

## WINDSOR RURAL DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 23 AUGUST 2017

PRESENT: Councillors Dr Lilly Evans (Chairman), Colin Rayner (Vice-Chairman), Michael Airey, Christine Bateson, John Lenton, Julian Sharpe, Lynda Yong and Malcolm Beer

Also in attendance: Councillor Derek Wilson

Officers: Wendy Binmore, Charlotte Goff, Mary Kilner and Jenifer Jackson

### APOLOGIES FOR ABSENCE

Apologies were received from Cllr Hilton.

### DECLARATIONS OF INTEREST

**Cllr Bateson** – Declared a personal interest on item 3 as she is a trustee of the Charters School Community Recreation Trust. Cllr Bateson left the room during the debate and the vote on the item.

**Cllr Beer** – Declared a personal interest in item 2 as he is a Member of Old Windsor Parish Council and was present at the meeting when the item was discussed. He stated he attended Panel with an open mind.

**Cllr Dr. L Evans** – Declared a personal interest in item 1 as three years ago she was a Member of the Parish Council and spoke on a previous application for Hill House; however, as it was some time in the past, Cllr Dr. Evans confirmed she had come to Panel with an open mind. Cllr Dr. Evans also declared a personal interest in item 3 as she is a trustee of the Charters School Community Recreation Trust. Cllr Dr Evans confirmed again that she attended Panel with an open mind.

**Cllr Luxton** – Declared a personal interest in item 3 as she is a trustee of the Charters School Community Recreation Trust. Cllr Luxton confirmed she attended Panel with an open mind.

**Cllr Yong** – Declared a personal interest in item 3 as she is the chairman of the Charters School Community Recreation Trust. Cllr Yong confirmed she attended Panel with an open mind.

### MINUTES

**RESOLVED UNANIMOUSLY: That the minutes of the meeting held on 28 June 2017 were agreed as an accurate record.**

### PLANNING APPLICATIONS (DECISION)

- 17/01222\* Royal Borough of Windsor and Maidenhead: Two storey teaching block and ancillary works to support school expansion at Charters School, Charters Road, Sunningdale, Ascot SL5 9QY– **THE PANEL VOTED UNANIMOUSLY to DEFER and DELEGATE the decision on the application to the Head of Planning subject to:**
- **Details of the off site highways work required by condition 8 being submitted and agreed in principle with the tree**

**officer, in advance of referring the application to the Secretary of State.**

- **Amendments to condition 8 to take account of the above;**
- **The addition of the conditions contained in the update report (as listed below);**
- **Obtaining the Secretary of State's respective decisions not to direct refusal of permission and/or call in the application.**

Additional / amended conditions as per the update report:

- To replace condition 4 in the original report to – No works or development shall take place until an Arboricultural Method Statement and Tree Protection Plan specific to this scheme, has been submitted and approved in writing by the Local Planning Authority (LPA). The Tree Protection Plan and Arboricultural Method Statement shall be written in accordance with, and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction – recommendations.

Nothing shall be stored or placed in any area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written approval of the LPA. Thereafter the works shall be carried out in accordance with the approved details until completion of the development.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies – Local Plan DG1, N6.

Prior to the commencement of development details of the areas to be used for on site materials storage, construction workers parking, and for ancillary temporary building(s) including any phasing of use such areas, shall be submitted to and approved in writing by the LPA and the works shall be undertaken in accordance with the approved details.

Reason: To ensure that retained landscaping on the site is not damaged or destroyed during construction. Relevant Policies – Local Plan DG1, N6.

- To replace condition 5 in the original report to – The sensitive timing of vegetation removal and protective measures with regards to breeding birds and all of the biodiversity enhancements identified within the ecology report shall be carried out in accordance with the applicant's ecologist's recommendations. Moreover a sensitive lighting strategy (in line with the ecological report) shall be submitted to and approved by the LPA prior to the commencement of works

Reason: in the interests of biodiversity and ecology and paragraph 118 of the NPPF.

Prior to the commencement of development a drainage report shall be submitted to and approved in writing by the LPA and shall include the following information/details:

1. Calculations for the entire site for the full range of return periods including all proposed features have to be included.
2. Maintenance of SuDS components program and on-going maintenance responsibilities have to be included.
3. A comparison between the existing and the proposed hardstanding areas within the school premises.
4. The type of sewer near manhole S12 and if it is to be a combined sewer to seek a discharge agreement with the water authority.
5. Clarification of where the existing pipes and rain water pipes those currently connect to manhole S12 will discharge to in the future.

Reason: to reduce flood risk.

(The Panel was addressed by Ann-Marie Illes, the agent and Richard Pilgrim, Joint Headteacher in favour of the application).

17/01638 Mr Robinson: detached triple garage with storage/hobby room in roof space at Heather Cottage, Cross Road, Sunningdale, Ascot, SL5 9RX – **THE PANEL VOTED UNANIMOUSLY to APPROVE in accordance with the Head of Planning and to grant planning permission in accordance with the conditions listed in Section 9 of the Main Report**

(The Panel was addressed by Trevor Edwards, the agent in support of the application).

17/00120 Mr Mills: Erection of 4 x 2 bedroom and 1 x 3 bedroom apartments with basement car parking, cycle and bin store following demolition of existing dwelling at Hill house, Cross Road, Sunningdale, Ascot, SL5 9RX – **THE PANEL VOTED to APPROVED the application in accordance with the Head of Planning's recommendations and to grant planning permission following the satisfactory completion of a legal agreement which secures the necessary mitigation for the significant effect that the proposal would have on Chobham Common, which is part of the SPA, with the conditions listed in Section 10 of the Main Report and with the additional condition as listed below:**

- **Condition requiring submission of a plan to show the existing levels on site to an Ordnance Datum and a further plan showing the proposed levels to ordnance datum prior to commencement of development on site.**
- **Include an informative to request the application prevent construction work being carried out on Saturdays and Sundays.**

**Eight Councillors voted in favour (Cllrs M. Airey, Bateson, Beer, L. Evans, Luxton, C. Rayner, Sharpe and Yong) and one Councillor abstained (Cllr Lenton).**

17/00207 Mr Chidlow: Redevelopment to provide 11 x dwellings with ancillary parking and new access road, following demolition of existing buildings as approved under planning permission 15/03843 without complying with condition 22 (boundary wall) 23 (approved plans) for demolition of existing flank wall down to 2m in height on boundary, with new brick wall built on boundary line to a height of 2m with the Friary and substitute plan at 95 Straight Road, Old Windsor, Windsor – **THE PANEL VOTED to REFUSE the application against the Head of Planning’s recommendations due to the reduction in height of the existing wall and the proposed extension of the wall not matching the original wall which is not in keeping with the character of Friary Road, in accordance with Policy DG1 of the Local Plan**

**Five Councillors voted in favour (Cllrs M. Airey, Bateson, Luxton, C. Rayner and Sharpe) and four Councillors voted against (Cllrs Beer, L. Evans, Lenton and Yong).**

ESSENTIAL MONITORING REPORTS (MONITORING)

All details of the essential monitoring reports were noted.

LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF THE PUBLIC

The meeting, which began at 7.00 pm, finished at 9.06 pm

CHAIRMAN.....

DATE.....