03.2010
16/01033/FULL	Sheltered enclosure to 6 th Form fire escape, extension to main visitor entrance and single storey infill extension to dining hall. Single storey	Permitted 28.07.2016

	extension to changing rooms and alterations to first floor fenestration of proposed staff room. New security fence with gate at staff entrance with associated minor landscaping works	
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- 4.1 The application is for the installation of two entrance signs with one above the existing front entrance and the other above the 6th form entrance. The proposed signs would stainless steel individual letters finished in red. The letters above the front entrance read ‘The Windsor Boys’ School’ and would be 0.4m tall and 2.46m wide. The letters above the 6th Form entrance would read ‘6TH Form’ and would be 0.35m tall and 2.46m wide. The signs would not be illuminated.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections:

- 1 Section 4 – Promoting sustainable travel
- 2 Section 7 – Requiring good design

Royal Borough Local Plan

- 5.2 The main strategic planning considerations applying to the site and the associated policies are:

Advertisements	Highways and Parking
ADV1	T5

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

6. EXPLANATION OF RECOMMENDATION

- 6.1 Advertisement applications can only be considered in respect of two matters, these being:

- i Amenity; and,
- ii Public safety.

Amenity

- 6.2 Policy ADV1 sets out that proposals for the display of new advertisements will not be permitted where they would be out of keeping with the style or character of a building or its surroundings or be detrimental to amenity. This is consistent with paragraph 67 of the NPPF.
- 6.3 The proposed signs are to be attached to both the front and 6th form entrances approved under application 16/01033. Both extensions are under construction. These extensions were of a more contemporary design and it was considered that this allowed for a clear distinction between the old and the new buildings within the school grounds. The proposed signs would be of an appropriate size and would use materials that would have an acceptable impact on the area.
- 6.4 The signs are also set well away from any residential properties and would not therefore impact on amenity.

Impact on public safety

- 6.5 Policy ADV1 also sets out that adverts will be refused where they will be detrimental to public safety. The signs would not be illuminated and would set far enough from the public highway to prevent any undue distraction to motorists or posed any safety concerns for pedestrians.

7. CONSULTATIONS CARRIED OUT

No letters were received from the 98 neighbouring occupiers who were notified directly of the application

Other consultees

Consultee	Comment	Where in the report this is considered
Highway Authority	An informal discussion was held with a Highways Officer who confirmed that they had no objections to the application.	Paragraph 6.5

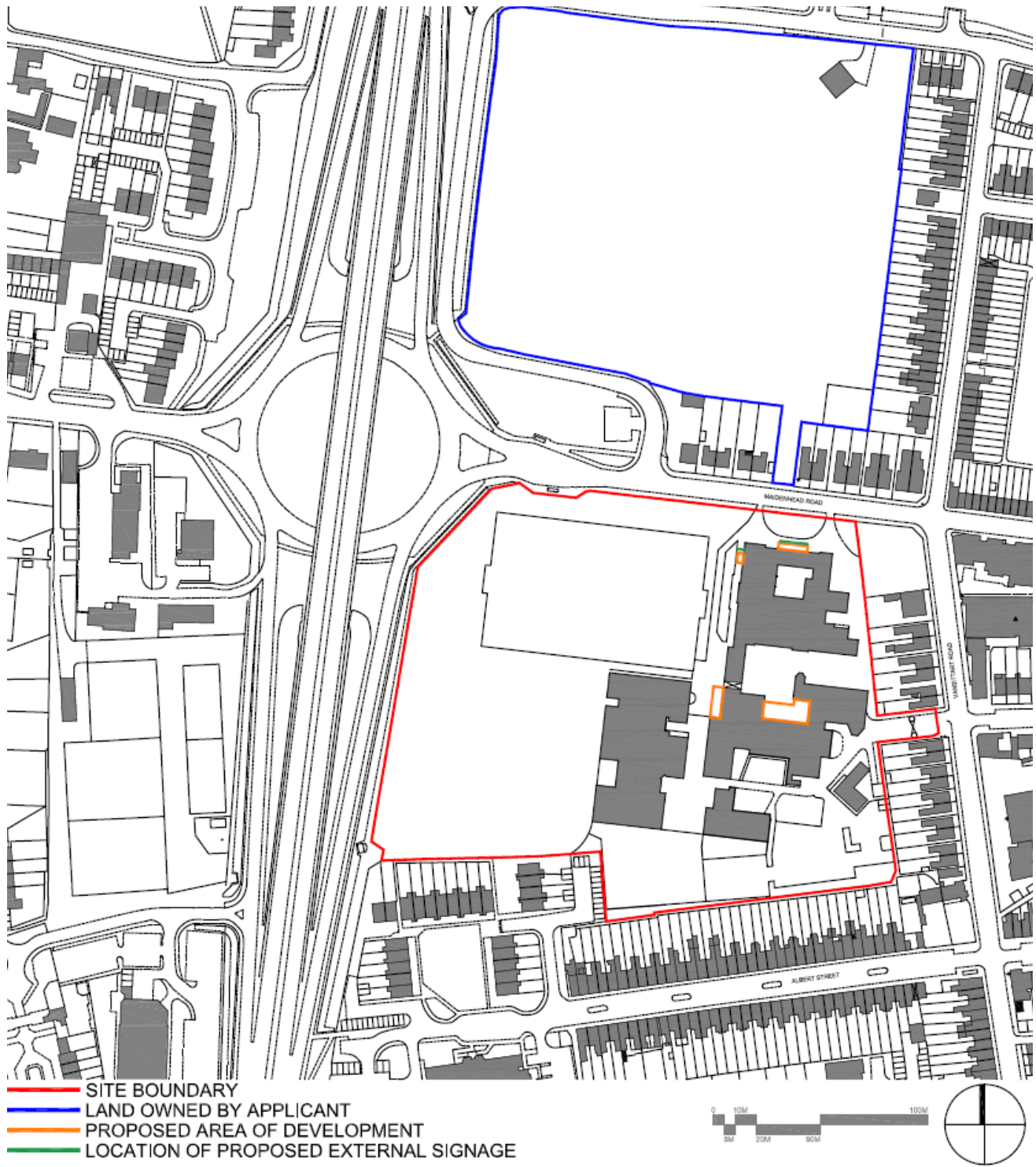
8. APPENDICES TO THIS REPORT

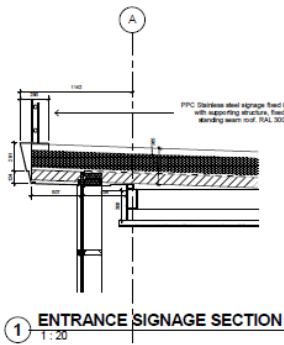
- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

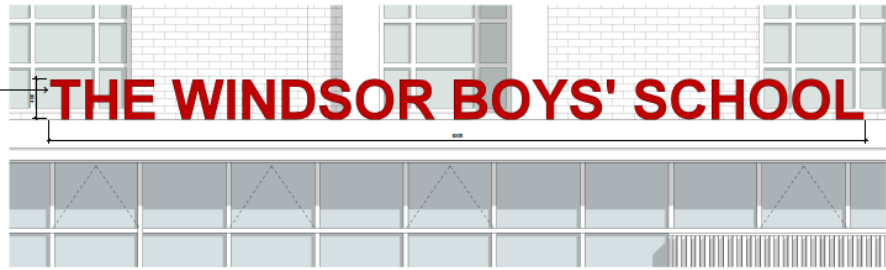
- 1 Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
- 2 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
- 3 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
- 4 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- 5 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).
Reasons: 1 - 5 above: Conditions imposed by the above mentioned regulations.
- 6 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

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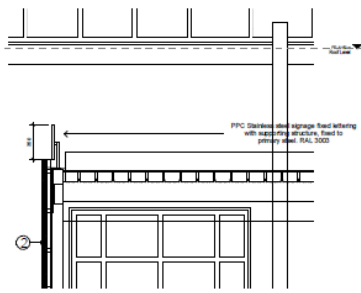




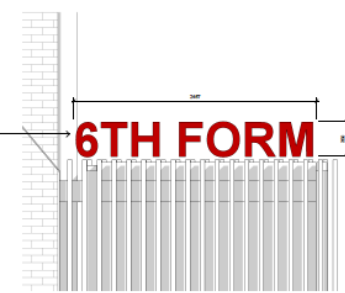
1 ENTRANCE SIGNAGE SECTION
1:20



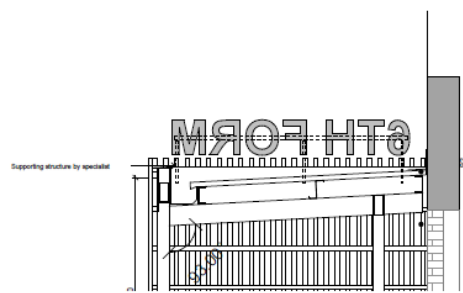
2 ENTRANCE SIGNAGE ELEVATION
1:20



4 6TH FORM SECTION 1
1:20



3 6TH FORM SIGNAGE ELEVATION
1:20



5 6TH FORM SECTION 2
1:20

Appeal Decision Report

17 March 2017 - 13 April 2017

WINDSOR URBAN

www.rbwm.gov.uk



Appeal Ref.: 16/60097/REF **Planning Ref.:** 16/00653/FULL **Plns Ref.:** APP/T0355/W/1
6/3160308

Appellant: Mr Robert Shala **c/o Agent:** Mr Stephen Egerton Stephen Egerton Associates 33 Wavell Avenue Colchester Essex CO2 7HR

Decision Type: Committee **Officer Recommendation:** Refuse

Description: Installation of double canopy, wash screen, 2 No. cabins for office/rest room and secure storage, water storage tank and fence (retrospective)

Location: **Windsor Garden Centre Dedworth Road Windsor SL4 4LH**

Appeal Decision: Dismissed **Decision Date:** 23 March 2017

Main Issue: The Inspector concluded that the storage containers were in fact buildings and that both the containers and canopies were therefore operational development. Paragraph 89 of the NPPF advises that the construction of new buildings within the greenbelt is inappropriate bar a few exceptions. In this context, the inspector agrees that neither the containers or the canopies fall within these exceptions and therefore represent inappropriate development in the Green Belt. He also found that the proposal would give rise to moderate harm to the openness of the Green Belt. Overall the Inspector was not satisfied that no other matters/harm identified combine to clearly outweigh the substantial harm to the Green Belt related to this development. The proposals would therefore conflict with Policies GB1 and 2 of the Local Plan and the advice in the Framework regarding protection of the Green Belt.

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