

## WINDSOR URBAN DEVELOPMENT CONTROL PANEL

WEDNESDAY, 25 MAY 2016

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

Also in attendance: Derek Wilson

Officers: Wendy Binmore, Neil Allen, Melvin Andrews, Alistair Barnes, Rachel Fletcher, Daniel Gigg, Jenifer Jackson and Claire Pugh

### APOLOGIES FOR ABSENCE

None.

### DECLARATIONS OF INTEREST

**Cllr Bowden** – Declared a personal interest in item 16/00163 as the item was brought to his attention by a number of his constituents; and his co-ward Councillor lived opposite the application site. He stated he attended Panel with an open mind

**Cllr Quick** – Declared a Disclosable Pecuniary Interest in item 16/00163 as she lived directly opposite the application site. Cllr Quick left the room during the discussion and the vote.

### MINUTES

**RESOLVED UNANIMOUSLY: That the minutes of the meeting of the Windsor Urban Development Control Panel held on 27 April 2016 be approved.**

### PLANNING APPLICATIONS (DECISION)

Application                      Applicant and Proposed Development

15/02248\*      BMW (UK) Trustees Limited: Construction of 5 storey office building with associated car parking, access and landscaping works following demolition of existing office building at Thames Court, 1 Victoria Street, Windsor SL4 1YB – **THE PANEL VOTED UNANIMOUSLY to DEFER the application till July’s Development Control Panel for the following reasons:**

- To ask the applicant if they wish to formally request the public car park be included as part of the development.
- Member site visit to look at the impact on the Conservation Area and the neighbours, and to view a sample panel of the materials

(the Panel was addressed by Edward Gray in objection and Will Kelly and Time price in support of the application. A statement was also read out by the Legal Officer from Cllr Jack Rankin in support of the application).

15/03135\* Howarth Homes Plc: construction of 9 dwellings; 2 x two beds, 2 x three beds and 5 x four beds following demolition of existing dwelling. Associated landscaping and parking at Datchet Mead Cottage, 145A Slough Road, Datchet, Slough SL3 9AE – **THE PANEL VOTED UNANIMOUSLY to DEFER the application and return to July’s Development Control panel for the following reasons:**

- Deferred to allow a legal view to be sought over whether affordable housing should be provided on this site. If it is required by reason of Local Plan Policy H3 then request the affordable housing from the applicant. If the applicant advises that it would be unviable to provide affordable housing then invite an open book viability appraisal.

(The Panel was addressed by Sam Tiffin, the agent in favour of the application)

16/00163 Mr Allen: Single storey side and rear extensions, front infill extension and alterations to roof to facilitate conversion of loft into habitable accommodation and rooflights following demolition of existing garage at 54 York Road, Windsor SL4 3NY – **THE PANEL VOTED to APPROVE the application in accordance with the Borough Planning Managers recommendations and with the conditions listed in Section 9 of the Main report and with the additional condition that the car park lay out is amended. Seven Councillors voted in favour of the motion (Cllrs Airey, Alexander, Bicknell, Collins, Grey, Rayner and Shelim), one Councillor voted against the motion (Cllr Bowden). Councillor Quick left the room and did not take part in the debate.**

(The Panel was addressed by Stephen Lowe in objection, and Clive Allen the applicant in favour of the application)

16/00695\* Ms Spiero-Fieldside Associates Ltd: Construction of two storey development comprising 4 x 1 bedroom flats and 1 x 2 bed flat with associated refuse and cycle storage facilities at Former Windsor Ex Services Club, 107 St Leonards Road, Windsor SL4 3BZ – **THE PANEL VOTED to DEFER the application for it to return to the July Development Control Panel for the rental rate and freehold valuation to be considered and professional property advice given as to whether the rate and freehold value is reasonable plus advice on freehold/leasehold rates based on equivalent facilities in the area with no parking.**

**Seven Councillors voted in favour of the motion (Bicknell, Bowden, Collins, Grey, Quick, Rayner and Shelim), and two Councillors voted against the motion (Cllrs Airey and Alexander).**

16/00907 Construction of synthetic turf pitch, floodlighting, fencing, drainage and ancillary works at Dedworth Middle School, Smiths Lane, Windsor, SL4 5PE – **THIS ITEM WAS WITHDRAWN and deferred to July’s Development Control Panel due to the objection from Sport**

**England. The applicant is to be given the opportunity to respond to Sport England's objection.**

TREE PRESERVATION ORDER 002/2016 CLEWER Y & C CENTRE, 39a PARSONAGE LANE, WINDSOR

**THE PANEL VOTED to DEFER the confirmation of the TPO in order to arrange a site visit. The TPO will return to June's Development Control Panel.**

ESSENTIAL MONITORING REPORTS (MONITORING)

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

The meeting, which began at 7.00 pm, finished at 9.30 pm

CHAIRMAN.....

DATE.....