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WINDSOR URBAN DEVELOPMENT CONTROL PANEL

16 SEPTEMBER 2015

PRESENT: Councillors: Phillip Bicknell (Chairman), Malcolm Alexander (Vice-Chairman), Michael Airey, John Bowden, John Collins, Samantha Rayner and Shamsul Shelim.

Also present: Councillors David Coppinger and Derek Wilson

Officers: Melvin Andrews, Wendy Binmore, Will Cottrell, Claire Pugh Simon Rowberry, and Sarah Smith.

PART I

11/15 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Muir.

12/15 DECLARATIONS OF INTEREST

Cllr Bicknell – declared a personal interest in item 15/01999 as his partner had called in the item. He had not discussed it with her and had attended Panel with an open mind.

Cllr Collins – declared a personal interest in item 15/01999 as he had visited the site on his own with the agenda and had expressed his view in favour of the application. He would speak on the item but would not take part in the debate nor vote on the item.

13/15 MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting of the Windsor Urban Development Control Panel held on 19 August be approved.

14/15 PLANNING APPLICATIONS (WUDC 10/15)

The Panel considered the Director of Development and Regeneration's report on planning applications received and received updates in relation to a number of applications, following the publication of the agenda.

NB: Updates were received in relation to planning applications marked with an asterisk.

Application Applicant and Proposed Development

15/01123* Mr Radford – Vale Property Development Ltd: Erection of 14 dwellings (4 x 2 – bed and 6 x 4 – bed) and 6 detached garages with associated parking and landscaping following the demolition of existing commercial building at Vale House, 100 Vale Road, Windsor SL4 5JL **THE PANEL RESOLVED UNANIMOUSLY to REFUSE in accordance with the Director of Development and Regeneration’s recommendations.**

(The Panel was addressed by Joanne Radford, the applicant).

15/01832* Mr Bursnall – Windsorian Developments Ltd: Construction of 3 no. terraced houses on site of former Bricklayers Arms (Retrospective) at Former Bricklayers Arms, Hatch Lane, Windsor **THE PANEL RESOLVED to APPROVE the application in accordance with the Director of Development and Regeneration’s recommendations.**

Five Councillors voted for the motion (Cllrs Bicknell, Bowden, Collins, Grey and Shelim), one Councillor voted against the motion (Cllr Alexander), and one Councillor abstained (Cllr Rayner).

(The Panel was addressed Dr Moshe Hanlon in objection and Nicky Broderick, the Agent).

15/01999* Mr Ballantyne: Change of use from commercial to 1 x 3 bed dwelling **THE PANEL RESOLVED UNANIMOUSLY to APPROVE planning permission, against the Director of Development and Regeneration’s recommendations for the reasons and with the conditions as listed below:**

1. Time limit
2. Landscaping condition to require some of the existing hard surfacing to be removed.
3. Arboricultural method statement
4. Details of the car parking layout
5. Details of how the wall will be lowered to increase intervisibility and create a more residential appearance.
6. Flood evacuation plan to be approved and maintained for lifetime of the development.

Add an informative that if bats are found work must stop and Natural England informed.

Justification:

The site is in a residential area in a row of houses and looks like a house. The Panel suspected using their local knowledge that the building was once used as a house or has occupiers. The river floods slowly and if using a flood evacuation plan then the risk to future residents can be managed appropriately.

As the proposal is for a change of use of the building and having regard to the design of the building and its location it is considered that the building is unlikely to be a suitable habitat for bats.

(Councillor Collins did not take part in the vote due to his declared interest).

(The Panel was addressed Duncan Gibson, the Agent).

15/15 ESSENTIAL MONITORING REPORTS (WUDC 11/15)

Details of appeal decisions and planning appeals received were noted.

16/15 MEETING

The meeting, which began at 7.00pm, ended at 8.40pm.

Chairman

Date.....