

## WINDSOR URBAN DEVELOPMENT CONTROL PANEL

WEDNESDAY, 30 MARCH 2016

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

Also in attendance: Councillor Jack Rankin

Officers: Neil Allen, Wendy Binmore, Melvin Andrews, Daniel Gigg and Adam Jackson

### APOLOGIES FOR ABSENCE

None received.

### DECLARATIONS OF INTEREST

**Cllr M. Airey** – Declared a personal interest in item 16/00339 as his wife is an employee of the charity that had brought the application to Panel. He confirmed he would not take part in the discussion or the vote.

Neil Allen, Legal Officer made a statement advising the Panel that both Councillor Jack Rankin and Councillor Wesley Richards were not voting members of the Panel and would not be taking part in the vote on any items that had been brought the Panel. Therefore, there was no DPI for them to declare.

### MINUTES

**RESOLVED UNANIMOUSLY: That the minutes of the meeting of the Windsor Urban Development Control Panel held on 2 March 2016 be approved.**

### PLANNING APPLICATIONS (DECISION)

Application            Applicant and Proposed Development

15/03184\*    Britel Fund Trustees Ltd: Refurbishment of the existing office and erection of side and roof extension, amendments to fenestrations and associated landscaping, cycle parking and ancillary works at Hovis Court, 69 Alma Road, Windsor SL4 3HD – **THE PANEL VOTED to DEFER and DELEGATE the application and authorise the Borough Planning Manager to grant planning permission following receipt of the legal agreement, and with the conditions listed in Section 10 of the main report and the additional/amended conditions in Section 3 of the Panel Update Report as listed below:**

- **Condition 2 amended to:** Samples of the materials to be used on the external surfaces of the refurbished part of the building and the extensions shall be submitted to and approved in writing prior to their construction. Details of the (porous) materials to be used for any new or replacement hard surfacing shall also be submitted to the Local Planning Authority for

approval in writing prior to its construction. 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 Policy – Local Plan DG1.

- **Condition 7 amended to:** Prior to the construction of the extensions full details of soft (including planting along the southern boundary) landscape works, shall be submitted to and approved in writing by the Local Planning Authority. Works shall subsequently be undertaken in accordance with the approved details and soft landscape 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. 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 and in the interest of on and off site trees. Relevant Policies – Local Plan DG1 and N6.
- **Additional Condition:** The rating level of the noise emitted from fixed plant and stationary equipment shall not exceed the existing background level (to be measured over the period of operation of the proposed plant and equipment and over a minimum reference time interval of 1 hour in the daytime and 15 minutes at night). The noise levels shall be determined 1m from the nearest noise-sensitive premises. The measurement and assessment shall be made in accordance with BS 4142:2014. Reason: To protect the residential amenities of the area. Relevant Policy – Local Plan NAP3.

(The Panel was addressed Councillor Jack Rankin in objection and Brian Coughlan, the agent in support of the application).

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

16/00339 Mr Bristow: Change of use from 2 x C3 (Dwelling house and flat) to Sui Generis (HMO) with 8 bedrooms, 1 x C3 Studio flat and 2 x B1 filming studio at 75 Frances Road, Windsor SL4 3AQ – **THE PANEL VOTED to DEFER and DELEGATE the application and authorise the Borough Planning Manager to grant planning permission following receipt of a legal agreement and with the conditions listed in Section 9 of the Main Report and with the additional and amended conditions in Section 3 of the Panel Update Report as listed below:**

- No development shall take place until details of the measures to be taken to acoustically insulate all habitable rooms of the development against aircraft noise, together with details of measures to provide ventilation to habitable rooms, have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be carried out and completed before the development is first occupied for residential purposes and retained. Reason: To ensure an acceptable living environment for future occupiers. Relevant Policy – Local Plan NAP2
- No development shall take place until a detailed scheme of noise insulation measures for the proposed filming studio has been submitted to and been approved in writing by the Local Planning Authority. The scheme of noise insulation measures shall be prepared by a suitably qualified consultant/engineer and shall take into account the provisions of BS 82333: 1999 ‘Sound Insulation and Noise Insulations for Buildings – Code of Practice’. Reason: In order to safeguard the amenities of adjoining residential occupiers.
- No part of the development shall be occupied until the refuse bin storage area and recycling facilities have been provided in accordance with the approved drawing. These facilities shall be kept available for use in association with the development at all times. Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policies – Local Plan T5, DG1.

(The Panel was addressed by Councillor Jack Rankin in objection and James Richards on behalf of the applicant in support of the application).

**Four Councillors voted in favour of the motion (Alexander, Bicknell, Collins, and Muir), three Councillors voted against the motion (Cllrs Bowden, Rayner and Shelim), Councillor M. Airey left the room during the discussion and vote.**

ESSENTIAL MONITORING REPORTS (MONITORING)

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

The meeting, which began at 5.00 pm, finished at 8.15 pm

CHAIRMAN.....

DATE.....