

## WINDSOR URBAN DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 19 JULY 2017

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

Also in attendance: Councillors Nicola Pryer and Derek Wilson

Officers: Wendy Binmore, Mary Kilner, Jenifer Jackson and Claire Pugh

### APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Wisdom Da Costa.

### DECLARATIONS OF INTEREST

**Cllr Bicknell** – Declared a personal interest in item 17/00425 as he knows the applicant but, he attended Panel with an open mind.

**Cllr Bowden** – Declared a personal interest on item 17/00769 as he is the Chairman of the Windsor, Eton and Ascot Town Partnership Board and is also a member of the Windsor Town Forum. He confirmed he attended Panel with an open mind.

**Cllr Grey** – Declared a personal interest in item 17/00425 as he personally knows the applicants son as a member of Datchet Parish Council. He confirmed he attended Panel with an open mind.

**Cllr S. Rayner** – Declared personal interests in item 17/00045 as she knows Mr Swann, one of the speakers on the item and also as the Chairman of the Windsor Conservative Association as Mr Swann stood as a candidate at the General Election 2017; and also item 17/0769 as Cllr Rayner is the Lead Member for Culture and Communities (including Resident and Business Services), Cllr Rayner confirmed she attended Panel with an open mind.

**Cllr Shelim** – Declared a personal interest in item 17/0769 as he is a member of Windsor 2030. He confirmed he would not take part in the vote on the item.

### MINUTES

**RESOLVED UNANIMOUSLY: That the Part I minutes of the meeting held on 21 June 2017 be approved.**

### PLANNING APPLICATIONS (DECISION)

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- 17/00045\* Haulfryn Group: Upgrade and renewal of existing services to the Moorings, replacement of existing electric hook-up and water points, mooring bollards, upgrading of black and grey water drainage system with bespoke drainage system and replacement of sheds at The Moorings Willows, Riverside Park, Windsor SL4 5TG – **THE PANEL VOTED UNANIMOUSLY to REFUSE the application against the Head of Planning's recommendations as a case of Very Special**

**Circumstances does not exist which outweighs the harm caused to the Green Belt .**

(The Panel was addressed by Mr Richard Endacott, Lars Swann and Councillor Nicola Pryer in objection and Rachel Whaley, the agent on behalf of the applicant).

17/00425\*

Mr Loveridge: Erection of two new commercial units (Use class B2 – general industrial) within the existing commercial site at Land to Rear of 250 to 284 Horton Road, Datchet, Slough – **THE PANEL VOTED to APPROVE the application against the Head of Planning’s recommendations as The Panel considered that the Sequential Test has been passed, parking matters had been addressed. The Panel delegated authority to the Head of Planning to produce planning conditions to cover:**

- the Panel considered notwithstanding the site being in flood zone 3b, the buildings would be flood resilient and there would be no reduction in floodplain storage
- A parking layout for all of the application site to be submitted to and approved by the LPA
- A hard and soft landscaping scheme to be submitted and approved by LPA
- The units shall be for B2 use only
- No external storage shall be permitted
- Before development commences, details of the measures of how the buildings will be made flood resilient shall be submitted to and approved by the LPA and maintained in accordance with these details.
- Any appropriate conditions for noise levels or as Environmental Protection advise on conditions.

Five Councillors voted in favour of the motion to approve the application against officers recommendation (Cllrs Bicknell, Bowden, Grey, Rayner and Shelim), Three Councillors voted against the motion (Cllrs M. Airey, Alexander and Beer) and One Councillor abstained from the vote (Cllr Quick).

(The First vote for refusal as per the Head of Planning’s recommendations fell away (Three Councillors voted in favour of the motion to refuse – Cllrs M. Airey, Alexander, and Beer. Six Councillors voted against the motion – Cllrs Bicknell, Bowden, Grey, Quick, S. Rayner and Shelim).

(The Panel was addressed by Mr Loveridge the applicant).

17/0769\*

Royal Borough of Windsor and Maidenhead: Consent to display one internally-illuminated double sided monolith at Advertising Right Jubilee Arch, Windsor – **THE PANEL VOTED UNANIMOUSLY to APPROVE the application against the Head of Planning’s recommendations as the Panel considered the advertisement would have a neutral impact and that it preserves the character and appearance of the Conservation Area. The Panel authorised the Head of Planning to look into a planning condition (if**

possible), to control the illumination of the advertisement, so that the illumination is appropriate in this setting and also for Head of Planning to look into the possibility of a condition to control hours of illumination.

(The Panel was address by Kevin Mist and Julia White in support of the application).

17/01346\* Mr Harrison: 2 x rear dormers and 4 No. front roof lights to facilitate a loft conversion, alterations to front elevation (external materials) to include replacement metal balustrade panel with glass at 40 St Leonards Avenue, Windsor, SL4 1HX – **THE PANEL VOTED to REFUSE the application in accordance with the Head of Planning’s recommendations and refused planning permission for the following summarised reason (the full reasons are identified in Section 10 of the Main Report).**

- He proposed roof extension is of a scale which is considered incompatible with the host dwelling, appearing as a bulky roof extension rather than a subordinate dormer window. The proposal emphasises the narrowness and overly vertical form of the building and is harmful to the host dwelling and neighbouring properties. The design of the roof extension is poor and fails to relate to the host dwelling. Less than substantial harm would be caused to the Conservation Area, but no public benefit would result from the proposal.

**Five Councillors voted in favour of the motion to refuse (Cllrs M. Airey, Alexander, Bowden, Beer and Quick), three Councillors voted against the motion (Cllrs Bicknell, Grey and Shelim) and one Councillor abstained from the vote (Cllr S. Rayner).**

(The Panel was addressed by Matt Harrison, the applicant).

#### ESSENTIAL MONITORING REPORTS (MONITORING)

All details of the essential monitoring reports were noted.

The meeting, which began at 7.00 pm, finished at 9.09 pm

CHAIRMAN.....

DATE.....