

## WINDSOR RURAL DEVELOPMENT CONTROL PANEL

WEDNESDAY, 23 SEPTEMBER 2015

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

Officers: Wendy Binmore, Melvin Andrews, Paul Cross, Alistair De Joux, Sarah L Smith, Sean O'Connor and Matthew Tucker

### APOLOGIES FOR ABSENCE

None received.

### DECLARATIONS OF INTEREST

**Cllr Hilton** – Declared an interest in items 15/01533 and 15/02096 as he was a Member of the Sunninghill and Ascot Parish Council's Planning Committee and those items had been discussed at their Committee meeting.

**Cllr Lenton** – Declared an interest in items 15/01794 and 15/01962 as he was a Member of Wraysbury Parish Council.

### MINUTES

**RESOLVED:** That the Part I minutes of the meeting of the Windsor Rural Development Control Panel held on 26 August 2015 be approved.

### PLANNING APPLICATIONS (DECISION)

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

15/01533\*

Mr McConnell – Bellway Homes (North London) Ltd: Construction of 23 dwellings with access road and landscaping following demolition of the existing 6 houses as approved under permission 12/00808/FUL, and varied under 14/02376/VAR, without complying with condition 1 (approved plans) to substitute plans for the amended design of plots 1, 2 and 3 (Retrospective), at 1 – 6 Beechcroft Close, Ascot– **THE PANEL VOTED UNANIMOUSLY to APPROVE planning permission in accordance with the Director of Development and Regeneration's recommendations and with the completion of an undertaking to secure an obligation on the management company for the private housing in the development together with the future owners of Plot 1 and 2; for Plot 1 to maintain trees and other planting intended to provide screening to the side of Plot 2, and for Plot 2 to maintain the satisfactory appearance of the false windows on the pergola adjacent to the side elevation of Plot 2, and with the conditions listed in Section 10 of the main report and also with the condition listed below:**

- In S106 Deed of Variation, clarify ownership responsibilities for strip of land along Sunninghill Road, where Plot 1 wall is to be set back.

(The Panel were addressed by James McConnel, Planning Director).

- 15/01794\* Larkwood Management Ltd: Construction of 7 no. dwellings following demolition of all existing buildings other than telecommunications exchange unit with associated works at Bell Weir Garage, Car Lot 2, Wraysbury Road, Staines TW19 6HE – **THE PANEL VOTED that: the application be APPROVED in accordance with the Director of Development and Regeneration's recommendations, and with the conditions listed in Section 10 of the main report**

(The Panel were addressed by Richard Backhouse in objection and Chris Frost, the agent).

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

- 15/01962 Mr Vali: Construction of double garage (retrospective) at Friary House, 6 Friary Island, Friary Road, Wraysbury, Staines, TW19 5JR – **THE PANEL VOTED UNANIMOUSLY that: the application be DEFERRED for a site visit.**

- 15/02096 Ashbourne Developments: Erection of two detached dwellings and two detached garages following the demolition of existing dwelling at Former Orchard House, Whynstones Road, Ascot – **THE PANEL VOTED UNANIMOUSLY That: the application be APPROVED in accordance with the Director of Development and Regeneration's recommendations and with the conditions as listed in Section 9 of the main report.**

- 15/30022\* Joanne Hollingdale – Runnymede Borough Council: Approval of details pursuant to Condition 18 (Construction and Environmental Management Plan (CEMP) of planning permission RU.13/0856. DERA North - amended Construction and Environmental Management Plan (CEMP) information received end (Amended proposals submitted 21 July 2015) at Former DERA Site Chobham Lane Longcross Chertsey – **THE PANEL VOTED UNANIMOUSLY That: the Panel make a strong OBJECTION to Runnymede Borough Council and to add the following points to the objection:**

- Cite requirements of Localism Act – duty to cooperate;
- Note that any objection is without prejudice to comments on future phases, which will be stringently reviewed by RBWM;
- Weight restriction should be applied at exit, not the boundary to RBWM;
- RBWM cannot accept vehicle movements that coincide with peak traffic times in Sunningdale – building industry standard hours will result in traffic before and after the hours of work stipulated in the CEMP on site;
- Routing ignores safety issues on the B383 Chobham Road bridge over the Reading-Waterloo rail line, where visibility is poor;

- Routing also does not take into account the frequent crossing of trains on the Reading-Waterloo rail line on the level crossing on the A30 in Sunningdale;
- Wheel washes are needed for all vehicles leaving the site;
- Signage is needed before vehicles get to the A30 and at all;
- RBWM and the Sunningdale Parish Council reiterate the need for an up-to-date traffic survey as the most recent is six years old, and traffic volumes have increased significantly since then

(The Panel were addressed by Parish Council Chairman Ann-Catherine Buxton in objection).

TREE PRESERVATION ORDER 003 OF 2015 – WOODLANDS RIDE AND WOODLANDS CLOSE AND CORONATION ROAD AND FIR TREE CLOSE AND LLANVAIR DRIVE ASCOT (12/15)

The Tree Preservation Order (TPO) has been applied due to the possibility of properties being sold for future redevelopment. The trees included within this TPO provide significant amenity for local residents, providing seasonal interest, softening the built environment, and contribute positively to the character and appearance of the area. These trees furthermore provide an important corridor for transient wildlife.





**RESOLVED: That TPO 003 of 2015 – Woodlands Ride, Woodlands Close, Llanvair Drive, Coronation Road and Fir Tree Close be confirmed as per Officers recommendations.**

**Five Councillors voted for the motion (Cllrs Bateson, Bathurst, Beer, Hilton and Rayner) and one Councillor abstained (Cllr Lenton)**

ESSENTIAL MONITORING REPORTS (MONITORING)

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

The meeting, which began at 7.01 pm, finished at 8.45 pm

CHAIRMAN.....

DATE.....