

WINDSOR URBAN DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 20 JUNE 2018

PRESENT: Councillors Malcolm Alexander (Chairman), Michael Airey, John Bowden, Malcolm Beer, Eileen Quick, Jessi Grey, Samantha Rayner, Shamsul Shelim and Paul Bicknell.

Also in attendance: Cllr E Wilson and Cllr J Rankin.

Officers: Ashley Smith, Lyndsay Jennings, Sian Saadeh, Jenifer Jackson, Victoria Gibson, Maddie Pinkham and David Cook.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Da Costa, Cllr Beer attended as a substitute.

DECLARATIONS OF INTEREST

Cllr Bowden declared a prejudicial interest in item 1 because he was a resident 200 yards from the application site and that he lived within the conservation area. He would not take part in the discussion or vote on the item but reserved his right to speak.

Cllr S Rayner declared an interest in item 1 as the building was owned by the National Farmers Union; the family company used the union for their insurance. She came to the meeting with an open mind.

Cllr S Rayner declared a personal interest in item 7 as she knows some of the supporters, she came to the meeting with an open mind.

Cllr Grey declared an interest in item 4 as he was a Parish Councillor on Datchet Parish Council, he had not discussed the item when it came to the Parish Council and came with an open mind.

Cllr Shelim declared a personal interest in item 1 as he owned the Viceroy of India restaurant in St Leonard's road which was in the vicinity of the application site. He had taken legal advice and in the circumstances this was not a prejudicial interest and he could therefore take part in the discussion and vote on the matter. He came with an open mind.

Cllr Shelim declared an interest in item 4 as the applicants restaurant could have been a member of a national society that he was also a member, he came with an open mind.

The Chairman, Cllr Alexander, declared a personal an interest in item 7 as he knew the applicant. He had not discussed the application with the applicant and came with an open mind.

The Chairman declared an interest on behalf of the whole panel for agenda item 6 as the objector speaking was an RBWM employee. The Panel came with an open mind.

MINUTES

Resolved unanimously: that the minutes of the meeting held on 23 May 2018 be signed as a true and accurate record.

PLANNING APPLICATIONS (DECISION)

18/00095 Windsor Business Quarter 67 Alma Road Windsor

Demolition of the existing basement and concrete plinth above and erection of a building of between 1 and 7 storeys containing 217 residential apartments (Use Class C3), including a cafe (Use Class A3) measuring 146 sqm (GIA), car and cycle parking, plant enclosures, access improvements, service bay, drop off spaces, substation, and associated landscaping and open space; and a five storey building to provide 16,389sqm (GIA) of office floorspace (Use Class B1), together with ground level and basement car and cycle parking, service bay and associated landscaping – **THE PANEL VOTED UNANIMOUSLY (Cllr Bowden did not vote or take part in the discussion on this item) that it would have REFUSED planning permission for the reasons identified in Section 12 of the report and in addition by reasons of its overall density, layout, scale, mass and bulk, is considered to have a detrimental impact on the character and appearance of the area, contrary to policies DG1, H10 and H11 of the Local Plan, emerging policies SP1, SP2 and SP3 of the Borough Local Plan Submission Version and the National Planning Policy Framework.**

(The Panel was addressed by Arousse Simmance and Mr Glease as objectors. Cllr Rankin and Cllr Bowden. Gary Stevens the applicants agent)

17/03740 9-11 Imperial Road Windsor

Outline application (access, layout and scale) for the construction of 2 x four bedroom dwellings and 16 x two bedroom apartments, access road and cycle/bin store following demolition of 9-11 Imperial Road and 3-4 Almond Close. - **THE PANEL VOTED UNANIMOUSLY to APPROVE the application subject to the conditions outlined in section 10 of the report and as set out in the update sheet.**

(The Panel were addressed by the applicant Kris Collett)

18/00753 9-11 Imperial Road Windsor

Outline application (access, layout and scale) for the construction of 2 x two bedroom dwellings, 10 x two bedroom apartments and 1 x one bedroom apartment following the demolition of 9-11 Imperial Road **THE PANEL VOTED UNANIMOUSLY to defer the application for further information regarding road safety.**

(The Panel were addressed by objector Glenn Butchelar and the applicant Kris Collett)

18/00736 Spices Silver Cottage The Green Datchet Slough SL3 9BJ

Variation of condition 3 (opening hours) (under Section 73) of planning approval 10/00659FULL (Change of use of the A1 part of Silver Cottage, to A3 use in conjunction with Spices Restaurant) (allowed on appeal) to vary the wording to "within these times, takeaway meals shall only be served after 6:30pm, (seven days a week). A motion was put forward by Cllr Grey to approve the application contrary to officer recommendation, the Planning reason given for the overturn was that the proposal would not have an adverse impact on highway safety - **THE PANEL VOTED to APPROVE the application. Seven Councillors voted for the application (Cllr M Airey, Cllr Bicknell, Cllr Bowden, Cllr Grey, Cllr Quick, Cllr S Rayner and Cllr Shelim) and 2 against (Cllr Alexander and Cllr Beer).**

18/00796 - **9 Black Horse Close Windsor SL4 5QP**

Certificate of lawfulness to determine whether the existing use of x4 studio flats and x1 one bedroom flat is lawful - **THE PANEL VOTED UNANIMOUSLY to GRANT THE CERTIFICATE OF LAWFULNESS.**

18/00253 - **Land At 8 Black Horse Close Windsor SL4 5QP**

Construction of a three storey terraced dwelling with new vehicular and pedestrian access and associated parking following the demolition of existing extension and garage - **THE PANEL VOTED UNANIMOUSLY to APPROVE the application subject to the conditions outlined in section 10 of the report.**

(The Panel were addressed by objector Wendy Binmore)

18/00961 - **4 - 5 Turks Head Court Eton Court Eton Windsor**

Construction of mansard roof to create second floor to flat 2 and external alterations to existing building to include rendered exterior and alterations to fenestration - **THE PANEL VOTED UNANIMOUSLY to APPROVE the application subject to the conditions outlined in section 10 of the report.**

17/03350 - **Former Windsor Rackets And Fitness Club Helston Lane Windsor**

Variation of Condition to substitute amended plans for the approved plans for the Demolition of existing building and erection of a Care Home to provide a 72 bed care home and 58 close care suites (Class C2 use) with replacement accommodation for Mencap and Red Cross, associated parking and vehicular access onto Helston Lane as approved under planning permission 11/00403/FULL and amended under 17/03733/NMA (to add the approved plans as a condition) - **THE PANEL VOTED UNANIMOUSLY to APPROVE the application subject to the conditions outlined in section 11 of the report.**

ESSENTIAL MONITORING REPORTS (MONITORING)

The Panel considered and noted the monitoring reports.

The meeting, which began at 7.20 pm, 10.20pm.

CHAIRMAN.....

DATE.....