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NOTICE OF MEETING

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WINDSOR URBAN DEVELOPMENT MANAGEMENT PANEL

will meet on

WEDNESDAY, 31ST JANUARY, 2018

At 7.00 pm

in the

COUNCIL CHAMBER - GUILDHALL, WINDSOR,

TO: MEMBERS OF THE WINDSOR URBAN DEVELOPMENT MANAGEMENT PANEL

COUNCILLORS MALCOLM ALEXANDER (CHAIRMAN), PHILLIP BICKNELL (VICE-CHAIRMAN), MICHAEL AIREY, JOHN BOWDEN, WISDOM DA COSTA, JESSE GREY, EILEEN QUICK, SAMANTHA RAYNER AND SHAMSUL SHELIM

SUBSTITUTE MEMBERS

COUNCILLORS NATASHA AIREY, CHRISTINE BATESON, MALCOLM BEER, HASHIM BHATTI, GARY MUIR, NICOLA PRYER, JACK RANKIN, WESLEY RICHARDS AND EDWARD WILSON

Karen Shepherd - Democratic Services Manager - Issued: 23 January 2018

Members of the Press and Public are welcome to attend Part I of this meeting. The agenda is available on the Council's web site at www.rbwm.gov.uk or contact the Panel Administrator **Wendy Binmore** 01628 796251

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AGENDA

PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
1.	<u>APOLOGIES FOR ABSENCE</u> To receive any apologies for absence.	
2.	<u>DECLARATIONS OF INTEREST</u> To receive any declarations of interest.	5 - 6
3.	<u>MINUTES</u> To confirm the minutes of the previous meeting.	7 - 8
4.	<u>PLANNING APPLICATIONS (DECISION)</u> To consider the Head of Planning & Property/Development Control Manager's report on planning applications received. Full details on all planning applications (including application forms, site plans, objections received, correspondence etc.) can be found by accessing the Planning Applications Public Access Module by selecting the following link. http://www.rbwm.gov.uk/pam/search.jsp or from Democratic Services on 01628 796251 or democratic.services@rbwm.gov.uk	9 - 44
5.	<u>ESSENTIAL MONITORING REPORTS (MONITORING)</u> To consider the Essential Monitoring reports.	45 - 46
6.	<u>LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF THE PUBLIC</u> To consider passing the following resolution:- "That under section 100 (A)(4) of the Local Government Act, the public should be excluded from the remainder of the meeting whilst discussion takes place on item 7 on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 1 and 3 of Part I of Schedule 12A of the Act".	

PRIVATE MEETING - PART II

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
7.	<u>PART II MINUTES</u> To confirm the Part II Minutes of the previous meeting. <i>(Not for publication by virtue of Paragraph 1, 3 of Part 1 of Schedule 12A of the Local Governmet Act 1972)</i>	47 - 48

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

In accordance with the requirements of the Local Government (Access to Information) Act

1985, each item on this report includes a list of Background Papers that have been relied

on to a material extent in the formulation of the report and recommendation.

The list of Background Papers will normally include relevant previous planning decisions, replies to formal consultations and relevant letter of representation received from local societies, and members of the public. For ease of reference, the total number of letters received from members of the public will normally be listed as a single Background Paper,

although a distinction will be made where contrary views are expressed. Any replies to consultations that are not received by the time the report goes to print will be recorded as

“Comments Awaited”.

The list will not include published documents such as the Town and Country Planning Acts

and associated legislation, Department of the Environment Circulars, the Berkshire Structure Plan, Statutory Local Plans or other forms of Supplementary Planning Guidance,

as the instructions, advice and policies contained within these documents are common to

the determination of all planning applications. Any reference to any of these documents will be made as necessary under the heading “Remarks”.

STATEMENT OF THE HUMAN RIGHTS ACT 1998

The Human Rights Act 1998 was brought into force in this country on 2nd October 2000, and it will now, subject to certain exceptions, be directly unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular, Article 8 (respect

for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) apply to planning decisions. When a planning decision is to be made however, there is further provision that a public authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest, and therefore much of this authority's decision making will continue to take into account this balance.

The Human Rights Act will not be referred to in the Officer's report for individual applications beyond this general statement, unless there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues.

MEMBERS' GUIDE TO DECLARING INTERESTS IN MEETINGS

Disclosure at Meetings

If a Member has not disclosed an interest in their Register of Interests, they **must make** the declaration of interest at the beginning of the meeting, or as soon as they are aware that they have a DPI or Prejudicial Interest. If a Member has already disclosed the interest in their Register of Interests they are still required to disclose this in the meeting if it relates to the matter being discussed.

A member with a DPI or Prejudicial Interest **may make representations at the start of the item but must not take part in the discussion or vote at a meeting.** The speaking time allocated for Members to make representations is at the discretion of the Chairman of the meeting. In order to avoid any accusations of taking part in the discussion or vote, after speaking, Members should move away from the panel table to a public area or, if they wish, leave the room. If the interest declared has not been entered on to a Members' Register of Interests, they must notify the Monitoring Officer in writing within the next 28 days following the meeting.

Disclosable Pecuniary Interests (DPIs) (relating to the Member or their partner) include:

- Any employment, office, trade, profession or vocation carried on for profit or gain.
- Any payment or provision of any other financial benefit made in respect of any expenses occurred in carrying out member duties or election expenses.
- Any contract under which goods and services are to be provided/works to be executed which has not been fully discharged.
- Any beneficial interest in land within the area of the relevant authority.
- Any licence to occupy land in the area of the relevant authority for a month or longer.
- Any tenancy where the landlord is the relevant authority, and the tenant is a body in which the relevant person has a beneficial interest.
- Any beneficial interest in securities of a body where:
 - a) that body has a piece of business or land in the area of the relevant authority, and
 - b) either (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body **or** (ii) the total nominal value of the shares of any one class belonging to the relevant person exceeds one hundredth of the total issued share capital of that class.

Any Member who is unsure if their interest falls within any of the above legal definitions should seek advice from the Monitoring Officer in advance of the meeting.

A Member with a DPI should state in the meeting: ***'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations on the item: 'I declare a Disclosable Pecuniary Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'

Prejudicial Interests

Any interest which a reasonable, fair minded and informed member of the public would reasonably believe is so significant that it harms or impairs the Member's ability to judge the public interest in the item, i.e. a Member's decision making is influenced by their interest so that they are not able to impartially consider relevant issues.

A Member with a Prejudicial interest should state in the meeting: ***'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'***

Or, if making representations in the item: 'I declare a Prejudicial Interest in item x because xxx. As soon as we come to that item, I will make representations, then I will leave the room/ move to the public area for the entire duration of the discussion and not take part in the vote.'

Personal interests

Any other connection or association which a member of the public may reasonably think may influence a Member when making a decision on council matters.

Members with a Personal Interest should state at the meeting: ***'I wish to declare a Personal Interest in item x because xxx'. As this is a Personal Interest only, I will take part in the discussion and vote on the matter.***

Public Document Pack Agenda Item 3

WINDSOR URBAN DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 6 DECEMBER 2017

PRESENT: Councillors Malcolm Alexander (Chairman), John Bowden, Wisdom Da Costa, Jesse Grey, Eileen Quick, Samantha Rayner, Shamsul Shelim and Edward Wilson

Officers: Jenifer Jackson, Mary Severin, Claire Pugh, Andy Carswell and Ashley Smith

APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Bicknell and Airey. Cllr Wilson was attending as a substitute.

DECLARATIONS OF INTEREST

Cllr Rayner – declared a personal interest in item 5 as the registered speaker on the application was known to her. She confirmed that she had attended Panel with an open mind.

Cllr Grey – declared a prejudicial interest in item 2 as he had spoken at a Public Inquiry when a similar application had previously been made at the site. He stated that he would speak on the item but would leave the room while the debate and vote took place.

Cllr Quick – declared a personal interest in item 2 as she had previously voted in favour of an application for traveller accommodation at Datchet Common. She confirmed that she had attended Panel with an open mind.

MINUTES

The minutes of the meeting held on 8 November 2017 were unanimously agreed as an accurate record.

PLANNING APPLICATIONS (DECISION)

NB: Applications marked with an asterisk were subject to update reports from officers.

17/02236 Messrs Loveridge and Giles: Change of use of the land to the stationing/parking of vehicles at Land At Datchet Common Horton Road Datchet Slough. **The item was withdrawn from the agenda.**

17/02404* Messrs Loveridge and Giles: Use of the land as a Gypsy and Traveller site consisting of 4 no. residential pitches, 2 no. Amenities blocks, 1 No. Wardens block and play area at Land At Datchet Common Horton Road Datchet Slough. **THE PANEL VOTED to REFUSE the application, in line with the Officer's recommendation.**

A named vote was carried out. Five Councillors (Cllrs Alexander, Bowden, Da Costa, Rayner and Wilson) voted in favour of the motion to refuse, one Councillor (Cllr Quick) voted against the motion and one Councillor (Cllr Shelim) abstained. Cllr Grey did not take part in the vote.

The motion to refuse was proposed by Cllr Wilson and seconded by Cllr Rayner.

The Panel was addressed by Claire Markham, in objection to the application, and by Dr Angus Murdoch, the agent, and by Mr Loveridge, the applicant.

17/02907 Mr and Mrs Corden: Part three, part single storey rear extension at 47 Kings Road, Windsor SL4 2AD. **THE PANEL VOTED UNANIMOUSLY to REFUSE the application, in line with the Officer's recommendation.**

The motion to refuse was proposed by Cllr Bowden and seconded by Cllr Rayner.

The Panel was addressed by Maxwell Corden, the applicant.

17/02908 Mr and Mrs Corden: Consent to construct a part three, part single storey rear extension. Internal alterations comprising wall removal at lower ground floor level and wall removal/insertion at second floor level at 47 Kings Road, Windsor SL4 2AD. **THE PANEL VOTED UNANIMOUSLY to REFUSE the application, in line with the Officer's recommendation.**

The motion to refuse was proposed by Cllr Bowden and seconded by Cllr Rayner.

The Panel was addressed by Maxwell Corden, the applicant.

17/02911* Mr Ham: 10 flats with associated parking following the demolition of the existing Public House at The Queen, 282 Dedworth Road, Windsor SL4 4JR. **THE PANEL VOTED UNANIMOUSLY to REFUSE the application, in line with the Officer's recommendation in the update report.**

The motion to refuse was proposed by Cllr Wilson and seconded by Cllr Rayner.

The Panel was addressed by Peter Smith, the planning consultant.

17/03083 Mr Large: Single storey extension to the south elevation of the existing York House office building, to provide an enclosure for a new electricity substation at Royal Borough of Windsor and Maidenhead Council, York House, 41 Sheet Street, Windsor SL4 1DD. **THE PANEL VOTED UNANIMOUSLY to APPROVE the application, in line with the Officer's recommendation.**

The motion to approve the application was proposed by Cllr Shelim and seconded by Cllr Bowden.

ESSENTIAL MONITORING REPORTS (MONITORING)

The Panel noted the details of the essential monitoring reports.

LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF THE PUBLIC

RESOLVED UNANIMOUSLY: That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the remainder of the meeting whilst discussion takes place on items 7 and 8 on the grounds that it involves the likely disclosure of exempt information as defined in Paragraphs 1-7 of part I of Schedule 12A of the Act.

The meeting, which began at 7.00 pm, finished at 8.41 pm

CHAIRMAN.....

DATE.....

Agenda Item 4

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

Windsor Urban Panel

31st January 2018

INDEX

APP = Approval
CLU = Certificate of Lawful Use
DD = Defer and Delegate
DLA = Defer Legal Agreement
PERM = Permit
PNR = Prior Approval Not Required
REF = Refusal
WA = Would Have Approved
WR = Would Have Refused

Item No.	1	Application No.	17/03665/FULL	Recommendation	PERM	Page No.	
Location:	35 - 37 Peascod Street Windsor						
Proposal:	Demolition of existing 3 storey buildings across 35-37 Peascod Street containing ground floor retail and ancillary offices above to create a new part 3 part 4 storey building with new retail space on the ground floor and offices above (detailed amendments to previous planning approval ref 16/02134/FULL)						
Applicant:	Mr c/o agent	Member Call-in:		Expiry Date:	28 February 2018		

Item No.	2	Application No.	17/03743/FULL	Recommendation	DD	Page No.	
Location:	Pavement Outside Memorial Buildings Eton College Slough Road Eton Windsor						
Proposal:	Installation of anti-vehicle bollards on the pavement outside of the School Hall						
Applicant:	The Provost And Fellows	Member Call-in:		Expiry Date:	12 February 2018		

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**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

WINDSOR URBAN DEVELOPMENT CONTROL PANEL

31 January 2018

Item: 1

Application No.:	17/03665/FULL
Location:	35 - 37 Peascod Street Windsor
Proposal:	Demolition of existing 3 storey buildings across 35-37 Peascod Street containing ground floor retail and ancillary offices above to create a new part 3 part 4 storey building with new retail space on the ground floor and offices above (detailed amendments to previous planning approval ref 16/02134/FULL)
Applicant:	Mr c/o agent
Agent:	Mr Ben Willcox
Parish/Ward:	Windsor Unparished/Castle Without Ward

If you have a question about this report, please contact: Adam Jackson on 01628 796660 or at adam.jackson@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposal is to make amendments to the previous consented scheme (16/02134) for a part 3, part 4 storey building with retail at ground floor and offices above, following the demolition of the existing 3 storey building across 35 – 37 Peascod Street. The main changes are to the doors and windows and the creation of 2 retail units at ground floor instead of just 1. The changes to the windows give the building a more regular appearance as the windows on the consented scheme are of varying shapes and sizes whereas the design, size and positioning of the windows on the proposed scheme are more standard and regimented. The changes at ground floor include the creation of 2 separate shopfronts giving the building at ground floor the appearance of 2 narrower units in keeping with the plot width of the majority of other shops and ground floor units along Peascod Street. The changes are considered acceptable and the building remains of good quality design.

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 This 0.04 ha site is an amalgam of no's 35-37 Peascod Street. It has a frontage onto Peascod Street but no rear access. The site has, for some years, been split into two units: 35-36 comprises a retail unit on the ground floor (Robert Dyas), with two floors of office/storage space above while no. 37 trades as 'The Works' as retail on the ground floor with a single floor of accommodation over, and a pillar and beam framework above to bring the façade to three storey height. Both units have standard full-glazed modern shopfronts, heavy fascias carrying bold advertising, and are in medium to poor repair.
- 3.2 Peascod Street is known to have formed one of the routes leading south west from the Castle since early medieval times, and is currently a principal retail thoroughfare for the town. It is pedestrianised for much of the day with deliveries only permitted later in the afternoon. The street is level-paved and its non-vehicular nature is emphasised by street furniture and some tree planting.

- 3.3 Irregular plot shapes along the south eastern side of Peascod Street mean that on the street frontage the site is flanked by the modern Post Office Building to the south west, and to the north east by the unlisted late 19th century no. 34. Further back into the site the plot abuts the rear part of no. 33, which is a Grade II Listed Building and the curtilage of no.32 (also Listed Grade II) where planning permission has recently been granted – and not yet built – for a residential development of flats, although this relationship is not obvious on the Peascod frontage. The streetscape shows a transitional arrangement, in a downhill direction from Peascod Place, from four storeys at no. 31, then the three storey no.32, the two-and-a-half storey no. 33 (Claire’s), the brick three-storey gabled unlisted no. 34 (Thornton’s) and then the horizontally-emphasised block of no’s 35-36 and no. 37 at three storeys.
- 3.4 The 1960’s/70’s Post Office building to the south west of no. 37, which is allocated in the adopted Local Plan as a redevelopment site, continues the horizontal characteristic over three storeys, then at the end of the terrace, the more recent development of 40-41 Peascod Street, returning on the junction with William Street, takes the roofscape up to four storeys, albeit in a top-floor set- back format.
- 3.5 On the opposite side of the street from the site, no’s 107 – 111 Peascod Street comprise a late 20th century brick redevelopment of four storeys. Other modern units of varying width, height and fenestration pattern continue north eastwards from this point, including the ‘Daniels’ building.
- 3.6 At the north eastern end of Peascod Street the Castle terminates this long irregularly framed vista. The buildings on both sides of Peascod Street channel this uphill view between a variety of eaves heights, storey levels, fenestration details, building materials and roof heights, but with a generally smooth (although not straight) building line. Numerous alleys and side streets punctuate the street, but are only clearly perceived at the point of their junction. In the view from the Castle, buildings fronting Peascod Street form a general stepping down arrangement in which even the taller structures still accord with the pattern of gradual descent, beyond which the trees of the Great Park form a backdrop.
- 3.7 Although cut off by other development from the network of routes to the south east of the site, the rear of the property does, and will continue to have, a partial visual relationship with other built forms and open spaces on the approach to Peascod Street from the Library, along Sun Passage, and through the current car park area towards Peascod Place. From this position the rear elevations of Peascod Street properties present a relatively poor aesthetic, although newer units such as that near the junction of Mellor Walk and Sun passage have made significant improvements to the area.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The application has been submitted to make amendments to the previous consented scheme (16/02134) for a part 3, part 4 storey building with retail at ground floor and offices above, following the demolition of the existing 3 storey building across 35 – 37 Peascod Street. The application proposes to split the ground floor of the unit into 2 separate residential units as opposed to the 1 larger ground floor unit proposed in the consented scheme (16/02134). The larger of the 2 units will be approximately 160sqm with the smaller being approximately 125sqm. The remainder of the space at ground floor level (45sqm) will be used for access to the offices above, including space for cycle storage and a lift. Each unit will be provided with a separate shop front with access being via single doors at either end of the building frontage with display windows between.
- 4.2 The floors above will be unaltered internally, however, the design, size and position of windows have been altered. All windows are now long, vertical and rectangular. This gives the building a simpler and cleaner appearance. In certain areas windows have been removed entirely or new windows added, however, the level of glazing overall is comparable to the consented scheme. The Design and Access Statement states that the main part of the building will now be a light buff brick rather than mixed buff, however, as with the consented application it is suggested that a condition is imposed requiring full details of the materials to be submitted. The building itself is unchanged in terms of its size, scale and positioning.

- 4.3 Access arrangements will remain as present, with staff access, deliveries and collections from the site all operated from Peascod Street. Both cycle parking and refuse/recycling storage will be accommodated within the building. No vehicle parking is proposed to serve the development.
- 4.4 While no firm details are supplied, air conditioning and other extraction venting arrangements for the shop and offices are to be positioned on the roof of the building, rather than on any elevation where this may cause disturbance or nuisance to neighbouring occupiers.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

- 5.1 Sections 16, 66 and 72 of the Act are relevant to the assessment of this proposal.

Historic England Guidance

- 5.2 The following HE guidance is also pertinent: Conservation Principles – 2008; Setting of Heritage Assets – 2011; Managing Significance in Decision-taking in the Historic Environment – 2015, and Making Changes to Heritage Assets 2016.

National Planning Policy Framework 2012

- 5.3 Of relevance to this application are paragraphs 6 and 7 (detailing the presumption in favour of sustainable development, incorporating its three aspects: economic, social and environmental) together with the core planning principles set out in paragraph 17. The proposal is also assessed against the thematic guidance in sections 1 (Building a strong, competitive economy), 2 (Ensuring the vitality of town centres), 4 (Promoting sustainable travel), 7 (Requiring good design), (11 Conserving and enhancing the natural environment) and 12 (Conserving and enhancing the historic environment) of the NPPF 2012.
- 5.4 The scheme is considered to comprise sustainable development, for which there is a simple presumption in favour expressed in the NPPF. There are no material considerations that indicate otherwise.

Royal Borough Local Plan

- 5.5 The main strategic planning considerations applying to the site and the associated policies are:

Within settlement area	Heritage and townscape	Highways and Parking	Environment	Infrastructure
E1, S1 and WTC1	CA1, CA2, LB2, ARCH3, ARCH4, DG1, E10, SF1	P4, T5	N6, F1, NAP3	IMP1

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Within settlement area	TR2
Heritage and townscape	SP2, SP3, HE1, HE2, HE3
Highways and parking	IF2
Environment	NR2, EP2, EP3, EP4
Infrastructure	IF1

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Proposed Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council will prepare a report which summarises the issues raised in the representations and sets out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents will then be submitted to the Secretary of State for examination by the Planning Inspectorate. In this context, the Borough Local Plan: Submission Version is a material consideration, but limited weight is afforded to this document at this time.

This document can be found at:

<http://rbwm.moderngov.co.uk/documents/s14392/Appendix%20A%20-%20Borough%20Local%20Plan%20Submission%20Version.pdf>

Other Local Strategies or Publications

5.6 Supplementary planning documents adopted by the Council relevant to the proposal are:

1. Windsor Town Centre Conservation Area Appraisal
2. RBWM Parking Strategy
3. RBWM Townscape Assessment
4. Shopfronts and Advertisement in Windsor Town Centre Conservation Area

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i Principle of the development
- ii Character and appearance
- iii Movement, safety and convenience; and
- iv Environmental impacts

Principle of development

6.2 The site lies within the Primary shopping core of the town, and within its Commercial Centre. The redevelopment of the site to provide upgraded retail and expanded business floor space complies with the purpose of policies E1, E10, S1 and WTC1 of the Local Plan, and with the guidance of the NPPF in terms of enhancing the economic well-being of the town centre.

Character and appearance

6.3 The impact of the development on the character of the area has been considered in depth under the consented scheme (16/02134). Special regard to the desirability of preserving or enhancing the character of the conservation area and the desirability of preserving the setting of listed buildings in accordance with section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) was also given. The consented scheme was considered to be of high quality design with distinctive architecture that had a beneficial impact on the character and appearance of the public realm. The building in terms of scale, height and position is unchanged from this application. However the design approach to the fenestration has been amended. The windows at first floor and above have been altered in terms of design, size and position and all windows are now long, vertical and rectangular, giving the building a more standardised, simpler and cleaner appearance. In certain areas some windows have been removed entirely or new windows added, however, the level of glazing overall is comparable to

consented scheme. Timber louvres have been added in front of a number of windows and light buff brick is now proposed instead of mixed buff brick on the main part of the building, otherwise the materials are unchanged. A condition is recommended to secure full details of the proposed materials (see recommended condition 2 in section 10 of this report).

- 6.4 At ground floor there is a rationalisation of the principal street façade with a separate entrance into each of the proposed retail units at either end of the shop frontage. Between these entrances will be a display window for each unit. The changes to the shopfront represent a simplification in design that creates a more cohesive building with two clear shopfronts. Each shopfront would be of a width in keeping with the majority of shops and other ground floor units within Peascod Street.
- 6.5 The changes proposed to the buildings design are considered acceptable and the building would remain of good quality design. The building would not cause harm the character and appearance of the area or the nearby designated heritage assets.

Movement safety and convenience

- 6.6 The site has no car parking associated with it, nor is any proposed. Its location within the Town Centre is well served by public transport (bus and train services), and as cycle parking is also to be provided within the building (full details requested – see recommended condition 5 in section 10 of this report) the scheme is considered to have a satisfactory impact on highways in terms of the movement of staff and customers to and from the site. Refuse storage and collection management for future users of the building can be secured via condition, prior to the occupation of the relevant floors (see recommended condition 6 in section 10 of this report). The design notes level access into and around the building, including lift access to all office floors.

Environmental impacts

- 6.7 It is considered that the proposal would have an acceptable impact on the environment in terms of amenity, land and water resource protection and bio-diversity. Its form and position in relation to other existing and now permitted developments nearby would allow adequate light and open aspect for the residential units at the rear of number 32 (which are yet to be built), and details of any extraction plant, which may produce noise and other emissions from the shop or offices, can be controlled by condition (see suggested condition 4 in section 10 of this report). Similarly safeguards in relation to any land contamination issues can be controlled through a precautionary condition (see suggested condition 12 in section 10 of this report).
- 6.8 The scheme would not increase the impermeable area of the site, being a replacement of the existing building footprint with another, albeit with additional storeys. Any piling operations will need to ensure that no sub-surface sewerage infrastructure is damaged or compromised. The demolition and construction operations can be controlled in terms of noise, dust and smoke through the recommended conditions and informatives. (see suggested conditions and informatives in section 10 of this report).
- 6.9 As demolition of a roof space is proposed, the site was subject of an ecological survey and assessment, finding that the property was not likely to host a bat population. The scheme would have no negative effect on wildlife or other landscaping. Tree Protection details for off-site trees have been requested as per the Tree Officers recommendation for the consented scheme (16/02134) (see suggested condition 3 in section 10 of this report)

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 The proposed shop floor area is not considered to be a large retail warehouse. Consequently the scheme would make no CIL payment as rates for offices and for general retail are set a £0

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

25 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 12.12.2017 and the application was advertised in the Maidenhead & Windsor Advertiser on 07.12.2017

No comments were received as a result of the consultation carried out.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Highway Authority	Recommends conditions relating to construction management, cycle parking and refuse storage should the application be approved.	Paragraph 6.6
Lead Local Flood Authority	Objects as no details are submitted of the management of surface water or any evidence that the development does not increase flood risk to the surrounding area.	Paragraph 6.8
Conservation Officer	Raises no objections as the changes will help enhance the conservation area.	Paragraph's 6.3 – 6.5

Other consultees

Consultee	Comment	Where in the report this is considered
Trees	Raises no objections as the proposal relates to the building only rather than any outdoor space.	Paragraph 6.9
Environmental Protection	Recommends informatives relating to hours of operation and dust control.	Paragraph 6.8
Archaeology	Recommends a condition to secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation as the site lies in an area of high archaeological potential.	n/a – Condition has been included
Ecology	Recommends a condition to secure bio-diversity enhancements. No evidence of bats or breeding birds has been recorded at site.	Paragraph 6.9

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – Approved and proposed plans

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 No development shall commence until details and samples of the materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: In the interests of the visual amenities of the area. Relevant Policies - DG1, CA2 and E10 of the Local Plan and guidance contained within the NPPF 2012.

- 3 No development, including works of demolition, shall commence until 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 have been submitted to and approved in writing by the Local Planning Authority. Where there is a risk that trees may be adversely affected, the submitted details shall include the nature and extent of protection of such trees, in accordance with the recommendations set out in BS5837:2012. 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, and of the protection of trees which contribute to the character and appearance of the Conservation Area. Relevant Policies - Local Plan CA2, N6 and T5 and guidance contained within the NPPF 2012.
- 4 No part of the development shall be first occupied until details of any plant, machinery or equipment in relation to air conditioning of the building, including details of appearance, housing and sound insulation measures, and a maintenance schedule for it, have been submitted to and approved in writing by the Local Planning Authority. Any such plant, machinery or equipment shall be housed either within the envelope of the building as approved or be located on its roof, and shall be installed and operated only in accordance with the approved details.
Reason: To protect the amenity of nearby residents and other business occupiers and in the interests of the character and appearance of the Conservation Area. Relevant Policies - Local Plan CA2, DG1, E10, N6 and NAP3 and guidance contained within the NPPF 2012.
- 5 No part of the development shall be occupied until secure cycle parking, lockers and showering facilities have been provided within the building in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be kept available for use by staff employed within the development at all times.
Reason: To ensure that the development is provided with adequate parking and personal facilities in order to encourage the use of unpowered modes of transport, in the interests of the sustainability of the development and its impact on the environment. Relevant Policies - DG1, E10 and T7 of the Local Plan, and guidance contained within the NPPF 2012
- 6 No part of the development shall be occupied until a refuse bin storage area and recycling facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall be kept available for use in association with the development at all times.
Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic or highway safety and to ensure the sustainability of the development. Relevant Policies - Local Plan T5, DG1 and guidance contained within the NPPF 2012.
- 7 No development shall take place until the implementation has been secured of a programme of archaeological work (which may comprise more than one phase of investigation) in accordance with a written scheme of investigation, which has been submitted to and approved by the Local Planning Authority.
Reason: The site lies in an area of high archaeological potential, in relation to the important medieval settlement of Windsor. A programme of works is required to mitigate the potential impacts of development and to record any surviving remains to advance the understanding of their significance in accordance with Paragraph 141 of the NPPF and policies ARCH 3 and ARCH 4 of the Local Plan.
- 8 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
Reason: The proposed works will be in close proximity to, and has the potential to damage,

underground sewerage utility infrastructure. Relevant policies are E10 and DG1 of the Local Plan and guidance contained within the NPPF 2012.

- 9 The flat roof area of the ground floor part of the development hereby approved shall not be used as a balcony, roof garden or outdoor amenity area without the prior written approval of the Local Planning Authority.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan E10 and guidance contained within the NPPF 2012.
- 10 No development shall take place until drawings (elevations, plans and sections) at a scale of not less than 1:20, of full architectural detailing of the following matters have been submitted to and approved in writing by the Local Planning Authority: shopfront; fenestration (including reveals, dressings, glazing bar profiles, opening mechanism) doors; railings; balcony barriers; rainwater goods; parapet and plat band profiles; vents; and pigeon-deterrent measures. The development shall be completed in accordance with the approved details and so maintained thereafter.
Reason: To secure an appropriate standard of build quality and appearance, in the interests of the character and appearance of the Conservation Area, in accordance with national and local planning policy as set out in Policies CA2, DG1, SF1, E10, S1 and WTC1 of the Local Plan and guidance contained within the NPPF 2012.
- 11 No development shall be commenced on the site until details of the surface water drainage of the site, together with a maintenance regime for it, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be so maintained thereafter for the duration of the occupation of the development.
Reason: To ensure the protection of the water environment, and to minimise the risk of flooding in the locality. Relevant policies DG1, E10 and F1 of the Local Plan, and guidance contained within the NPPF 2012.
- 12 If, at any time when carrying out the approved development, contamination is found that was not previously identified it must be reported immediately in writing to the Local Planning Authority. Prior to any further works in the affected area, an investigation and risk assessment, remediation scheme and verification report must be undertaken which will be the subject of the approval in writing by the Local Planning Authority. No development on the site shall resume unless in accordance with the approved remediation scheme.
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors. Relevant Policy - Local Plan NAP4 and guidance contained within the NPPF 2012.
- 13 No works of demolition shall commence on the site until the Local Planning Authority has received and acknowledged notification from the developer of the letting of a contract, including a timetable for the works, for the construction of the development hereby permitted.
Reason: In the interests of public safety and to safeguard the character and appearance of the Conservation Area. Relevant policies CA2, DG1 of the Local Plan and guidance contained within the NPPF 2012.
- 14 No development shall take place on the site, including any demolition, until details of the existing and proposed finished ground floor levels of the development, in reference to a fixed datum point in the vicinity of the site, have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.
Reason: To ensure a satisfactory visual relationship between the development and neighbouring buildings, and in the interest of securing safe and convenient access to the development for all users. Relevant policies - DG1 and E10 of the Local Plan, and guidance contained within the NPPF 2012.
- 15 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved

particulars and plans.

Informatives

- 1 The applicants' contractor is advised to apply for a prior consent, which controls the hours of working and can stipulate noise limits on the site. This is covered by the Control of Pollution Act 1974. Such an agreement is entered into voluntarily, but is legally binding. The applicant's attention is also drawn to the provisions under British Standard Code of Practice B.S. 5228: 2009 'Noise Control on Construction and Open Sites'. The applicant should be aware the permitted hours of construction working in the Authority are as follows: Monday-Friday 08.00-18.00 Saturday 08.00-13.00 No working on Sundays or Bank Holidays. Please contact the Environmental Protection Team on 01628 683830.
- 2 The applicant and their contractor should take all practical steps to minimise dust deposition which is a major cause of nuisance to residents living near to construction and demolition sites. The applicant and their contractor should ensure that all loose materials are covered up or damped down by a suitable water device, to ensure that all cutting/breaking is appropriately damped down, to ensure that the haul route is paved or tarmac before works commence, is regularly swept and damped down, and to ensure the site is appropriately screened to prevent dust nuisance to neighbouring properties. The applicant is advised to follow guidance with respect to dust control and this is available on the internet: - London working group on Air Pollution Planning and the Environment (APPLE): London Code of Practice, Part 1: The Control of Dust from Construction; and the - Building Research Establishment: Control of dust from construction and demolition activities
- 3 The applicant should be aware that any burning on the site or associated with the development that gives rise to a smoke nuisance is actionable under the Environmental Protection Act 1990. Any burning that gives rise to dark smoke is considered an offence under the Clean Air Act 1993. No fires should take place on construction sites and all demolition and construction waste should be taken off site for recycling or disposal.
- 4 The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic.
- 5 Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from the The Streetcare Services Manager at Tinkers Lane Depot Tinkers Lane Windsor SL4 4LR tel: 01628 796801 at least 4 weeks before any development is due to commence.
- 6 No builders materials, plant or vehicles related to the implementation of the development should be parked/stored on the public highway so as to cause an obstruction at any time.
- 7 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

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willcoxandmeilwes

<p>CLIENT LPO Group Limited</p> <p>PROJECT 325 + 327 Peapack Street</p> <p>WITNESSOR City of Toronto, Ontario 100 Adelaide Street West, 15th Floor Toronto, Ontario M5H 1A1 Tel: 416-392-3100 www.toronto.ca</p>		<p>DATE 06/05/2015</p> <p>SCALE AS SHOWN</p> <p>DATE 06/05/2015</p> <p>SCALE AS SHOWN</p>		<p>PROJECT NO. 010</p> <p>DATE 06/05/2015</p> <p>SCALE AS SHOWN</p>		<p>PROJECT NO. 010</p> <p>DATE 06/05/2015</p> <p>SCALE AS SHOWN</p>		<p>PROJECT NO. 010</p> <p>DATE 06/05/2015</p> <p>SCALE AS SHOWN</p>		<p>PROJECT NO. 010</p> <p>DATE 06/05/2015</p> <p>SCALE AS SHOWN</p>	
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Proposed site plan



willcoxandmeilwes

CLIENT LFD Group Limited 35 - 37 Pensico Street Windsor ON L9B 4G6 Tel: 905.896.2222 Fax: 905.896.2223 www.lfdgroup.com		PROJECT NO. 198		DATE 25/01/2016		PROJECT TYPE PL		SCALE 1:500 @ A3	
DATE 25/01/2016		PROJECT NO. 198		DATE 25/01/2016		PROJECT TYPE PL		SCALE 1:500 @ A3	
PROJECT NO. 198		DATE 25/01/2016		PROJECT TYPE PL		SCALE 1:500 @ A3		FOR APPROVAL RIBA #	

Approved Elevation B



willcoxandmeilwes

Client	LD Group Limited	Project	Proposed Elevation B	Scale	A	Date	11/06 @ A1
Address	158 The Woodlands	Plot	302	Site	01	Drawn	11/06 @ A1
Location	Walsby Street	Phase	01	Client	LD Group Limited	Checked	11/06 @ A1
Project No.	W/2020/015	Drawn	01	Project	Proposed Elevation B	For Approval	

DATE: 11/06/2020
BY: [Signature]
FOR: [Signature]



RIBA #

Approved elevation C



willcoxandmeilwes

PROJECT TITLE Proposed Elevation C
DATE 11/08/2019
PROJECT NO. 19-0008-01

CLIENT KIP Group Limited
ADDRESS 25-27 Parnell Street
Auckland, New Zealand
Phone: +64 9 308 9111
Fax: +64 9 308 9112
www.willcoxandmeilwes.co.nz

SCALE 1:100

DATE 11/08/2019

BY [Signature]

CHECKED [Signature]

APPROVED [Signature]

PROJECT NO. 19-0008-01

PROJECT NAME Proposed Elevation C

CLIENT KIP Group Limited

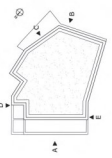

ADDRESS 25-27 Parnell Street

PHONE +64 9 308 9111

FAX +64 9 308 9112

WWW www.willcoxandmeilwes.co.nz

RIBA RIBA



Approved Elevation D



willcoxandmeilwes

Project: **Proposed Elevation D**
 Title: **11000 9 A1**
 Date: **01/09/2015**
 Author: **Willcox and Meilwes**
 Client: **11000 9 A1**

Client: **LTD Group Limited**
 Address: **11000 9 A1**
 Location: **11000 9 A1**
 Date: **01/09/2015**
 Author: **Willcox and Meilwes**
 Client: **11000 9 A1**

11000 9 A1
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Proposed elevations D



willcox and meilwies

Architects

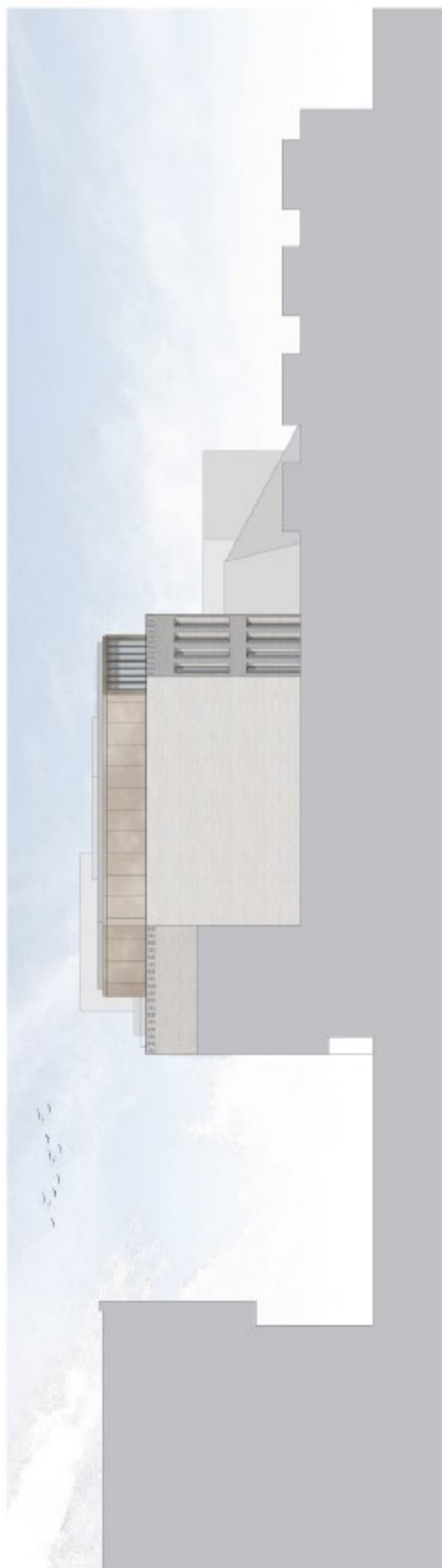
1000 North 1st Street
Phoenix, AZ 85004
Tel: 602.254.1100
Fax: 602.254.1101
www.willcoxandmeilwies.com

Project Name: [Redacted]
Project No.: [Redacted]
Scale: [Redacted]
Date: [Redacted]

Architect: [Redacted]
Contractor: [Redacted]
Interior Designer: [Redacted]
Landscape Architect: [Redacted]
Mechanical Engineer: [Redacted]
Electrical Engineer: [Redacted]
Structural Engineer: [Redacted]

1/16/2018

Proposed elevations E



willcox and meliwes

Architectural Firm
1000 North Main Street
Suite 100
Tucson, AZ 85702
Phone: (520) 243-1111
Fax: (520) 243-1112
www.willcoxandmeliwes.com

Project Name: [Redacted]
Project Number: [Redacted]
Drawing Title: [Redacted]
Drawing Date: [Redacted]

Scale: 1/8" = 1'-0"

North Arrow

Section Markers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

WINDSOR URBAN DEVELOPMENT CONTROL PANEL

31 January 2018

Item: 2

Application No.:	17/03743/FULL
Location:	Pavement Outside Memorial Buildings Eton College Slough Road Eton Windsor
Proposal:	Installation of anti-vehicle bollards on the pavement outside of the School Hall
Applicant:	The Provost And Fellows
Agent:	Mr Michael Chapman
Parish/Ward:	Eton Town Council/Eton With Windsor Castle Ward

If you have a question about this report, please contact: Antonia Liu on 01628 796697 or at antonia.liu@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposal is for the installations of anti-vehicle bollards within Eton Conservation Area on the pavement outside of the Memorial Buildings which is Grade II Listed. The proposal is considered to cause less than substantial harm to the designated Heritage Assets and the public benefit of the proposal is considered to outweigh the harm. The proposal is not considered to hinder the use of the footway to the detriment of public amenity or highway infrastructure.

It is recommended the Panel authorises the Head of Planning:	
1.	To approve the application with the conditions listed in Section 10 of this report subject to no neighbour comments being received by 1 February 2018 raising new material considerations that have not been covered in this report.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site comprises a section of pedestrian walkway on Slough Road and Common Lane to the front of the Memorial Buildings, Eton. This section of pedestrian walkway is designated as adopted highway and owned by the Royal Borough. There are currently 9 bollards adjacent to the Slough Road and Common Lane. The Memorial Buildings are Listed Grade II (List entry number: 1210903) and the site lies within Eton Conservation Area. Adjacent to the Memorial buildings to the south is Durnford House which is also Grade II listed, while to the east on the opposite side of Slough Road is Eton College which is Grade I listed.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The proposal comprises of the installation of 38 vehicle bollards on the pedestrian walkway, adjacent to the Slough Road and Common Lane. The bollards would be spaced approximately 1.1m apart and each bollard would measure approximately 0.9m in height with a diameter of approximately 0.2m. They would be fixed into a 0.45m by 0.45m foundation and would have a root depth of approximately 0.3m. The Victorian style bollards would be constructed from an engineered grade polyurethane case around a steel core and finished in black.
- 4.2 There is no relevant planning history.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework Sections 7, 12

Royal Borough Local Plan

5.2 The main strategic planning considerations applying to the site and the associated policies are:

Within settlement area	Highways
DG1, CA2, LB2,	T5

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3
Acceptable impact in historic environment	HE1
Acceptable impact on infrastructure	IF2

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Proposed Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council will prepare a report which summarises the issues raised in the representations and sets out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents will then be submitted to the Secretary of State for examination by the Planning Inspectorate. In this context, the Borough Local Plan: Submission Version is a material consideration, but limited weight is afforded to this document at this time.

This document can be found at:

<http://rbwm.moderngov.co.uk/documents/s14392/Appendix%20A%20-%20Borough%20Local%20Plan%20Submission%20Version.pdf>

Other Local Strategies or Publications

5.3 Other Strategies or publications relevant to the proposal are:

1. RBWM Eton Conservation Area Appraisal
2. RBWM Townscape Assessment
3. RBWM Highway Design Guide

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i Impact on the setting of a Listed Building and character of the conservation area
- ii Impact on Highway Infrastructure

Impact on the setting of a Listed Building and character of the conservation Area

6.2 The Council, in considering a planning application, must have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as required under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. In accordance Local Plan policy LB2 states that the Council will have special regard to the preservation of Listed Buildings and their settings, while subsection 5 of LB2 goes on to state that development proposals should not adversely affect the grounds and/or setting of Listed Buildings. The supporting text of policy LB2 states that the overall character of a Listed Building often derives from its setting. Accordingly it is important to ensure

that any development within the curtilage or setting of a Listed Building enables the character to be maintained.

- 6.3 Furthermore, the Council must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, as required under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. In accordance Local Plan policy CA2 states that development in conservation areas should enhance or preserve the character or appearance of the area and the loss of features that contribute to the essential character of the conservation area would be opposed.
- 6.4 In this case the Grade II listed Memorial Buildings, built as a Boer War Memorial, are both large, monumental and decorated buildings with a highly distinctive image. The building to the south has a rectangular front with a large Ionic doorway with a central single round-headed window above flanked by a wide stone pilaster and a stone balustrade parapet. The building to the north is octagonal surmounted by a leaden dome with cupola over and a stepped parapet surmounted by urns. Each wall forming the octagonal building contains a round-headed window flanked by narrow pilasters. Their setting, which comprises of the surroundings in which the heritage asset is experienced, includes other large, individually designed and distinctive buildings on the western side of Slough Road. The majority of these are also listed for their architectural and historic significance. While large in scale, sited in close proximity to each other and abutting the public highway the width of the road, which widening further at the junction with Slough Road and Common Lane, prevents an undue sense of enclosure. On the opposite site of Slough Road is Eton College, which is set back from the street with integrated gardens, courtyards and green space, and within the more open College area there are important glimpsed, framed and open views of the Memorial Buildings and neighbouring buildings.
- 6.5 In terms of the Eton Conservation Area the relevant appraisal identifies the importance of views which emphasises the historical backdrop, and 'surprise views' which come from turning corners throughout the twisting back streets and the contrasts of tall buildings to open spaces. The views from the Eton College to the Memorial buildings is specifically mentioned as an important and impressive view. The appraisal further states that that within the College area there is relatively little street furniture other than signs but at the junction of Slough Road with Common Lane and Keats Lane the number of associated signage and controls for traffic detract from this area.
- 6.6 In this context it is considered that the proposed bollards would result in less than substantial harm to the setting of the Memorial Buildings. While the size, style and materials are considered to be appropriate to the character of the area, the bollards would be sited in a visually prominent location to the front of the Memorial buildings and would become part of the setting and views of the Memorial Buildings from Eton College and other vantage points along Slough Road and Common Lane. This is considered to result in some harm to the setting of the Listed Buildings. The bollards would also add to the visual clutter at this junction, which has been identified as harmful to Eton Conservation Area.
- 6.7 Paragraph 133 of the NPPF, which post-dates the Local Plan and therefore considered to be more up-to-date, states that where a proposed development would lead to less than substantial harm to a designated heritage this harm should be weighed against the public benefit of the proposal. In this case following a full threat assessment the South East Counter Terrorism Unit had identified the immediate area outside of the Memorial Buildings being a natural place for congregation as being particularly vulnerable to hostile vehicle attacks from the direction of Slough Road and Eton High Street. The proposal would replace the existing bollards with fixed bollards that have been design and sited to withstand such an attack. This public benefit is considered to significantly outweigh the limited harm to the setting of the Listed Buildings and Eton Conservation area.
- 6.8 The section of paving within the site is of high quality and in good condition. Eton Conservation Area Appraisal notes that in some areas the paving is in poor condition with damaged slabs and/or reinstatement in non-matching materials. The reinstatement of paving removed during installation or repair in matching materials can be secured by condition.

Impact on Highway Infrastructure

- 6.9 Local Plan policy T5 states that all development is expected to comply with Council adopted Highway Design Standards. The Council's Highway Design Guide states footway reserved for pedestrian movement and running parallel and adjacent to the carriageway should allow pedestrians, prams and wheelchairs to pass each other freely and without hindrance. However, it is noted that the existing footway is insufficient in width to accommodate this and, while the bollards would reduce the width of the useable footway by approximately 0.5m, following the installation of the bollards the width of the footway at the narrowest point would be sufficient to accommodate either a pedestrian, pram or wheelchair. As such, it is considered that the proposal would not unduly hinder the use of the footway.
- 6.10 It is noted that there is a bus stop to the front of Memorial Buildings. The bus stop does not serve a public bus route and serves a private sightseeing tour bus company. The bollards are not considered to hinder the operation of this bus stop.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 In line with the Council's Charging Schedule the proposal is not CIL liable.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

The planning officer posted a notice advertising the application at the site on 3 January 2018 and the application was advertised in the Maidenhead & Windsor Advertiser on 11 January 2018. The overall consultation period expires on the 1 February 2018 and therefore the recommendation is subject to no representations being received by the 1 February 2018 raising new material considerations that have not been covered in this report. No representations have been received at the time of writing.

Other consultees

Consultee	Comment	Where in the report this is considered
Conservation	No objection as the bollards are sensitively designed and finish is acceptable in the conservation area and minimum harm to the surrounding listed buildings and conservation area is outweighed by public benefit.	Paragraph 62 – 6.8
Highways	No objection but raises concerns over the effectiveness of the bollards, and recommends an informative relating to highway licence for works carried out within the highway.	Siting and type of bollards are in line with specification recommended by specialist advisors following a full threat and site assessment. No objection noted, and Informative recommended.

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – Proposed elevations

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

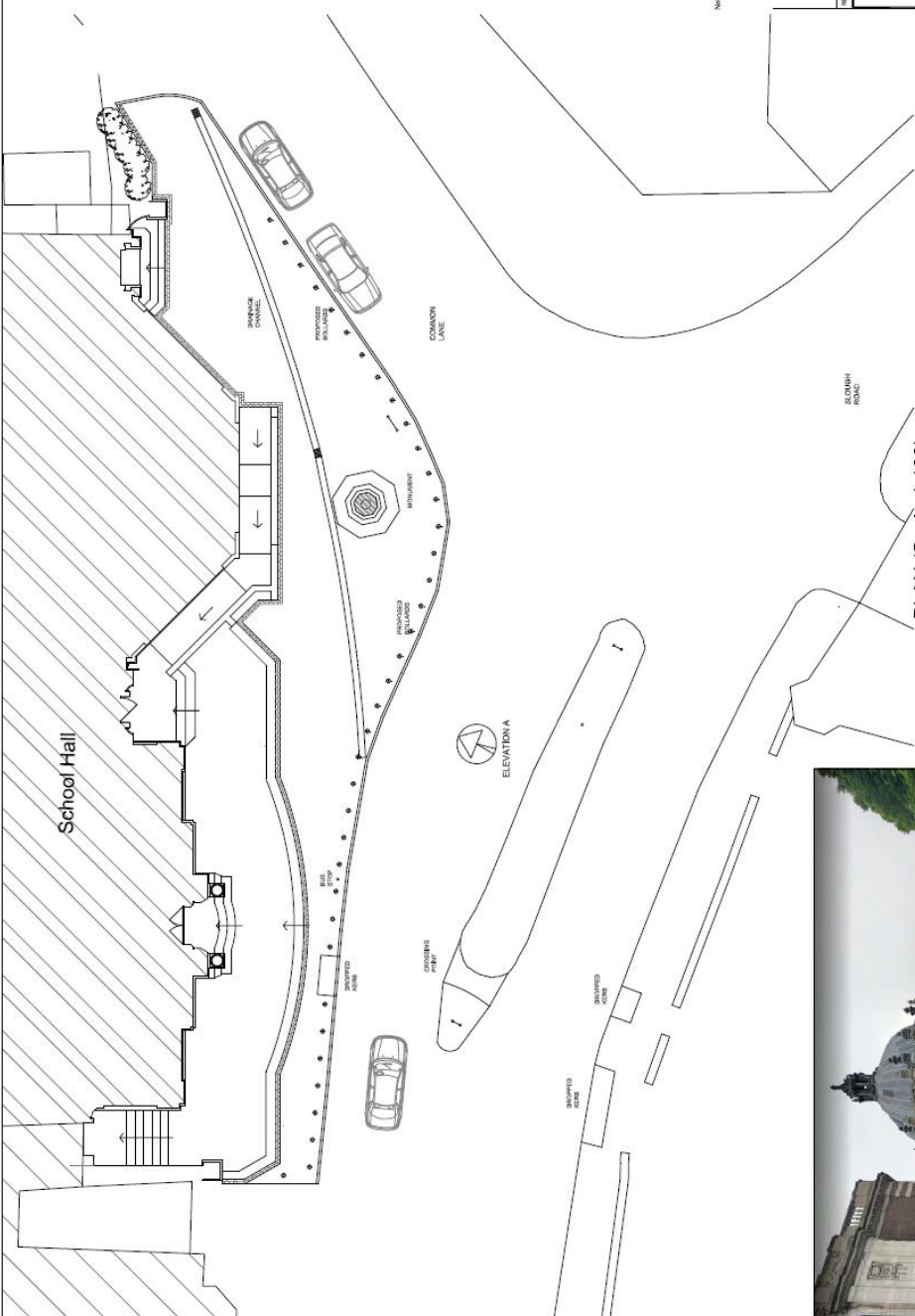
- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 3 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.
- 4 Any paving affected by the installation of the bollards hereby approved shall be re-instated in materials matching the existing.
Reason: To preserve the appearance of the conservation area and the setting of the listed building.

Informatives

- 1 The Streetcare Services Manager at Tinkers Lane Depot Tinkers Lane Windsor SL4 4LR tel: 01628 796801 should be contacted for the approval of the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.

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All drawings are to be used in accordance with the contract documents and specifications. The contractor shall be responsible for the accuracy of all dimensions and quantities. The contractor shall be responsible for the accuracy of all dimensions and quantities. The contractor shall be responsible for the accuracy of all dimensions and quantities.



Notes: Refer to the contract documents for details.



ELEVATION A (Not to scale)

	Eton College Buildings Department College Road, Eaton Square, London, W1B 3AL, UK Tel: 020 7593 8100 Fax: 020 7593 8101
--	------------------------------------------------------------------------------------------------------------------------------------------------

PROJECT
 Vehicle Security Bollards,
 School Hall

TITLE
 Plan and Elevation, As Proposed

DESIGNED BY	DATE	23/10/17
DRAWN BY	SCALE	1:100
CHECKED BY	PROJECT NO.	12448_2017/04
REVISED BY	REV.	-

Appendix B – Proposed plan and elevation drawings

1	2	3	4	5	6	
A				B	C	D
PRODUCT SPECIFICATION						
<p>MATERIAL: Bollard (Above Ground): Ferrocast (Two part polyurethane, cast around a Mild Steel core).</p> <p>FINISH: Ferrocast: 2 Pack polyurethane paint.</p> <p>WEIGHT: 24 KG Approx</p> <p>ROOT FIXED INSTALLATION:</p> <ol style="list-style-type: none"> Determine suitable location for bollard. Perform visual checks, scan and check drawings for utilities/live cabling. Evacuate cubed foundation for bollard. Locate bollard centrally in evacuation hole, cast C30 concrete or similar medium slump around bollard. Ensure bollard is vertical in all planes. Allow the foundation to cure. Concrete should be protected by polythene during the first 24 hours following installation. <p>Root depths shown are an average estimation and delivered product may vary slightly. Foundation sizes given are suited to sub-soils with good load bearing capabilities. Where adverse site conditions are met professional advice to be sought.</p> <p>Some bollards may have some excess Ferrocast as root cover. Please use this drawing as correct representation of typical ground level.</p> <p>ADVANTAGES OF FERROCAST:-</p> <ol style="list-style-type: none"> Maximum protection against corrosion. High abrasion resistance. High impact and chipping resistance. High gloss finish requiring minimum maintenance. Anti-Ram Specification available. Crests and Logos easily incorporated into design. Custom design our speciality. Faithful reproduction of historic bollards. One quarter the weight of Cast Iron. Removable adaptions due to low weight. <p>For operation and maintenance please refer to the Marshalls Street Furniture Maintenance Guide.</p>						
A	FIRST ISSUE	27.10.14	EB			
Rev/No		Revision Note		Date	Signature	
BERESFORD FERROCAST BOLLARD RF						
Drawing No: PS-FE-BL-10029						
DO NOT SCALE DRAWING				A4		
Scale: N.T.S.				Sheet: 1 of 1		
				5	6	
<p>Unless otherwise stated: ALL DIMENSIONS ARE IN MILLIMETERS</p> <p>P.O. Box 6, High Elsworth, York Road Trading Estate, North Shields, Tyne and Wear, NE29 7SU Tel: (0191) 600 4425 Fax: (0191) 258 0041</p>		<p>This drawing is the sole property and copyright of Marshalls Street Furniture and shall not be reproduced in whole or in part without the prior written consent of an authorised representative of the company.</p>		<p>Marshalls PLC reserves the right to change the specifications of products noted above at any time and without notice.</p>		

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Planning Appeals Received

24 November 2017 - 19 January 2018

WINDSOR URBAN

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Further information on planning appeals can be found at <https://acp.planninginspectorate.gov.uk/> Should you wish to make comments in connection with an appeal, please use the PIns reference number and write to the relevant address, shown below.

Enforcement appeals: The Planning Inspectorate, Room 3/23 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or email teame1@pins.gsi.gov.uk

Other appeals: The Planning Inspectorate Room 3/10A Kite Wing Temple Quay House 2 The Square Bristol BS1 6PN or email teamp13@pins.gsi.gov.uk

Ward:
Parish: Bray Parish
Appeal Ref.: 17/60107/ENF **Enforcement Ref.:** 16/50010/ENF **PIns Ref.:** APP/T0355/C/17/3179697
Date Received: 24 November 2017 **Comments Due:** 5 January 2018
Type: Enforcement Appeal **Appeal Type:** Written Representation
Description: Appeal against the Enforcement Notice: Without Planning Permission the erection of two large canopies and the installation and siting of a metal storage container in association with the car wash use of the part of the car park.
Location: **Windsor Garden Centre Dedworth Road Windsor SL4 4LH**
Appellant: GFL Management And Wyevale GC **c/o Agent:** Mr Stephen Egerton Stephen Egerton Associates 33 Wavell Avenue Colchester C02 7HR

Ward:
Parish: Eton Town Council
Appeal Ref.: 17/60114/REF **Planning Ref.:** 17/00816/FULL **PIns Ref.:** APP/T0355/D/17/3187165
Date Received: 5 December 2017 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Retrospective Annex
Location: **12 Princes Close Eton Wick Windsor SL4 6LZ**
Appellant: Mrs Beverley Eves **c/o Agent:** Mr David Howells 72 Cedar Avenue Hazlemere High Wycombe HP15 7EE

Ward:
Parish: Windsor Unparished
Appeal Ref.: 17/60115/REF **Planning Ref.:** 17/01943/FULL **PIns Ref.:** APP/T0355/D/17/3187725
Date Received: 5 December 2017 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: Raising of main ridge and construction of L-shape rear dormer
Location: **75 Arthur Road Windsor SL4 1RT**
Appellant: Mr Briffa **c/o Agent:** Mr Mark Darby 2 Lavender Close Tamebridge Walsall WS5 4ST

Ward:
Parish: Datchet Parish
Appeal Ref.: 17/60116/ENF **Enforcement Ref.:** 17/50138/ENF **Plns Ref.:** APP/T0355/C/
17/3182835
APP/T0355/C/
17/3182836
APP/T0355/C/
17/3182837

Date Received: 7 December 2017 **Comments Due:** 25 January 2018
Type: Enforcement Appeal **Appeal Type:** Hearing
Description: Appeal against the Enforcement Notice: Without Planning Permission the material change of use of the land from its current mixed use to a mixed use as existing with the addition of storage of cars, containers, scrap vehicles and vehicle parts; the importation of materials to form a hardstanding in connection with the storage of cars the siting of a portacabin and toilet block and the erection of palisade fencing.

Location: **Datchet Common Horton Road Datchet Slough**
Appellant: Mr D Loveridge And T Giles Messrs D Loveridge And T Giles **c/o Agent:** Dr Angus Murdoch Murdoch Planning Limited P O Box 71 Ilminster Somerset TA19 0WF

Ward:
Parish: Windsor Unparished
Appeal Ref.: 18/60004/REF **Planning Ref.:** 17/02265/FULL **Plns Ref.:** APP/T0355/D/17/
3187229

Date Received: 11 January 2018 **Comments Due:** Not Applicable
Type: Refusal **Appeal Type:** Householder
Description: First floor rear extension
Location: **14 Clewer Fields Windsor SL4 5BW**
Appellant: Mr Alper Aslan **c/o Agent:** Mr Martin Gaine Just Planning Unit 822 19 - 21 Crawford Street London W1H 1PJ

Agenda Item 7

By virtue of paragraph(s) 1, 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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