

# WINDSOR AREA DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 5TH FEBRUARY, 2020

At 7.00 pm

in the

CONFERENCE ROOM - YORK HOUSE, WINDSOR

## SUPPLEMENTARY AGENDA

### PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
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	Panel Update	

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## ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD PANEL UPDATE

Item 3

<b>Application No.:</b>	19/02590/FULL
<b>Location:</b>	Land To East of Eton College Sports Centre Slough Road Eton Windsor
<b>Proposal:</b>	Flood compensation scheme.
<b>Applicant:</b>	
<b>Agent:</b>	Mr John Bowles
<b>Parish/Ward:</b>	Eton Town Council/Eton And Castle
<b>If you have a question about this report, please contact:</b> Vivienne McDowell on 01628 796578 or at <a href="mailto:vivienne.mcdowell@rbwm.gov.uk">vivienne.mcdowell@rbwm.gov.uk</a>	

### 1. SUMMARY

- 1.1 Comments have been received from the Council's Tree Officer, raising no objection and recommending the inclusion of two additional conditions relating to tree retention/replacement and implementation of the tree protection plan.

**It is recommended the Panel grants planning permission with the conditions listed in Section 9 of the main report with the additional condition in section 3 below**

### 2. ADDITIONAL INFORMATION

- 2.1 Corrections to report paragraph 1.2 – floor should read as flood and paragraph 5.1 – the site area is 2.76 hectares not sq metres.
- 2.2 The Council's Tree Officer has visited the site and reviewed the information that has been submitted. The Tree Officer advises that the proposed flood compensation works would not have a direct impact on the trees that are shown to be retained subject to tree protection measures being in place and a condition is recommended to secure this.
- 2.3 The Tree Officer also recommended a condition regarding tree retention/replacement but this condition is not considered necessary or reasonable given that no works to trees are proposed under this application.

#### Comments from Consultees

### 2.5

Comment	Officer response	Change to recommendation?
Council's Tree Officer – No objection.	See paragraph 2.2-2.3 above and Section 3 below.	Change from 'Defer and Delegate' to 'Grant Planning Permission' and include an

		additional condition (see Section 3 below).
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### 3. ADDITIONAL CONDITION RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1)The erection of fencing in accordance with British Standard 5837 for the protection of all trees growing on the eastern boundary of the site as well as the tree protection measures detailed as part of application 19/02573 (immediately adjacent to the application boundary) shall be completed before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. Nothing shall be stored or placed in any area fenced 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 consent of the Local Planning Authority. Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies – Local Plan DG1, N6.

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD  
PANEL UPDATE**

Item 4

<b>Application No.:</b>	19/02973/FULL
<b>Location:</b>	Hope Technical Developments Ltd High Street Ascot SL5 7HP
<b>Proposal:</b>	1no. four bedroom detached dwelling, 2no. three bedroom semi detached dwellings, 4no. three bedroom terrace dwellings with associated parking, refuse storage, landscaping, hardstanding and replacement and repositioning of access gates following the demolition of two existing semi-detached dwellings and Class B1 and B2 buildings.
<b>Applicant:</b>	Mr Hope
<b>Agent:</b>	Mr Matthew Utting
<b>Parish/Ward:</b>	Sunninghill And Ascot Parish/Ascot & Sunninghill
<b>If you have a question about this report, please contact:</b> Adam Jackson on 01628 796660 or at <a href="mailto:adam.jackson@rbwm.gov.uk">adam.jackson@rbwm.gov.uk</a>	

**1. SUMMARY**

A legal agreement has now been completed which secures the necessary mitigation against the impacts of the development on the Thames Basin Heaths Special Protection Area. As such the recommendation is now that the application be granted planning permission.

**It is recommended the Panel grants planning permission with the conditions listed in Section 13 of the main report.**

**2. ADDITIONAL INFORMATION**

- 2.1** The application site is within 5km of the Thames Basin Heaths Special Protection Area (SPA) which is an area designated to protect a network of important bird conservation sites. The proposed development would likely have a harmful effect on Chobham Common, which is part of the SPA due to increased visitor and recreational pressure unless suitable mitigation can be secured. At the time the main report was written mitigation had not been secured and as such it was recommended that the application be deferred back to the head of planning for approval at a later date.
- 2.2** Since the report was published mitigation has been secured through the completion of a legal agreement. This agreement requires the developer to pay financial contributions towards the Councils SANG (Suitable Alternative Natural Greenspace) (Allen's Filed) and SAMM (Strategic Access Management and Monitoring) of this site. It is recommended therefore that the application is granted planning permission with the conditions listed in Section 13 of the main report.

