

## WINDSOR RURAL DEVELOPMENT CONTROL PANEL

WEDNESDAY, 6 APRIL 2016

PRESENT: Councillors Christine Bateson (Chairman), Colin Rayner (Vice-Chairman), George Bathurst, Malcolm Beer, David Hilton and John Lenton

Also in attendance: Cllr D Wilson

Officers: Melvin Andrews, Wendy Binmore, Melvin Andrews, Paul Cross, Jenifer Jackson, Sean O'Connor, Claire Pugh and Sarah L Smith

### APOLOGIES FOR ABSENCE

None received.

### DECLARATIONS OF INTEREST

**Cllr Bathurst** – Declared a personal interest in items 13/01275 and 13/01276 as the Windsor Link Railway proposed route goes through the site of the Kingsmead Quarry. Cllr Bathurst left the room during the discussion of the items and did not take part in the vote.

**Cllr Hilton** – Declared a personal interest in items 15/03186, 16/00117, 16/00350, 16/00371, 16/00443, 16/00446 and 15/03915 as he is a member of Sunninghill & Ascot Parish Council. Cllr Hilton stated that with the exception of 16/00117 he did not attend the meeting when the applications were discussed and in the case of 16/00117 he listened to what Parish Councillors said but did not join the debate. Cllr Hilton also stated his wife, Parish Councillor Barbara Hilton, was the Chair of the Parish Council Planning committee and was speaking on items 16/00117, 16/00443, 16/00446 and 15/03915. He stated he had come to Panel with an open mind.

**Cllr Lenton – Cllr Lenton** – Cllr Lenton – Declared a personal interest in items 15/04221 and 16/00300 as he is a Parish Councillor for Wraysbury. He is present at Parish Council meetings when applications are discussed but takes no part in the discussions on Planning applications. He confirmed he had come to Panel with an open mind and would take part in the discussion and the vote on the items.

**Cllr Rayner** – Declared a personal and prejudicial interest in items 13/01275 and 15/01276 as he is a trustee of a trust which has a legal agreement with the applicants and he also rents land from them. Cllr Rayner left the room during the discussion and took no part in the vote for these items.

### MINUTES

**RESOLVED: That the Part I minutes of the meeting of the Windsor Rural Development Control Panel held on 9 March 2016 be approved.**

### PLANNING APPLICATIONS (DECISION)

<u>Application</u>	<u>Applicant and Proposed Development</u>
16/00117*	Mr Brebner – Wentworth Homes: Erection of 3 x detached two storey dwellings with access driveways following the demolition of 9 Llanvair Close at 9 Llanvair and rear of 11 Llanvair Close, Ascot – <b>THE</b>

**PANEL UNANIMOUSLY VOTED to DEFER the application to carry out a site visit.**

(The Panel was addressed by Colin Waters, Nick Mayhew, Diana Tombs (NPDG), Peter Standley (SPAE) and PCllr Barbara Hilton in objection and Ian Phillips the Agent in support of the application).

- 15/03186\* Mr McCloskey: Erection of sports hall, accommodating four badminton courts, dance studio, fitness suite, changing facilities and associated classrooms at The Marist Senior School, Kings Road, Sunninghill, Ascot SL5 7PS – **THE PANEL UNANIMOUSLY VOTED to APPROVE the application and authorise the Borough Planning Manager subject to the Secretary of state not calling the application in for determination, to grant planning permission on the satisfactory submission of sustainable drainage details and with the conditions listed in Section 10 of the Main Report; with the added condition to secure details of lighting as per condition 10 of the previous decision.**

(The Panel was addressed by Diana Tombs (NPDG), in support of the application subject to drainage plans being received).

- 16/00185\* Halebourne Group: Redevelopment of The Ridge and The Ridge Cottage to provide for 10 No. apartments with basement car parking, together with amended access arrangements as approved under application 12/02620/FULL without complying with condition 2 (approved plans) to replace approved plans under planning permission 13/03276/VAR at The Ridge and The Ridge Cottage, Ridgemount Road, Sunningdale, Ascot – **THE PANEL UNANIMOUSLY VOTED to APPROVE the application and authorise the Borough Planning Manager to grant planning permission subject to the conditions listed in Section 10 of the Main Report.**

(The Panel was addressed by PCllr Michael Burn in objection and Jade Evans the Agent in support of the application).

- 16/00300\* Mr Singh: Erection of detached dwelling following demolition of existing dwelling and garage at 68 Ouseley Road, Wraysbury, Staines TW19 5JH – **THE PANEL VOTED to APPROVE the application and authorise the Borough Planning Manager to grant planning permission provided that the Environment Agency removes their objection to the development with the conditions in Section 9 of the Main Report and with the additional conditions listed in Section 3 of the Panel Update Report as listed below:**

- **The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures:**
  - **The voids as shown within plan reference: BEDI/PLAN/009, BEDI/PLAN/002 and BEDI/PLAN/001 all dated 17 March 2016**

- Finished floor levels are set no lower than 17.64m above Ordnance Datum (AOD).
- The mitigation measures shall be fully implemented prior to occupation. Reason: To reduce the risk of flooding to the proposed development and future occupants, in compliance with paragraph 103 of the National Planning Policy Framework and Policy F1 of the Local Plan.
- The voids shown on plans BEDI/PLAN009, BEDI/PLAN/002 and BEDI/PLAN/001 all dated 17 March 2016 shall be free and open for the lifetime of the development and not used for storage purposes. The steps and terracing shall be constructed as shown on the approved plans and the openings shall be kept free of obstructions at all times and for the lifetime of the development. Reason: To prevent an increased risk of flooding elsewhere due to impedance of flood flows and reduction of floodwater storage capacity. Relevant Policy – Local Plan F1.
- Prior to the commencement of any works of demolition or construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local; Planning Authority. Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies – Local Plan T5.
- No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development. Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies – Local Plan P4, DG1.

(The Panel was addressed by Mr Sawden the agent in favour of the application).

**Five Councillors voted in favour of the motion to approve (Cllrs Bateson, Bathurst, Beer, Hilton and Rayner), and one Councillor voted against the motion (Cllr Lenton).**

16/00371 Mr Lightfoot: Single storey extension to form new main-reception at St Michaels CE Primary School, School Road, Ascot SL5 7AD – **THE PANEL UNANIMOUSLY VOTED to APPROVE the application and authorise the Borough Planning Manager to grant planning permission subject to the conditions listed in Section 9 of the Main Report.**

(The Panel was addressed by Diana Tombs (NPDG), in support of the application).

16/00443\* Mr Price – spitfire Properties LLP: Erection of two detached dwellings with associated double garages following the demolition of existing as approved under planning permission 14/00880 without complying with condition 14 (approved plans) under planning permission 15/02969/VAR to vary the approved drawings at Stowting House, London Road, Ascot SL5 7EG – **THE PANEL UNANIMOUSLY VOTED to DEFER the application for one cycle for more information on:**

- **Can the railings be behind the hedge.**
- **Investigate alternative hedge species – to fit in with the road.**
- **Details of tree heights/planting size.**

(The Panel was addressed by Diana Tombs (NPDG) and PCllr Barbara Hilton in objection and Kier Price, the agent in support of the application).

16/00446\* Mr Price – spitfire Properties LLP: Construction of 2 detached dwellings each with a detached double garage, following demolition of existing dwelling. New entrance gates and new access as approved under planning permission 13/02368/FULL and subsequently amended by 15/01941/NMA to add approved plans condition, amended by 15/02485/VAR to amend the approved drawing (Boundary Treatment) at Dunnideer, London Road, Ascot SL5 7EG – **THE PANEL UNANIMOUSLY VOTED to DEFER the application for one cycle for more information on:**

- **Can the railings be behind the hedge.**
- **Investigate alternative hedge species – to fit in with the road.**
- **Details of tree heights/planting size.**

(The Panel was addressed by Diana Tombs (NPDG) and PCllr Barbara Hilton in objection and Kier Price, the agent in support of the application).

15/03915\* Hamberley Development (Ascot) Limited: Erection of 80 x bedroom care home (use class C2), landscaping, tree planting, creation of associated access, car parking and site infrastructure, following demolition of the existing 75 x bedroom care home – **THE PANEL UNANIMOUSLY VOTED to DEFER the application for a site visit to assess whether the building is in character with the area. If possible Cllr Hilton wanted to see perspectives of the building – more than was in the powerpoint presentation. The agent indicated they had done verified views – these need to be in the powerpoint and available at the site visit as well as the plans. Concern was that whether the building fitted in with the area.**

(The Panel was addressed by Diana Tombs (NPDG) and Peter Standley (SPAЕ) in support of the application; PCllr Barbara Hilton in

objection and Libby Barrett, Operations Director at Gracewell Healthcare in support of the application).

13/01275\* Cemex UK Materials Ltd: Variation of conditions 15 (Disposal of mineral waste [silt] from the processing plant only within the area shown on the approved plan P1/208/13/1), conditions 24 and 26 (delineating the margins of the extraction area and the phases of development) in accordance with a revised plan ref. P1/208/28, removal of conditions 34 and 35 (on the dewatering of the site) and the variation of conditions 42 and 44 (dates for commencement of filling and for the submission of a scheme for the progress, filling and restoration of the site) all of approval 471893 and approved under 06/00685/VAR. without complying with condition 6 (backfilling and restoration) to amend the commencement date at Kingsmead Quarry, DAtchet Road, Horton, Slough SL3 9PS – **THE PANEL VOTED to APPROVE the application and authorise the Borough Planning Manager to grant planning permission subject to the conditions listed in the Main Report and also conditions listed in Section 3 of the Panel Update Report as listed below:**

- **Varied Condition 6 should read:** the site shall be backfilled and restored in accordance with the details (infilling and restoration) discharged under Condition 7 of planning permission 06/00685, the levels and details shown on Restoration Plan P1/208/29/B dated June 2012 and received on 14 May 2013 and the aftercare and management details discharged under Condition 49 of planning permission 471893 (93/00454) relating to IDO permission no 470505 or any revision to the Plan or above mentioned details which may be approved in writing by the Local planning authority. The filling operations shall commence not later than 31 December 2016. **Reason:** To ensure that the works on site progress in a coordinated way in the interests of protecting the residential amenities of nearby residential properties, the groundwater flows and quality, and the ecological and visual amenities of the area.
- In accordance with the following details provided on 23 April 2013 – written details set out in the Planning statement dated April 2013, Bird Management Plan dated March 2013, Appendix I – Annual Aftercare Management Report of the Outline Aftercare Scheme and Appendix 2 – Annual Aftercare Schedule dated January 2013, together with the details provided on 28<sup>th</sup> July 2014 – Appendix G1 Ecological Assessment, H1 – Technical Noise Note and Appendix J1 – Amended Phasing Plans (dated Feb 2014 – Drawing No P1/208/36A Phase 10 + 11, 12,13, 14, 15, Lagoon Area, Plant Site, Fill to Phase 7, Fill to Phase 8, Fill to Phase 9, Final Restoration) together with details submitted received on 8 October 2015 – Outline Five Year Aftercare Scheme (dated September 2015) and the Flood Risk Assessment and Surface Water Management Plan (6496T R3 Rev 1), Groundwater Flood Risk Assessment (6496TR2), Surface Water Management Strategy and

**Attenuation Pond Design (6496T TN3 Rev 1), Fluvial Flood Risk (V2-0), Proposals for Refuge Habitat Provision for Gadwall (September 2014), Restoration Masterplan P1/208/29D (issued September 2015) and Plan P1/208/39A Biodiversity and Community Benefits submitted as part of further additional information dated September 2015.**

- **For the avoidance of doubt the conditions that have previously been imposed by virtue of permission 471893, 93/00454 and 06/00685 shall continue to be in effect save for that varied above.**

**Three Councillors voted in favour of the motion to approve (Cllrs Bateson, Hilton and Lenton), and one Councillor abstained (Cllr Beer), Cllrs Bathurst and Rayner did not take part in the discussion or the vote on this item.**

13/01276\*

**Cemex UK Materials Ltd: Variation of Condition 18 and 19 of approval 471894 to allow the progress, infilling and restoration of the site in accordance with a revised scheme and to replace the approved drawings P1/208/14/1 as approved under 06/00684/VAR without complying with condition 1 (restoration scheme) of that permission so that the restoration scheme is amended at Kingsmead Quarry, Datchet Road, Horton, Slough SL3 9PS – **THE PANEL VOTED to APPROVE the application and authorise the Borough Planning Manager to grant planning permission subject to the conditions listed in the Main Report and also conditions listed in Section 3 of the Panel Update Report as listed below:****

- **Varied Condition 1 should read:** The site shall be backfilled and restored in accordance with the details (infilling and restoration) discharged under Condition 2 of planning permission 06/00684, the levels and details shown on Restoration Plan P1/208/29/B dated June 2012 and received 14 May 2013 and the aftercare and management details discharged under Condition 28 of planning permission 471894 (93/00455) relating to IDO permission no 470506 or any revision to the Plan or above mentioned details which may be approved in writing by the Local Planning Authority. The filling operations shall commence not later than 31 December 2016. **Reason: to ensure that the works on site progress in a coordinated way.**
- **In accordance with the following details provided on 23 April 2013 – written details set out in the Planning statement dated April 2013, Bird Management Plan dated March 2013, Appendix I – Annual Aftercare Management Report of the Outline Aftercare Scheme and Appendix 2 – Annual Aftercare Schedule dated January 2013, together with the details provided on 28<sup>th</sup> July 2014 – Appendix G1 Ecological Assessment, H1 – Technical Noise Note and Appendix J1 – Amended Phasing Plans (dated Feb 2014 – Drawing No P1/208/36A Phase 10 + 11, 12,13, 14, 15, Lagoon Area, Plant Site, Fill to Phase 7, Fill to Phase 8, Fill to Phase 9, Final Restoration) together with details**

submitted received on 8 October 2015 – Outline Five Year Aftercare Scheme (dated September 2015) and the Flood Risk Assessment and Surface Water Management Plan (6496T R3 Rev 1), Groundwater Flood Risk Assessment (6496TR2), Surface Water Management Strategy and Attenuation Pond Design (6496T TN3 Rev 1), Fluvial Flood Risk (V2-0), Proposals for Refuge Habitat Provision for Gadwall (September 2014), Restoration Masterplan P1/208/29D (issued September 2015) and Plan P1/208/39A Biodiversity and Community Benefits submitted as part of further additional information dated September 2015.

- For the avoidance of doubt the conditions that have previously been imposed by virtue of permission 471893, 93/00454 and 06/00685 shall continue to be in effect save for that varied above.

Three Councillors voted in favour of the motion to approve (Cllrs Bateson, Hilton and Lenton), and one Councillor abstained (Cllr Beer), Cllrs Bathurst and Rayner did not take part in the discussion or the vote on this item.

15/04221

Construction of 1 x detached dwelling following demolition of existing dwelling at 8 Lammas Drive, Staines TW19 4TS – **THE PANEL VOTED to REFUSE the application and refuse planning permission for the following summarised reasons (the full reasons are identified in Section 9 of the Main Report)**

1. The development would represent inappropriate development in the Green Belt, and would have a greater impact on the openness of the Green Belt than the existing development.
2. The site is situated in flood zone 3 (high risk flooding), and the application fails to demonstrate that the development would not impede flood flows or displace flood water elsewhere, and the proposal would exceed 30 square metres in ground covered area, which is in conflict with Local Plan Policy F1.
3. The development by virtue of its scale and design would have an unacceptable impact on the character and appearance of the area. The development would also result in a cramped form of development on the plot which is not in keeping with the form of development in the area.
4. The development would not conserve the setting of the Thames.

Five Councillors voted in favour of the motion to refuse the application (Cllrs Bateson, Bathurst, Beer, Hilton and Lenton), and one Councillor abstained (Cllr Rayner).

16/00350

Ascot Corner 14 Ltd: Construction of 12 flats, with basement parking and cycle store, detached refuse store, new entrance gates, landscaping and additional parking, following demolition of existing dwelling as approved under planning permission 12/01732 without complying with condition 4 (arboricultural method statement) to vary

the wording at Ascot Corner, Wells Lane, Ascot – **THE PANEL UNANIMOUSLY VOTED to APPROVE the application and authorise the Borough Planning Manager to grant planning permission subject to the conditions listed in Section 10 of the Main Report.**

ESSENTIAL MONITORING REPORTS (MONITORING)

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

The meeting, which began at Time Not Specified, finished at Time Not Specified

CHAIRMAN.....

DATE.....