

BOROUGH WIDE DEVELOPMENT MANAGEMENT PANEL

THURSDAY, 10 MAY 2018

PRESENT: Councillors David Burbage (Chairman), Maureen Hunt, Richard Kellaway, Derek Wilson, Christine Bateson, Malcolm Beer, Phillip Bicknell, Dr Lilly Evans, David Hilton, Leo Walters and Jesse Grey

Also in attendance: Councillor Shamsul Shelim

Officers: Wendy Binmore, Ashley Smith, Jenifer Jackson, Gordon Oliver, Claire Pugh, Sian Saadeh and Matthew Tucker (Legal Advisor to the Panel).

APOLOGIES

Apologies for absence were received from Councillors Alexander, C. Rayner and Saunders.

DECLARATIONS OF INTEREST

Cllr Bicknell – Declared a personal interest as over the years he had been invited by Legoland to attend fireworks displays. He also stated that he was a Member of the LEP and his local residents association which held meetings at Legoland from time to time. He also confirmed his younger children had visited Legoland multiple times. Councillor Bicknell stated he had attended Panel with an open mind.

Cllr L. Evans – Declared a personal interest as she was a Member of the Windsor, Eton & Ascot Town Partnership Board. Councillor L. Evans confirmed she attended Panel with an open mind.

Cllr Rankin – Declared a personal interest as he had in the past attended fireworks displays at Legoland as their guest. He had interacted with the applicants in his capacity as Lead Member for Economic Development, Property, Communications and Deputy Finance and as a Member of the LEP. He confirmed he had attended Panel with an open mind.

Cllr D. Wilson – Declared a personal interest as he was a Parish Councillor for Bray and part of the Legoland site fell into the Bray Parish. He added when the application was discussed at a parish council meeting, he did not take part in any discussions or votes on the item. Cllr D. Wilson confirmed he attended Panel with an open mind.

MINUTES

RESOLVED UNANIMOUSLY: That the Part I minutes of the meeting held on 18 December 2017 be approved.

PLANNING APPLICATIONS (DECISION)

- 17/01878* Legoland Windsor Park Ltd: Hybrid planning application seeking permission for the following Full (detailed) projects: Project 1 – the erection of 65 permanent semi-detached lodges (130 units) and 20 ‘barrels’ with associated amenity facilities block to provide visitor accommodation, a central facilities ‘hub’ building, SUDS ponds, landscaping works (including equipped play areas) and associated infrastructure works (‘Phase 1’ of the holiday village); Project 2 – Reconfiguration of car parking and internal accesses and associated

engineering/infrastructure works; Project 3 – Change of use of existing farm buildings from agricultural/'sui generis' use to Use Class D2, ancillary 'back of house'; accommodation and land for re-use by the theme park and the creation of one new access point from the existing car park and Project 4 – Extension and alterations to 'The Beginning' comprising new admissions building, extension to existing toilet facilities and new entrance portal. Permission for the following Outline projects: Project 5 – Construction of the '2019 attraction' comprising three 'attraction zones' for up to three new rides (one to be an indoor attraction and the other two to be uncovered or covered) with associated queue line areas, landscaping works and associated infrastructure; Project 6 – Construction of a new indoor ride on the 'Haunted House' site with associated queue line area, landscaping works and associated infrastructure; Project 7 – Extension to the existing 'Big Shop' LEGO store in 'The Beginning' area; Project 8 – Erection of up to 300 units of visitor accommodation ('Phase 2 and 3' of the holiday village) with two associated central facilities 'hub' buildings, SUDS ponds, landscaping infrastructure works and car parking at Legoland Windsor Resort, Winkfield Road, Windsor SL4 4AY –

(The Panel was addressed by Mr Philip Ross in objection and Ms Ingrid Fernandes, on behalf of Legoland Resort Windsor in support of the application).

The Panel took a vote in favour of the Head of Planning's recommendations, proposed by Councillor Derek Wilson and seconded by Councillor Leo Walters. However, the motion was unsuccessful with four Councillors voting in favour of the motion (Cllrs Beer, L. Evans, Walters and Wilson), 10 Councillors voting against it (Cllrs Bateson, Bicknell, Burbage, Clark, Grey, Hill, Hunt, Kellaway, Quick and Rankin), and one Councillor abstaining from the vote (Cllr Hilton).

The Panel then voted to APPROVE the application against the recommendations of the Head of Planning, with the conditions and Legal Agreement to be delegated to the Head of Planning, acting in consultation with the Chairman of the Panel (Cllr Burbage), the Proposer of the Motion (Cllr Quick), the seconder of the Proposal and Ward Councillor (Cllr Bicknell), with a time limit of two months. The application would return to Panel if the Legal Agreement and Conditions could not be produced and agreed in time and the application was also subject to referral to the National Planning Casework Unit and subject to the Secretary of State not calling the application in to him for decision.

The Legal Advisor to the Panel noted that reasons for approval that were considered by the Panel to amount to Very Special Circumstances to clearly outweigh the harm to the Green Belt and other harm were the economic benefits which were given substantial weight and that significant weight was given to changes to the parking and traffic arrangements as well as to the creation of accommodation.

11 Councillors voted in favour of approving the application (Cllrs Bateson, Bicknell, Burbage, Clark, L. Evans, Grey, Hill, Hunt, Kellaway, Quick and Rankin), two Councillors voted against the Motion (Cllrs Walters and D. Wilson) and two Councillors abstained from the vote (Cllrs Beer and Hilton.

The meeting, which began at 7.00 pm, finished at 9.15 pm

CHAIRMAN.....

DATE.....