

WINDSOR URBAN DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 11 OCTOBER 2017

PRESENT: Councillors Phillip Bicknell (Vice-Chairman), John Bowden, Wisdom Da Costa, Eileen Quick and Shamsul Shelim

Officers: Wendy Binmore, Mary Kilner, Jenifer Jackson and Claire Pugh

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Airey, Alexander, Grey and S. Rayner.

DECLARATIONS OF INTEREST

Cllr Quick – Declared a personal interest in item 4 as she is a Trustee of the King George VI Club and the ACT Foundation donated furniture to the Club. Cllr Quick confirmed she attended Panel with an open mind.

MINUTES

RESOLVED UNANIMOUSLY: That the Part I minutes of the meeting held on 13 September 2017 be approved.

PLANNING APPLICATIONS (DECISION)

17/03035* Windsor Racecourse Co Ltd: Construction of a 150-bedroom hotel with ancillary facilities and new parking following demolition of the existing Silver ring and associated buildings at Windsor Racecourse Co Ltd, Maidenhead Road, Windsor, SL4 5JJ – **THE PANEL VOTED to APPROVE the application in accordance with the Head of Planning's recommendations and authorise the head of Planning to:**

- 1. Complete negotiations in relation to the flood risk and transport matters, and to secure the submission of appropriate amending and additional documentation to ensure a policy compliant scheme of development.**
- 2. Consult the Environment Agency on the amended scheme. To obtain its withdrawal or confirmation of its objection to the proposed development.**
- 3. Notify the Secretary of State that the Borough is minded to grant permission for the proposed development, as required under the Town and Country Planning (Consultation) (England) Direction 2009.**
- 4. Subject to the above, and following receipt of confirmation that the Secretary of State does not wish to call the consideration of the application in to an Inquiry, to grant planning permission for the development with appropriate conditions.**

Six Councillors voted in favour (Cllrs Bicknell, Bowden, Muir, Quick, Rankin and Shelim) and one Councillor voted against (Cllr Da Costa).

(The Panel was addressed by Simon Chadwick and Richard Fisher).

17/00243*

Mr Abeles: Demolition of existing building and construction of a new building comprising 4 x residential units and a ground floor commercial unit and new shopfront at Age Concern, 53 High Street, Eton, Windsor SL4 6BL – **THE PANEL VOTED to APPROVE the application in accordance with the Head of Planning’s recommendations and authorise the head of Planning to grant planning permission with the conditions listed in Section 10 of the Main Report and with the amended conditions in Section 3 below:**

It is recommended that the following condition, in lieu of condition 6 set out in the Main Report, is imposed on any planning permission granted for the development:

The development permitted by this planning permission shall be carried out and occupied in accordance with the FRA ref: 16035 rev B dated October 2017 and the Flood Warning and Evacuation Plan ref. 16035 rev B dated October 2017 compiled by Water Environment Ltd, both received on 09.10.2017. Reason: to comply with the guidance contained in paragraph 103 of the National Planning Policy Framework to reduce the risk of flooding to the proposed development and future occupants.

Five Councillors voted in favour (Cllrs Bicknell, Bowden, Da Costa Muir and Quick) and two Councillors voted against (Cllrs Rankin and Shelim).

(The Panel was addressed by Mrs Blightman and Angela Jackson and PCllr Malcolm Leach in objection and Ben Wilcox the architect in support).

17/01599

Panjit Grewal: Pair of semi-detached houses with associated landscaping and parking at Land to the Rear of 452 and 454 St Leonards Road, Windsor – **THE PANEL VOTED UNANIMOUSLY to REFUSE the application in accordance with the Head of Planning’s recommendations and authorise the head of Planning refuse planning permission for the following summarised reasons:**

- 1. The proposed development, by reason of its design, siting, size and layout, represents poor design and a cramped, overdevelopment of the site that is out of keeping with and harmful to the character and appearance of the area, contrary to policies DG1, H10 and H11 of the Windsor and Maidenhead Local Plan.**
- 2. The proposed development, by reason of its size, siting, design and height, would have an overbearing appearance**

when viewed from the adjoining properties and would adversely affect the outlook and lead to an increased sense of enclosure, contrary to a core principle of the NPPF to secure a good standard of amenity for all.

3. The proposal would provide insufficient off-street parking provision, and an inadequate turning space, which would lead off a primary distributor road where the vehicle flows are high and visibility is restricted. As such the proposal is considered to be to the detriment of road safety and the free flow of traffic, contrary to policies P4 and DG1 of the Windsor and Maidenhead Local Plan.

17/02383 The Act Foundation: Conversion of existing B1 offices to provide 4 x residential apartments, including use of existing roof terrace with enlarged 4th floor, and associated parking, amenity space and landscaping at The ACT Foundation, 61 Thames Street, Windsor SL4 1QW – **THE PANEL VOTED UNANIMOUSLY to APPROVE the application in accordance with the Head of Planning's recommendations and authorise the head of Planning to grant planning permission with the conditions listed in Section 9 of the Main Report:**

17/02384* The ACT Foundation: Consent for conversion of existing B1 offices to provide 4 x residential apartments, including use of existing roof terrace with enlarge 4th floor, and associated parking, amenity space and landscaping at The ACT Foundation, 61 Thames Street, Windsor SL4 1QW – **THE PANEL VOTED UNANIMOUSLY to APPROVE the application in accordance with the Head of Planning's recommendations and authorise the head of Planning to grant planning permission with the conditions listed in Section 9 of the Main Report:**

17/02460* Mr Shymansky: Part change of use of ground floor from A2 (Financial and Professional Services) to residential; part single, part two storey side and rear extensions following the demolition of existing additions at 109 High Street, Eton, Windsor SL4 6AN – **THE PANEL VOTED to APPROVE the application against the Head of Planning's recommendations as the Panel considered that the scheme would not cause harm to the Listed Building or to the character or appearance of the Conservation Area.**

Six Councillors voted in favour (Cllrs Bicknell, Bowden, Muir, Quick, Rankin and Shelim) and one Councillor voted against (Cllr Da Costa).

(The Panel was addressed by PCllr Derek Bishop in support of the application and Dan Lewandowsk the architect).

17/02461* Mr Shymansky: Part change of use of ground floor from A2 (Financial and Professional Services) to residential; part single, part two storey side and rear extensions following the demolition of existing additions at 109 High Street, Eton, Windsor SL4 6AN – **THE PANEL VOTED to APPROVE the application against the Head of Planning's**

recommendations as the Panel considered that the scheme would not cause harm to the Listed Building or to the character or appearance of the Conservation Area.

Six Councillors voted in favour (Cllrs Bicknell, Bowden, Muir, Quick, Rankin and Shelim) and one Councillor voted against (Cllr Da Costa).

(The Panel was addressed by PCllr Derek Bishop in support of the application and Dan Lewandowsk the architect).

ESSENTIAL MONITORING REPORTS (MONITORING)

All details of the Essential Monitoring Reports were noted.

The meeting, which began at 7.00 pm, finished at 8.30 pm

CHAIRMAN.....

DATE.....