

WINDSOR URBAN DEVELOPMENT CONTROL PANEL

WEDNESDAY, 6 JANUARY 2016

PRESENT: Councillors Phillip Bicknell (Chairman), Malcolm Alexander (Vice-Chairman), Michael Airey, John Bowden, John Collins, Jesse Grey, Gary Muir and Shamsul Shelim

Also in attendance: Councillors Jack Rankin and Derek Wilson.

Officers: Wendy Binmore, Melvin Andrews, Sarah.L.Smith, Jenifer Jackson and Matthew Tucker

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Samantha Rayner.

DECLARATIONS OF INTEREST

Cllr Alexander – Declared a personal interest in item 15/03742 as the S106 money from the development will go to The Windsor Boys School where his grandson attends. He had attended Panel with an open mind.

Cllr Bicknell – Declared a prejudicial interest in item 15/03742 as he is a member of the Royal Berkshire Fire and Rescue Service Board and is the Chairman of the budget steering group. He stated he would not take part in the discussion or the vote and would leave the room in the interests of transparency.

Cllr Bowden – Declared a personal interest in items 15/03704 and 15/03742 as he lived nearby to the developments. He had attended Panel with an open mind.

Cllr Grey – Declared a personal interest in item 15/03438 as he personally knew the applicant. He stated he knew most people in Datchet and they knew him. He had attended Panel with an open mind.

Cllr Muir – Declared a personal interest in item 15/03438 as he personally knew the applicant. He stated he knew most people in Datchet and they knew him. He had attended Panel with an open mind.

Cllr Shelim – Declared a personal interest in items 15/02656 and 15/03704 as he had a business in the local vicinity; his fellow ward Councillor had called item 15/03704 in to Panel but he had not discussed the application with him. Councillor Shelim also declared a personal interest in item 15/03742 as the S106 money from the development was going to The Windsor Boys School where his son attended. He had attended Panel with an open mind.

MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting of the Windsor Urban Development Control Panel held on 9 December 2015 be approved subject to the following amendments:

Add the names of Councillors Jack Rankin and Derek Wilson to show as in attendance and add Councillor Jack Rankin as a speaker on item 15/03161 as he made representations to Panel.

PLANNING APPLICATIONS (DECISION)

PLANNING APPLICATIONS

The Panel considered the Head of Planning'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.

<u>Application</u>	<u>Applicant and Proposed Development</u>
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15/02004*	<p>Legoland Windsor Park Ltd: Erection of a 61 bedroom themed hotel extension with covered link walkway, restaurant extension to the existing Legoland Windsor Hotel with associated landscaping and alterations to the existing SUDs scheme, following demolition of existing Dino Safari ride and toilet block at Hotel Legoland, Windsor Resort, Winkfield Road, Ascot, Windsor SL4 4AY – THE PANEL VOTED UNANIMOUSLY that: the application be APPROVED upon the expiry of the advertisement of the application as a departure on the 14 January 2016 and no new material issues being raised, it is recommended the application is referred to the Secretary of State and subject to it not being called-in for determination that the Panel authorises the Borough Planning Manager to grant planning permission on the satisfactory completion of an undertaking to secure a site wide Travel Plan with the conditions listed in Section 10 of the Main Report and the amended conditions listed at the end of the Panel Update Report as listed below:</p>
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1. No development shall take place, except for the demolition of the existing structures, until samples of the materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details. Reason: In the interests of the visual amenities of the area. Relevant Policies – Local Plan DG1.
2. No development shall take place, except for the demolition of the existing structures, until samples and/or a specification of all the finishing materials to be used in any hard surfacing on the application site have been submitted to and approved in writing by the Local Planning Authority and thereafter undertaken in accordance with the approved scheme and retained thereafter. Reason: In the interests of the visual amenities of the area. Relevant Policies Local Plan DG1.
7. Prior to the construction of the hotel development, except for the demolition of the existing structures, details of detailed ecological enhancement proposals for the hotel and its grounds, and a timescale for their implementation shall be

submitted to and approved in writing by the Local Planning Authority. Thereafter the proposals shall be implemented in accordance with the approved details and retained thereafter. Reason: In the interests of the ecological enhancement of the site.

14. Prior to the commencement of development, except for the demolition of the existing structures, full details of the Drainage System(s) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be constructed and thereafter maintained in accordance with the approved details. These details shall include: Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels and drawing as necessary; Full details of the proposed overland flow routes that will be provided through the proposed development to ensure the existing overland flow routes and maintained and surface water flood risk is not increased; Full details of the proposed level changes and confirmation that these changes will not impact on the existing overland flow routes; and, Full details of the maintenance arrangements for the development, covering every aspect of the proposed drainage system. Reason: To ensure that a satisfactory drainage system is provided.

(The Panel were addressed by Vivienne Allen in objection and Ingrid Fernandes (NPL Planning) in favour of the application).

- 15/02656 SG Managements: Demolition of the existing services club and construction of the proposed development of 6 x 3 storey town houses and a new services club as approved under planning permission 13/00832 without complying with conditions 12 (construction management plan) condition 16 (protection of trees) and condition 17 (landscaping) so that the conditions may be discharged after the commencement of works at Former Ex Services Club, 107 St Leonards Road, Windsor SL4 3BZ – **THE PANEL VOTED UNANIMOUSLY that: the application be APPROVED and the Panel authorises the Borough Planning Manager to grant planning permission with the conditions listed in Section 10 of the Main Report.**

(The Panel were addressed by Mr Kingswood in objection and Arthur Lo the agent in support of the application).

- 15/01567 Mr Loveridge: Storage, repair and recycling of pallets (retrospective) as approved under planning permission 12/00830 without complying with condition 2 (storage and repair of pallets) to increase storage height to 4m at Land to Rear of 250 to 284 Horton Road, Datchet, Slough – **THE PANEL VOTED UNANIMOUSLY that: the application be DEFERRED for a site visit and also so that officers can advise the Panel why the 2m height limit was originally imposed – was the volume of pallets and impacts on intensification of use considered when imposing the height limitation?**

(The Panel were addressed by Alyson Edward in objection and Fiona Jones the agent in support of the application).

15/03704 Mr Thomson – Apollo Home Ent. Ltd: Installation of front door to double fronted shop at Castle PC, 63 St Leonards Road, Windsor, SL4 3BX – **THE PANEL VOTED That: the application be APPROVED against the recommendations of the Director of Development and Regeneration and for the reasons as listed below:**

- **Justification: the economic damage to the high street has been increased since the refusal of the previous application as the shop has remained closed. The proposal would help a successful high street and would be a public benefit that outweighs the less than substantial harm to the high street. This is considered to be a material change since the last application.**

(The Panel were addressed by Councillor Jack Rankin and John Andrews the agent in support of the application).

Six Councillors voted in favour of the motion (Cllrs M. Airey, Bowden, Grey, Muir, Shelim and Bicknell), and one Councillor voted against the motion (Cllr Alexander). One Councillor was unable to vote as he had not taken part in the whole discussion (Cllr Collins).

15/03742* The Royal Berks Fire and Rescue Service and Vanderbilt Homes: Erection of 5 x 4 bedroom town houses, a block of 9 x 2 bedroom apartments with access, parking, landscaping and associated works, following demolition of existing fire station as approved under planning permission 15/01889/FULL without complying with condition 26 (Approved Plans) to substitute approved plan 5236-103C with 5236-103D at Royal Berkshire Fire and Rescue Service, Windsor Fire Station, St Marks Road, Windsor SL4 3BE – **THE PANEL VOTED That: the application be APPROVED and the Panel authorises the Borough Planning Manager to grant planning permission on the satisfactory completion of Deed of Variation (S106 Agreement) to secure the infrastructure in Section 7 of the Main Report and with the conditions listed in Section 10 of the Main Report.**

(James Burns in objection and Mark Carter the agent in support of the application).

Five Councillors voted in favour of the motion (Cllrs M. Airey, Alexander, Collins, Grey, and Muir), and two Councillors voted against the motion (Cllrs Bowden and Shelim). Councillor Bicknell did not take part in the discussion or the vote and left the room.

Details of the Appeal Decision Report and Planning Appeals Received were noted.

The meeting, which began at 7.00 pm, finished at 9.18 pm

CHAIRMAN.....

DATE.....