

WINDSOR URBAN DEVELOPMENT CONTROL PANEL

WEDNESDAY, 3 FEBRUARY 2016

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

Officers: Wendy Binmore, Neil Allen, Melvin Andrews, Jenifer Jackson, Claire Pugh and Sarah.L.Smith

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Gary Muir.

DECLARATIONS OF INTEREST

Cllr Alexander - Declared a personal interest in item 15/02786 as he sits on Eton Town Council but had taken no part in any discussion of the application. He had also attended an open day at the site in 2015. Cllr Alexander confirmed he had come to Panel with an open mind.

Cllr Grey – Declared a personal interest in item 15/03438 as he personally knew the applicant. He also declared that he knew the speakers objecting and that he had come to Panel with an open mind.

Cllr Rayner – Declared a personal interest in item 15/02786 as she sits on Eton Town Council but had taken no part in any discussion of the application. She had also attended an open day at the site in 2015. Cllr Rayner confirmed she had come to Panel with an open mind. Cllr Rayner also declared a personal interest in item 15/02886 as her husband is the director of a company that rents land from Cemex. Cllr Rayner left the room during the debate of this item and did not take part in the vote.

MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting of the Windsor Urban Development Control Panel held on 6 January 2016 be approved subject to the following amendments:

To include Cllr Bowden in the vote for item 15/03742 as he voted against the motion approving the application.

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.

Application Applicant and Proposed Development

15/03789 Mr Mohamed – WMA: Change of use from B1 to D1 including place of worship at 94 – 94A Dedworth Road Windsor – **THIS ITEM WAS WITHDRAWN FROM THE AGENDA.**

15/02786 Rainier Developments Ltd: Conversion and extension to form 2 commercial units at ground floor and formation of 5 residential units. Internal & external changes to building and associated landscaping, public space and demolition works – **THE PANEL VOTED UNANIMOUSLY to APPROVE the application and authorise the Director of Development and Regeneration to grant planning permission on the satisfactory completion of an undertaking to secure the public access proposed in the application, residents' car parking restrictions and the flood escape plan as set out of Section 6 and with the conditions listed in Section 10 of the Main Report.**

(The Panel were addressed by Duncan Reed in objection and Ben Wilcox, the agent in support of the application).

15/02886 Cemex UK Operations Ltd: Extraction of sand and gravel at Riding Court Farm, erection of mineral processing and ready-mixed concrete plants and associated infrastructure, creation of new access onto Riding Court Road and restoration of the site by the importation of insert restoration material for a period of 12 years as approved under planning permission 13/01667 without complying with condition 18 (export import tonnage) to re-word the condition at Land at Riding Court Farm, Riding Court Road, Datchet, Slough – **THE PANEL VOTED UNANIMOUSLY that: the application be APPROVED and the Panel grants planning permission subject to the conditions listed in Section 10 of the Main Report.**

15/03147* Ladham Properties Limited: Conversion of premises to provide 6 x residential apartments to include single storey extension, reconfigure of car parking with new landscaping provision and internal and external alterations at 18-19 Thames Street, Windsor SL4 1PL – **THE PANEL VOTED UNANIMOUSLY That: the application be APPROVED and the Panel grants planning permission provided that no new substantive planning issues are raised by the additional neighbours notified and subject to conditions listed in Section 9 of the Main Report.**

15/03148* Ladham Properties Limited: Consent for conversion of premises to provide 6 x residential apartments to include single storey extension and internal and external alterations at 18-19 Thames Street, Windsor SL4 1PL – **THE PANEL VOTED UNANIMOUSLIY That: the application be APPROVED and the Panel grants planning permission and Listed Building consent subject to the conditions listed in Section 9 of the Main Report.**

15/03326 Tingdene Parks Limited: Redevelopment of holiday park to provide for the siting of 39 caravan lodges at Tingdene Racecourse Caravan Park Windsor, Maidenhead Road, Windsor SL4 5HT – **THE PANEL VOTED UNANIMOUSLY That: the application be APPROVED and the Panel grants planning permission subject to the conditions listed in Section 10 of the Main Report.**

15/03438* 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 That: the application be APPROVED against the Director of Development and Regenerations recommendations for the reasons as listed below:**

As this is a S73 application, repeat conditions from 12/00890 plus:

- 1. Condition limiting height to 4m.**
- 2. Landscaping scheme to be submitted to screen the site.**

Justification: Whilst the proposal is inappropriate development in the Green Belt based on the economic benefits of the scheme including the employment of 3 people and the environmental benefits of recycling pallets, these issues are considered to comprise very special circumstances to outweigh the in principle harm to the Green Belt.

(The Panel were addressed by Ewan Larcombe in objection and Denny Loveridge, the applicant in support of the application).

Six Councillors voted in favour of the motion (Cllrs M. Airey, Alexander, Bicknell Collins, Grey, and Shelim), and two Councillors voted against the motion (Cllrs Bowden and S. Rayner).

15/03454* Eton College: Refurbishment of existing buildings, remodelling of front courtyard, new single storey chemistry pavilion to the rear and new roof pavilion, plus associated landscaping works at Queens Schools, Eton College, South Meadow Lane, Eton, Windsor, SL4 6EW – **THE PANEL VOTED UNANIMOUSLY That: the application be APPROVED and the Panel grants planning permission with the conditions listed in Section 10 of the Main Report and with the additional / amended conditions in Section 3 of the Panel Update Report as listed below:**

- 1. Prior to the commencement of development an arboricultural method statement shall be submitted to and approved by the Local Planning Authority. The arboricultural method statement shall include:**
 - a. Communication methods with the contractor and the appointed arboriculturalist**
 - b. Tree work specifications**
 - c. Methods of working close to trees**
 - d. Installation of tree protection barriers**

- e. Installation of ground protection as appropriate
- f. Arboricultural supervision timeline of critical activities during renovation, drainage works and construction
- g. Landscape implementation and management strategy to ensure protection of retained trees during works

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

2. No development shall take place until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development and retained in accordance with the approved details. (Native species are to be planted where possible – for example, *Betula nigra* and *Betula ermanii* to be replaced with *Betula pubescens*. *Salix viminalis* should be replaced with *Salix caprea* or *Salix cinerea* where within understorey planting mix 2. *Cotinus* and *philadelphus* to be replaced with native alternatives). If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written consent to any variation.

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies – Local Plan DG1.

Informative:

The applicant is advised that the tree replacement plan submitted with the application requires some minor amendments to the species. Native species must be planted where possible. For example, *Betula nigra* and *Betula ermanii* to be replaced with *Betula pubescens*. *Salix viminalis* to be replaced with *Salix caprea* or *Salix cinerea* where within understorey planting mix 2. *Cotinus* and *philadelphus* to be replaced with native alternatives. It is noted that some recent planting has been carried out along the watercourse to the west of the site. This may have been planted as a precursor to the current development application. Unfortunately, the species planted here are not entirely in context with their surroundings, they should have been species to emphasise the watercourse (and thrive in wet conditions). Species such as native Poplar, Willow and Alder would have been appropriate. The applicant may choose to carry out additional planting here, to replace some of the poorer quality or inappropriate species of trees. This can be shown on the landscaping plan. The applicants may also wish to review their proposed planting plans to include some native marginal aquatic plants in the flood compensation area. When trees are felled it

would be useful if some large sections are retained on site, for the benefit of wildlife.

(The Panel was addressed Dido Milne, the agent in support of the application).

ESSENTIAL MONITORING REPORTS (MONITORING)

All details of the Planning Appeals Received were noted.

The meeting, which began at 7.00 pm, finished at 8.30 pm

CHAIRMAN.....

DATE.....