

## WINDSOR RURAL DEVELOPMENT CONTROL PANEL

WEDNESDAY, 1 JUNE 2016

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

Also in attendance: Councillor Derek Wilson

Officers: Melvin Andrews, Wendy Binmore, Melvin Andrews and Alistair De Joux, Jenifer Jackson and Lyndsey Jennings

### APOLOGIES FOR ABSENCE

None received.

### DECLARATIONS OF INTEREST

**Cllr Bateson** – Declared a personal interest in items 2 and 3 as she helped with the organisation of petitions. Cllr Bateson left the room during the discussions and votes of the items.

**Cllr Dr Evans** – declared a personal interest in items 2 and 3 as she was the Parish Councillor for Sunningdale and was involved in looking at the applications and preparing materials in response to the items. Cllr Dr Evans left the room during the discussions and votes of the applications.

**Cllr Hilton** – Declared a personal interest in item 4 as he is a member of Sunninghill & Ascot Parish Council. Cllr Hilton stated that he did not attend the meeting when the applications were discussed. Cllr Hilton also stated his wife, Parish Councillor Barbara Hilton, was the Chair of the Parish Council Planning committee and was also speaking on the item. He stated he had come to Panel with an open mind.

**Cllr Rayner** – Declared a personal interest in the TPO as his daughter attended school on Wells Lane.

### MINUTES

**RESOLVED: That the Part I minutes of the meeting of the Windsor Rural Development Control Panel held on 3 May 2016 be approved.**

### PLANNING APPLICATIONS (DECISION)

<u>Application</u>	<u>Applicant and Proposed Development</u>
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16/00266*	Kebbell Developments Ltd: Erection of 4 x apartments (3 x 2 bed and 1 x 3 bed) at Land at Hill House, Cross Road, Sunningdale, Ascot – <b>THE PANEL VOTED UNANIMOUSLY to DEFER the application in for a site visit to include viewing from neighbouring properties.</b>
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(The Panel was Tom Burke, Diana Tombs (NPDG, Patrick Griffin (SPAЕ and PCllr Michael Burn in objection).

16/01179 Mr Mills – Kebbell Developments Ltd: Erection of 5 Apartments with associated works at Land at Hill House, Cross Road, Sunningdale, Ascots – **THE PANEL VOTED UNANIMOUSLY to DEFER the application in for a site visit to include viewing from neighbouring properties**

(The Panel was addressed by Tom Burke, Diana Tombs (NPDG), Patrick Griffin (SPAЕ), and PCllr Michael Burn in objection).

16/00645\* Mr McArthur – GCNU Ltd And Crest: Replace planning permission 09/01219/FULL – Upgrading of existing priority junction to a staggered junction in order to extend the time limit for implementation at Junction of A30 London Road, B383 Broomhall Lane And B383 Chobham Road, London Road, Sunninghill, Ascot – **THE PANEL VOTED to DEFER and DELEGATE APPROVAL of the application to grant planning permission on the satisfactory completion of an undertaking to provide that the permission shall not be implemented until:**

- a) **The applicant has carried out further studies as to the optimum means of providing appropriate traffic management alongside environmental improvements in support of Neighbourhood Plan policy NP/SS5;**
- b) **A Memorandum of Understanding shall be completed to provide a framework for the discussions in regard to (i) above;**
- c) **And for public consultation to be carried out in relation to the optimum means of providing mitigation at the junction of the A30, Broomhall Lane and Chobham Road.**

**Two Councillors voted in favour of the motion (Cllrs Hilton and Lenton), one Councillor voted against the motion (Cllr Rayner) and one Councillor abstained from the vote (Cllr Beer).**

(The Panel was addressed by Christine Gadd, Diana Tombs (NPDG), Patrick Griffin (SPAЕ) and PCllr Yvonne Jacklin in objection).

16/00446 Christine Kelso: Removal of condition 32 (requirement to improve junction at A30 London Road/Broomhall Lane/Chobham Road) of planning permission RU. 13/0856 (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works at former DERA site, Chobham Lane, Longcross, Chertsey – **THE PANEL VOTED that the Royal Borough of Windsor and Maidenhead requests that Runnymede Borough Council as local planning authority refuse the request to remove condition 32, and instead amend the condition as follows:**

- ***No part of the Class B1 use development hereby approved shall be occupied until a programme of highways management improvements to the A30 London Road/Broomhall Lane/Chobham Road junctions made necessary by the development have been submitted to and***

*agreed in writing by the local planning authority, which shall first have been agreed to in writing with the Royal Borough of Windsor and Maidenhead, and the approved highways management improvements have been implemented in full.*

**Three Councillors voted in favour (Cllrs Beer, Hilton and Lenton) and one Councillor voted against (Cllr Rayner)**

(The Panel was addressed by Diana Tombs (NPDG) in objection).

16/00691\* Mr Gunther: Erection of 1 x 6 bedroom dwelling with attached garage and associated accommodation over and new front entrance gates following demolition of existing dwelling at Earley Edge, 2 Fir Tree close, Ascot, SL5 9LJ – **THE PANEL VOTED to APPROVE the application and grant planning permission to the conditions listed in Section 10 of the Main report and with negotiations with officers to relocate the house back by two metres then the officer should carry out a new neighbour notification on the revised plans before a consent is issued and any new issues raised would lead to this being reported back to Panel**

**Four Councillors voted in favour of the motion (Cllrs Bateson, Beer, Hilton and Lenton) and two Councillors voted against (Cllrs Dr Evans and Rayner)**

(The Panel was addressed by Martin Baker, Diana Tombs (NPDG), Peter Standley (SPA) and PCllr Barbara Hilton in objection and John Andrews the agent).

TREE PRESERVATION ORDER 024 OF 2015 – LAND TO THE SOUTH OF WELLS LANE AND LAND TO THE NORTH OF COOMBE LANE ASCOT

**1. Background:**

Current operations at the Oakfield Farm, Well Lane, have resulted in the gradual erosion of surrounding woodland.

This Tree Preservation Order (TPO) has been served to protect the woodland located to the south of Wells Lane and north of Coombe Lane owing to pressure for proposed housing development at Oakfield Farm, Wells Lane, relating to the current planning application 15/02727. There is also pressure for other land use changes which could also adversely affect the woodland.

This woodland is located within the Wells Local Wildlife Site (LWS). This LWS comprises of wet woodland predominantly populated by silver birch trees, interspaced with semi mature oak, sweet chestnut, and willow scrub. Natural England has recorded this woodland as priority deciduous woodland habitat and therefore it is regionally and nationally important. Thames Valley Environmental Records Centre (TVERC) indicates this woodland maybe ancient semi natural woodland.

The woodland to the west, south, and south west of Oakfield Farm provides an important haven for flora and fauna, and wildlife corridor into surrounding woodland. It's inclusion within the Order will preserve this important woodland priority habitat for future generations, and maintain the sylvan character and appearance of the area.

Due to growing development pressure in Wells Lane, several individual mature trees have been protected by individual, group and area designations within the Order.

TPO 024/2014 relates to trees as per the specification below:

**TREE PRESERVATION ORDER SCHEDULE**

<b>NO ON MAP</b>	<b>DESCRIPTION</b>	<b>SITUATION</b>
W1	Woodland - Protecting all trees of all species	Queen's Hill Lodge St George's School and land on the south side of Wells Lane Sunninghill, Nutfield wells lane ascot SL5 7DY, Oakfield Farm Wells Lane Ascot SL5 7DY, Land on the north-west side of Coombe Lane, Sunninghill, Land on the north east side of Coombe Lane, Sunninghill Berks SL5 7QD, Oak Lea, Coombe Lane, Ascot, Berkshire SL5 7AT.
A1	Area 1 - Protecting all trees of all species	Land on the South East side of Wells
G1	6 x Oak	Nutfield wells lane ascot SL5 7DY Wells Cottage ,Wells lane , Ascot SL5 7DY
T1	1 x Cedar	Nutfield wells lane ascot sl5 7dy
T2	1 x Oak	St George's School and land on the south side of Wells Lane Sunninghill
T3	1 x Oak	St George's School and land on the south side of Wells Lane Sunninghill
T4	1 x Oak	St George's School and land on the south side of Wells Lane Sunninghill

**THE PANEL VOTED UNANIMOUSLY to confirm TPO 024/2015 with modification (s)**

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 9.05 pm

CHAIRMAN.....

DATE.....