

WINDSOR RURAL DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 17 OCTOBER 2018

PRESENT: Councillors Dr Lilly Evans (Chairman), Christine Bateson (Vice-Chairman), Michael Airey, David Hilton, John Lenton, Sayonara Luxton, Julian Sharpe, Lynda Yong and Malcolm Beer

Officers: Ashley Smith, Andy Carswell, Victoria Gibson, Alistair Barnes and Sean O'Connor

APOLOGIES FOR ABSENCE

There were no apologies for absence.

DECLARATIONS OF INTEREST

Cllr Hilton – Declared a personal interest in items 2 and 3 as a member of Sunninghill and Ascot Parish Council. He stated that he had not been present when the Parish Council had discussed item 3 but had been when item 2 was discussed, although he had taken no part in the debate. He declared a further personal interest in items 2 and 3 as his wife had registered as a speaker on behalf of the Parish Council. Cllr Hilton confirmed that he was attending Panel with an open mind.

Cllr Sharpe – Stated in the interests of transparency that his wife was Chairman of Sunninghill and Ascot Parish Council, although he was not a member of the Parish Council.

Cllr Dr Evans – Declared a personal interest in items 1 and 4 as a member of Sunningdale Parish Council. She stated that she could not recall if she had been present at the meetings when the items were discussed, but in any event she had not voted on either of the items. Cllr Dr Evans confirmed that she was attending Panel with an open mind.

MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting held on September 19th 2018 be approved as a true and accurate record.

PLANNING APPLICATIONS (DECISION)

NB: Items subject to a Panel update are marked with an asterisk

18/01251* **Construction of a detached dwelling with new access, landscaping and associated works at The Big Cedar, London Road, Sunningdale, Ascot SL5 0JL – THE PANEL VOTED to APPROVE the planning permission, subject to the conditions listed in Section 10 of the main report, in line with the officer recommendation. This was subject to the following amendments to the conditions:**

Condition 10: The condition to apply to all first floor rear windows and the rear dormer. The windows will be permitted to open, provided that they are 1.7 metres higher than the floor level.

Condition 12: Class F Permitted Development Rights to be removed in relation to hard standing in the Root Protection Area for all trees to be retained.

Condition 14: The second sentence of the condition to be amended to: ‘The enhancement features shall thereafter be installed *and maintained* in accordance with the approved plans.’

Condition 17: The condition to specify that there needed to be landscaping along the boundary with Studio Cottage, and details of any proposed fencing to be submitted to the Council.

A named vote was carried out. Five Councillors (Cllrs Airey, Beer, Dr Evans, Hilton and Lenton) voted in favour of the motion to approve, three Councillors (Cllrs Bateson, Luxton and Sharpe) voted against the motion and there was one abstention (Cllr Yong).

The Panel was addressed by Ronald Watson, objector; Julia Chester, on behalf of SPAE; Michael Burn, on behalf of Sunningdale Parish Council; and Michael Lee, the agent.

18/01464 Searchfield Homes Limited: Construction of three blocks comprising 22 no. apartments with basement parking and new access from London Road following demolition of existing dwellinghouse and outbuildings at Mile Stones, Queens Hill Rise, Ascot SL5 7DP – THE PANEL VOTED UNANIMOUSLY to REFUSE planning permission, in line with the officer recommendation. This was subject to the following amendments to the reasons for refusal:

Reason 3: To include Policy EN2 from the Neighbourhood Plan, regarding protection of trees.

Reason 8: To include Policy EN4 from the Neighbourhood Plan, regarding protected species.

Reason 9, relating to drainage, had been omitted from the main report but would be included in the decision notice.

The Panel was addressed by Patrick Griffin, on behalf of SPAE, and by Barbara Hilton on behalf of Sunninghill and Ascot Parish Council.

18/01673 Mr Collett: Outline application for access, layout and scale to be considered at this stage with all other matters to be reserved for the construction of x14 apartments with associated access and landscaping works at Land to the rear of 4 and 5 Claver Drive, Ascot – THE PANEL VOTED UNANIMOUSLY to REFUSE planning permission, in line with the officer recommendation. This was subject to reason for refusal 4 being amended to include the updated paragraph number of 165 from the NPPF.

The Panel was addressed by Simon Roper, objector; Patrick Griffin, on behalf of SPAE; and Barbara Hilton, on behalf of Sunninghill and Ascot Parish Council.

18/02000* Kebbell Homes Ltd: Variation of condition 14 (rooflights) 15 (approved plans) under (Section 73) of application 17/01066/VAR to amend rooflights and substitute approved drawing numbers FD16-1361-P135A and FD16-1361-P140A with drawing numbers FD16-1361-P135B and FD16-1361-P140B for the redevelopment of site to provide 6 x 3 bedroom apartments under application 15/03090 (allowed on appeal) at the Former The Little House, Charters Road, Sunningdale, Ascot SL5 9QF – THE PANEL VOTED to defer and delegate to the Head of Planning to APPROVE planning permission on the satisfactory completion of a deed of variation to secure SAMM and SANG contributions to mitigate against the likely impact on the Thames Basin Heaths Special Protection Area as previously secured under applications 15/03090 and 17/01066 and with

the conditions listed in section 10 of the main, and with the additional condition that privacy screening must be installed to the side of the terraces at second floor level to protect the neighbouring property, as per the officer recommendation.

A named vote was carried out. Six Councillors (Cllrs Airey, Bateson, Beer, Dr Evans, Lenton and Sharpe) voted in favour of the motion to approve, one Councillor (Cllr Luxton) voted against the motion and there were two abstentions (Cllrs Hilton and Yong).

The Panel was addressed by Paul Mackey, objector, and by Michael Burn on behalf of Sunningdale Parish Council.

ESSENTIAL MONITORING REPORTS (MONITORING)

The contents of the reports were noted by Members. Regarding appeal 18/600079/REF, Cllr Hilton informed Members that the Inspectorate's decision letter stated that nobody had presented an argument about the plot size being smaller than other developments in the locality. Cllr Hilton stated that he had made representations to the Inspectorate to this effect and asked if this could be challenged. The Deputy Head of Planning stated that there was a complaints procedure, and also the option of a Judicial Review, but advised against this course of action on this application. The Deputy Head of Planning expressed disappointment at the decision but advised Members that it was best to respect the Inspectorate's ruling.

The meeting, which began at 7.00 pm, finished at 9.12 pm

CHAIRMAN.....

DATE.....