



ROYAL BOROUGH DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 19TH AUGUST, 2020

At 6.15 pm

in the

VIRTUAL MEETING - ONLINE ACCESS

SUPPLEMENTARY AGENDA

PART I

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ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD PANEL UPDATE

Royal Borough Development Management Panel
19 August 2020

Application No.:	19/03351/FULL
Location:	Thames Hospicecare Pine Lodge Hatch Lane Windsor SL4 3RW
Proposal:	Redevelopment of the former Thames Hospice to provide a retirement housing development of x45 dwellings comprising x3 two-storey terraced houses, x4 two-storey semi-detached houses, x2 2.5-storey apartment blocks and x1 three-storey apartment block with associated parking, car port, landscaping, refuse stores and cycle stores, following demolition of the existing building.
Applicant:	Beechcroft Developments Ltd
Agent:	Mr Christopher Colloff
Parish/Ward:	Windsor Unparished/Clewer East
If you have a question about this report, please contact: Antonia Liu on 01628 796034 or at antonia.liu@rbwm.gov.uk	

1. SUMMARY

- 1.1** Additional community comments following re-consultation on the amended scheme have been received, which are reported below.
- 1.2** Late re-consultation responses have been received from Ecology, Highways and The Lead Local Flood Authority, which are reported below.
- 1.3** Recommended conditions have been amended as follows:
- Condition 13 and 18 have been amended to allow for demolition and clearance works to be undertaken prior to discharge of these conditions;
 - There are 2 condition number as no. 15, therefore the condition relating the stopping up of the access is renumber as no. 21;
 - Condition 17 has been amended to allow initial occupation of the houses and Block A and C prior to the provision of the gated access; and
 - Reference to H6 and H7 in condition 19 have been removed as the roof terraces were removed during the course of the application, and therefore there is no need for privacy screens.

It is recommended the Panel grants planning permission with the conditions listed in Section 13 of the main report with the additional/amended conditions in section 3 below

2. ADDITIONAL INFORMATION

2.1 Comments from Interested Parties

5 further comments has been received, including 1 from Windsor and Eton Society, summarised as:

Comment	Officer response	Change to
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		recommendation?
Overdevelopment of the site	Section 9 (ii) of main report.	No.
Unacceptable design of the buildings	Section 9 (ii) of main report.	
Lack of sufficient greenery along the site frontage / Hatch lane	Section 9 (ii) of main report.	No.
Additional traffic and accesses to from Hatch Lane will result in increased risk on the roads	Section 9 (v) of main report.	No.
Increase on on-street parking	Section 9 (v) of main report.	
Inadequate amenity space for future residents	Section 9 (iv) of main report.	No.
Height of apartment buildings will result in overlooking and loss of natural light	Section 9 (iv) of main report.	No.
Affordable Housing is of lesser quality	All housing proposed, including affordable housing is of an acceptable standard. Section 9 (iv) of main report.	No.
Requests permitted developments is removed for the houses, in particular hardstanding, extensions including dormers and roof lights, and outbuildings.	NPPG advises that conditions restricting the future use of permitted development, including small scale domestic alterations that would not otherwise require an application for planning permission are unlikely to meet the tests of reasonableness and necessity.	No.

Comments from Consultees

2.2

Comment	Officer response	Change to recommendation?
<u>Ecology</u> : Comments remain as previous, but adds that the proposed development is within 500m of Windsor Forest and Great Park Special Area of Protection (SAC). Given the distance of the proposed development to this statutory designated site, it is recommended that Natural England are consulted on this application and if they deem further information is required, this should also be provided prior to the determination of the application.	National Guidance, Protected sites and area: how to review planning applications, advises that Natural England should be consulted if the Local Planning Authority believes that the proposed development is likely to have a significant effect on the Special Area of Conservation. As set out in Section 9 (ix) of the main report, due to the scale and nature of the proposed development, it is not considered that the proposal would have a significant effect on Windsor Forest and Great Park SAC.	No.
<u>Highways</u> : Raises no highway	Noted. Section 9 (v) of main	No.

concerns subject to condition relating to cycle parking as provided in accordance with approved details, stopping up of existing access, access details to be submitted and approved, parking provided in accordance with approved details.	report.	
<p><u>Lead Local Flood Authority</u>: Previously raised no objections subject to condition relating to full details of design, supporting calculations, and maintenance arrangements.</p> <p>The applicants have subsequently provided a drainage strategy drawing and drainage calculations, but not construction details of all the drainage components. Recommends that unless the applicant is provided the opportunity to respond, the application should be refused to ensure compliance with the NPPG and non-statutory standards for Sustainable drainage systems.</p>	<p>The applicant is given the opportunity to respond via condition which secures the submission and approval of full details of design, supporting calculations and maintenance, as per previous consultation response.</p> <p>There is no indication from the drainage strategy drawing and calculations that a satisfactory drainage strategy cannot be achieved.</p>	No.

3. AMENDED CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

3.1

13. S278 Legal Agreement

Prior to the commencement of construction of the new development (*excluding demolition and site clearance works*) a Section 278 (of the Highways Act 1980) Agreement shall be submitted to the Highways Authority for the works to improve the footpath on Hatch Lane, the full details of which are to be agreed with the Council. The development shall not be occupied until the aforementioned works, as approved through the S278 Agreement, has been carried out in full. Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies – Local Plan T5.

17. Gated Access

Prior to the occupation of any units in Block B the gated access to the public footpath along the northern site boundary leading from Hatch Lane to Longbourn shall be provided. Reason: To improve pedestrian links. Relevant Policy - Local Plan DG1.

18. Sustainable Drainage

Prior to commencement (excluding demolition *and site clearance works*) a surface water drainage scheme for the development, based on the submitted Flood Risk Assessment, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include: Full details of all components of the proposed surface water drainage system including dimensions, location, gradients, invert levels, cover levels and relevant construction details; supporting calculations confirming compliance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the agreed discharge rate of 2 l/s and the attenuation volumes to be provided; and details of the maintenance arrangements relating to the proposed surface water drainage system, confirming who will be responsible for its maintenance and the maintenance regime to be implemented. The surface water drainage systems shall be implemented and maintained in accordance with the approved details thereafter. Reason: To ensure that the proposed development is safe from flooding and does not increase flood risk elsewhere.

19. Privacy Screens

Prior to its installation, detailed drawings and information of the materials/glazing of the proposed privacy screen to the first floor terraces at houses H1, H2, H3, H4, and H5 shall be submitted to

and approved in writing by the Local Planning Authority. The screen shall thereafter only be installed and maintained in accordance with these approved details. Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H11.

21. Access - Stopping Up

The existing access to the site of the development shall be stopped up and abandoned immediately upon the new access being first brought into use. The footways and verge shall be reinstated before the development is first occupied in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of highway safety and of the amenities of the area. Relevant Policies - Local Plan T5, DG1.

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE

Royal Borough Development Management Panel
19 August 2020

Application No.:	19/03468/FULL
Location:	Taylor Made Liveries And Riding School, Strande Lane, Cookham Maidenhead
Proposal:	Reconfiguration, relocation and replacement of existing stable blocks and associated equestrian facilities (including tack rooms, stores and a horse walker) and an additional 4 new stable blocks (including 16 No. stables, 4 no. tack rooms, 1 no. store and 1 no. break room); retention of 4 existing stable blocks; change of use of existing agricultural land to equestrian, car parking, landscaping and associated works. Localised widening of Strand Lane and provision of passing points to enable 2-way vehicle movement.
Applicant:	Mr Mark Christie
Agent:	Miss Mhairi Summers
Parish/Ward:	Cookham
If you have a question about this report, please contact: Haydon Richardson on 01628 796697 or at haydon.richardson@rbwm.gov.uk	

1. SUMMARY

Additional comment received from The Cookham Society.

It is recommended the Panel REFUSES planning permission for the reasons set out in the main report

2. ADDITIONAL INFORMATION

- 2.1 Further to the comments published on the Council's website and set out in the main report Cookham Society would like to reiterate that they have no objection to the proposed layout. In their view the visual impact of the development would be similar to the existing. They also believe it should be noted that the proposed scheme would reduce flood flow obstruction and the new stables would be more flood resilient.
- 2.2 In addition to the above they have also suggested that if the Panel are minded to approve this application the following conditions should be added to protect the Green belt:
- a defined screen for the parking of horse boxes, trailers and all other equipment
 - a condition preventing the erection of additional temporary structures such as field shelters and requiring all horse boxes, trailers, vehicles, caravans and mechanical equipment to be kept overnight in the designated screened area.
- 2.3 Cookham Society have also suggested that a more acceptable access could possibly be provided directly from Maidenhead Road onto the applicant's land.
- 2.4 Officers have the following comments to make in response:
- Temporary structures can be erected under permitted development or by virtue of them not actually comprising development. None are proposed as part of this application and were permission to be recommended it would not be considered appropriate to add the suggested condition.
 - Horse boxes, trailers and equestrian related equipment are used by the existing livery. Therefore, moving the equipment to the north of the site as proposed is likely to have a similar impact on the

Green Belt and its openness as it does with regard to the existing situation. Furthermore, these are mobile structures and their impact is not permanent.

- The access is as proposed in this application and should be considered by the panel as presented.

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE

Royal Borough Development Management Panel
19 August 2020

Application No.:	19/03506/FULL
Location:	Edgeworth House Mill Lane Windsor SL4 5JE
Proposal:	Replacement boundary treatment with vehicular entrance gates and erection of a bin store (Retrospective)
Applicant:	Mr & Mrs O'Reilly
Agent:	Angela Gabb
Parish/Ward:	Windsor Unparished/Clewer East
If you have a question about this report, please contact: Maki Murakami on 01628 796121 or at maki.murakami@rbwm.gov.uk	

1. SUMMARY

Additional comment received from agent

It is recommended the Panel refuses planning permission and listed building consent for the reasons set out in the main reports

2. ADDITIONAL INFORMATION

- 2.1** The agent has submitted a further comment stating that they believe a meeting on site was required under the deferral from the previous panel. They also state that they request officers provide evidence that the fallen down wall was “photographically proven to have been of historic interest to the boundary of the property”. They state the applicant does not believe it was and that the wall was in the wrong location. The originally submitted design statement is re-attached.
- 2.2** Officers have the following comments to make in response. The deferral did not make specific reference to a meeting having to take place before the case could be returned to Panel. In relation to the production of evidence, the onus is on the applicant to demonstrate that their application is acceptable, especially in a case such as this where unauthorised works have taken place to a listed building/structure. Officers have conducted further research to support the reasons for refusal. No new evidence has been produced by the applicant to support their assertions regarding the position and previous condition of the wall. Given this, it is considered that the application should now be determined.

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE

Royal Borough Development Management Panel
19 August 2020

Application No.:	19/03507/LBC
Location:	Edgeworth House Mill Lane Windsor SL4 5JE
Proposal:	Consent to retain the replacement boundary treatment, vehicular entrance gates and bin store.
Applicant:	Mr O'Reilly
Agent:	Angela Gabb
Parish/Ward:	Windsor Unparished/Clewer East
If you have a question about this report, please contact: Maki Murakami on 01628 796121 or at maki.murakami@rbwm.gov.uk	

1. SUMMARY

Additional comment received from agent

It is recommended the Panel refuses planning permission and listed building consent for the reasons set out in the main reports
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2. ADDITIONAL INFORMATION

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- 2.2** Officers have the following comments to make in response. The deferral did not make specific reference to a meeting having to take place before the case could be returned to Panel. In relation to the production of evidence, the onus is on the applicant to demonstrate that their application is acceptable, especially in a case such as this where unauthorised works have taken place to a listed building/structure. Officers have conducted further research to support the reasons for refusal. No new evidence has been produced by the applicant to support their assertions regarding the position and previous condition of the wall. Given this, it is considered that the application should now be determined.

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE

Royal Borough Development Management Panel
19 August 2020

Application No.:	20/00980/FULL
Location:	London House Lower Road Cookham Maidenhead SL6 9EH
Proposal:	Part two storey, part single storey side extension, two storey rear infill extension, alterations to fenestration, ramp to front entrance, alterations to shopfront new external finish, bin and cycle storage areas with associated parking and landscaping for a change of use of the ground floor from A1(Retail) to B1(office) and 2no. first floor two bedroom apartments.
Applicant:	Stone Investment Holdings Ltd
Agent:	Mr Jonathan Heighway
Parish/Ward:	Cookham
If you have a question about this report, please contact: Haydon Richardson on 01628 796697 or at haydon.richardson@rbwm.gov.uk	

1. SUMMARY

Additional comment received from Cookham Parish Council.

It is recommended the Panel GRANTS planning permission for the reasons set out in the main report

2. ADDITIONAL INFORMATION

2.1 Further to the comments published on the council's website and set out in the officer's main report Cookham Parish Council would like the following noted:

- It is not appropriate to change the use of this building's shops to office from retail use, contrary to policy S7 (final sentence) and/or S8 and paragraphs 4.3.35, .36 and/or .38 of the Adopted Plan;
- It involves a change to a business use B1 on the ground floor in a shopping frontage, contrary to policy CKM5.1 since it involves the loss of retail floorspace on the ground floor of premises with a shopping frontage; see Adopted Plan paragraph 7.6.12 which makes clear that "Within Cookham Rise, the only area appropriate for small scale business development is within the Station Hill/Station Parade commercial centre. The scope for additional commercial activity is very limited."
- The site should be considered as inaccessible and provides inadequate parking for the proposed development.

2.2 Officers have the following comments to make in response:

- As mentioned in paragraphs 9.2 -9.5 of the officers report. The A1 units which would be lost are empty, furthermore they are not important local shops and therefore their loss would not be harmful to the areas retail options. The proposal is therefore not considered to be contrary to Policy S7.

- The development site is located within a parade of shops, surrounded by other commercial uses and therefore Policy S8 is not considered relevant to the application. If it were to be considered as relevant to this application, it has been indicated that the 2x A1 units can no longer be sustained and are not important local shops (paragraphs 9.2 -9.5 of the officers main report). Therefore their change of use to B1 would be acceptable.
- The development site falls outside the remits of all Cookham Area Plan Policies; policy CKM5 is therefore not relevant to this application.