

WINDSOR URBAN DEVELOPMENT CONTROL PANEL

WEDNESDAY, 20 JULY 2016

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

Also in attendance: Councillors Derek Wilson and Hashim Bhatti.

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

APOLOGIES FOR ABSENCE

Apologies received from Councillor Samantha Rayner.

DECLARATIONS OF INTEREST

Cllr Alexander - Declared a personal interest in item 16/01031 as his granddaughter attended The Windsor Girls School; he also declared a personal interest in item 16/01033 as his grandson attends The Windsor Boys School; and he Declared a personal interest in item 16/01788 as he is a Member of The Windsor, Eton and Ascot Town Partnership Board but he was not present during the discussions of this item. Cllr Alexander stated he had come to Panel with an open mind.

Cllr Bowden – Declared a personal interest in item 16/01788 as he was a Member of the Windsor, Eton and Ascot Town Partnership Board but was not present when this item was discussed. He stated he had come to Panel with an open mind.

Cllr Shelim - Declared a personal interest in item 16/01033 as his son attended The Windsor Boys School. He also declared an interest in item 16/01788 as he was a Member of the Windsor, Eton and Ascot Town Partnership Board but was not present when this item was discussed. He stated he had come to Panel with an open mind.

MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting of the Windsor Urban Development Control Panel held on 15 June 2016 be approved.

PLANNING APPLICATIONS (DECISION)

- 15/02248* BMW (UK) Trustees Limited: Construction of 5 storey building with associated car parking (including provision for public use at specific times), access and landscaping works following demolition of existing office building at Thames Court, 1 Victoria Street, Windsor SL4 1YB – a motion to approve planning permission was put forward by Cllr Quick and seconded by the Vice-Chairman. Three Councillors voted for the motion (Cllrs Bicknell, Collins and Quick), and five Councillors voted against the motion (Cllrs Airey, Alexander, Bowden, Grey and Shelim), therefore, the motion fell away. A second motion was put forward by The Chairman and seconded by Cllr Bowden for refusal of the application – **THE PANEL VOTED to REFUSE the application in**

accordance with the Borough Planning Manager's recommendations

Five Councillors voted for the motion (Cllrs Airey, Alexander, Bowden, Grey and Shelim), and three Councillors voted against the motion (Cllrs Bicknell, Collins and Quick).

(The Panel was addressed by Catherine Hill in objection and Will Kelly, Legal and General and Tim Price, Savills in favour of the motion. A statement from Councillor Jack Rankin was read out by the Legal Officer 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 and DELEGATE APPROVAL for the application to Officers in accordance with the Borough planning Manager's recommendations to grant planning permission subject to demonstrating that there will be no unacceptable impacts on protected wildlife that cannot be properly mitigated and on the satisfactory completion of an undertaking to secure affordable housing and the retention of boundary hedges necessary to retain the rural edge character of the site, and with the conditions listed in Section 9 of the Main Report.**

16/03465* Medina Property Limited: Erection of residential development of 93 dwellings including 2 x 2 bed, 4 x 3 bed houses, 25 x 1 bed, 57 x 2 bed and 5 x 3 bed flats, refuse and cycle stores, with new road and pavements/cycleways with parking (surface and underground) and amenity space, hard and soft landscaping, ancillary works following demolition of all existing commercial buildings at Street Record, Shirley Avenue, Windsor SL4 5LH– **THE PANEL VOTED UNANIMOUSLY to REFUSE the application in accordance with the Borough Planning Managers recommendations to refuse planning permission for the full reasons as listed in Section 10 of the Main report and with an additional reason for refusal relating to the development not passing the 'Exceptions Test', as set out in Section 3 of the Panel Update Report as listed below:**

- Additional reason for refusal: The applicant has failed to demonstrate that the scheme will result in wider sustainability benefits to the community that outweigh the flood risk and as such the development cannot pass the Exceptions Test. The proposal is contrary to paragraph 102 of the National Planning Policy Framework.

(The Panel were addressed Fiona Freni and Philip Newton in objection and Mark Carter, Agent and Cllr Bhatti in support of the application).

16/01031* Miss Derczynska: Single storey infill extension, two storey front extension, demolition and relocation of bin stores and cycle shelter,

amendments to fenestration, cladding of reception block, reconfiguration of parking and associated landscaping at Windsor Girls School, Imperial Road, Windsor SL4 3RT – **THE PANEL VOTED UNANIMOUSLY to APPROVE the application in accordance with the Borough Planning Managers recommendations to grant planning permission on the submission of the information requested by the Lead Local Flood Authority with the conditions listed in Section 9 of the Main Report and suitably worded conditions to ensure the development is undertaken in accordance with drainage information.**

16/01033* Miss Derczynska: Sheltered enclosure to 6th Form fire escape, extension to main visitor entrance and single storey infill extension to dining hall. Single storey extension to changing rooms and alterations to first floor fenestrations of proposed staff room. New security fence with gate at staff entrance with associated minor landscaping works at The Windsor Boys School, Maidenhead Road, Windsor SL4 5EH – **THE PANEL VOTED UNANIMOUSLY to APPROVE the application in accordance with the Borough planning Manager's recommendations to grant planning permission with the conditions listed in Section 9 of the Main Report and with the additional conditions in Section 3 of the Panel Update Report as listed below:**

- Notwithstanding the submitted details, no development shall take place until full details of the invert levels of the existing surface water system and the management and maintenance plan relating to the surface water drainage system have been submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing, and maintained thereafter. Justification – Education need as set out in NPPF as a material consideration outweighs flood risk and conflict with Policy F1 of the Local Plan and NPPF on flooding

16/01097 Mr Shymansky: Single storey rear and two storey side extensions with amendments to fenestration, following the removal of the existing non-original extensions. Part change of use to class C3 (residential) at 109 High Street, Eton, Windsor SL4 6AN – **THIS ITEM WAS WITHDRAWN FROM THE AGENDA BY THE BOROUGH PLANNING MANAGER**

16/01098 Mr Shymansky: Single storey rear and two storey side extensions with amendments to fenestration, following the removal of the existing non-original extensions. Part Change of use to class C3 (residential) at 109 High Street, Eton, Windsor SL4 6AN – **THIS ITEM WAS WITHDRAWN FROM THE AGENDA BY THE BOROUGH PLANNING MANAGER**

16/01683 Mr Bryant – Chesterton Holdings: Change of use of first and second floors from B1/D1 to C3 to provide 4 x 1 bed apartments at 36 – 37 Thames Street, Windsor SL4 1PR – **THE PANEL VOTED UNANIMOUSLY to DEFER and DELEGATE and grant planning permission with the conditions listed in Section 9 of the Main Report, subject to a legal agreement to restrict occupiers applying for parking permits being completed by 31 August 2016.**

16/01683 Mr Coleman – Citiesonice Windsor: Construction of ice rink and attractions from November to January for a period of 3 years at Alexander Gardensm Barry Avenue, Windsor SL4 5JA – **THE PANEL VOTED to APPROVE the application in accordance with the Borough Planning Managers Recommendations, ammending condition 1 so that permission is granted for 1 year only.**

Four Councillors voted in favour of the motion (Cllrs Airey, Bicknell, Collins and Grey), and Four Councillors voted against the motion (Cllrs Alexander, Bowden, Quick and Shelim). The Chairman’s casting vote was used due to the vote being tied.

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 8.48 pm

CHAIRMAN.....

DATE.....