

## WINDSOR AREA DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 4 DECEMBER 2019

PRESENT: Councillors Christine Bateson, David Cannon (Chairman),  
Wisdom Da Costa, Jon Davey, Karen Davies, David Hilton, Neil Knowles,  
Julian Sharpe, Shamsul Shelim and Amy Tisi

Also in attendance: Councillors Carole Da Costa and Helen Price

Officers: Andy Carswell, Victoria Gibson, Adam Jackson, Rachel Lucas and Ashley Smith

### APOLOGIES FOR ABSENCE

Apologies were received from Cllr Bowden.

### DECLARATIONS OF INTEREST

**Cllr Da Costa** – declared a personal interest in items 7 and 8 as he knew the registered speakers. He stated that he was attending Panel with an open mind.

**Cllr Hilton** – declared a personal interest in items 4 and 6 as his wife was a member of Sunninghill and Ascot Parish Council, which had considered both applications. In addition he stated that he had been a parish councillor when item 4 was discussed. He stated that he was attending Panel with an open mind.

**Cllr Davey** – declared a personal interest in item 7 as he knew the registered speaker. He stated that he was attending Panel with an open mind.

**Cllr Bateson** – declared a personal interest in item 11 as her husband had received a pension from British Airways Trust Ltd, and the receipts had passed to her following his death. She stated that the proposals would not affect her pension in any way, and stated that she had been advised she would be able to take part in the discussions on this item.

**Cllr Tisi** – declared a personal interest in item 8 in that she had previously discussed her opinions on the allocation of sites in the Borough Local Plan, including this application site, although this was before she had been elected as a councillor. She stated that she was attending Panel with an open mind.

**Cllr Sharpe** – stated for the purposes of openness and clarity that his wife was chairman of Sunninghill and Ascot Parish Council, although he had no involvement with this council.

### MINUTES

**RESOLVED UNANIMOUSLY: That the minutes of the meeting held on November 6<sup>th</sup> 2019 be approved.**

### ORDER OF BUSINESS

**RESOLVED UNANIMOUSLY: That the order of business as detailed in the agenda be varied.**

19/01755/FULL - SQUIRES GARDEN CENTRE, MAIDENHEAD ROAD, WINDSOR

<p><b>19/01755/FULL</b></p> <p><b>Squires Garden Centre, Maidenhead Road, Windsor SL4 5UB</b></p>	<p><b>Erection of 37 dwellings including the re-location of existing access along Maidenhead Road with associated parking, internal circulation, public open space, landscaping and related infrastructure.</b></p> <p>A motion to refuse the application for the reasons listed in Section 13 of the officer report, and for the additional reason that the design, bulk and scale of the proposals and the layout of the landscaping was contrary to policy DG1 and paragraph 127 of the NPPD, was proposed by Cllr Hilton. This was seconded by Cllr Davey.</p> <p><b>The Panel voted unanimously to REFUSE the application, subject to the wording of the additional reason for refusal being agreed between Cllr Hilton, the Chairman, and the Head of Planning.</b></p> <p>A motion to refuse the application, but without any additional reasons for refusal, was proposed by Cllr Davey but was not seconded.</p> <p>(The Panel was addressed by Martin Hall, objector, and Geoff Wilde, on behalf of the agent)</p>
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19/01513/FULL - SG AUTOPOINT, 437 - 441 ST LEONARDS ROAD, WINDSOR SL4

3DT

<p><b>19/01513/FULL</b></p> <p><b>S G Autopoint, 437 - 441 St Leonards Road, Windsor SL4 3DT</b></p>	<p><b>Construction of 50 bedroom hotel</b></p> <p>A motion to refuse the application, for the reasons listed in Section 13 of the officer report with the exception of reason 1, which should be removed, was proposed by Cllr Tisi. This was seconded by Cllr Hilton.</p> <p><b>The Panel voted unanimously to REFUSE the application.</b></p> <p>(The Panel was addressed by David Rennie, objector, Tudor Marsden-Huggins, the applicant, and Andrew Ransome, on behalf of the agent.)</p>
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19/01714/FULL - SITE OF FORMER 61 TO 63 DEDWORTH ROAD, WINDSOR SL4

5AZ

<p><b>19/01714/FULL</b></p> <p><b>Site of Former 61 To 63 Dedworth Road, Windsor SL4 5AZ</b></p>	<p><b>Mixed use development with retail unit at ground floor and 13 x apartments above, with access, car parking, servicing and landscaping following demolition of existing buildings (Part Retrospective)</b></p> <p>A motion to approve the application, subject to the conditions listed in section 13 of the officer report, was proposed by Cllr Bateson. This was seconded by Cllr Cannon.</p> <p>A named vote was carried out. Three Councillors voted in favour of the motion; three Councillors voted against the motion; and four Councillors abstained. The Chairman used his casting vote in favour of approving the application.</p>
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	<p><b>The Panel voted to APPROVE the application.</b></p> <p>(The Panel was addressed by Andrew Middleton, objector, David Lomas, on behalf of the agent, and Councillor Mrs Da Costa)</p>
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19/01464/FULL - HENLY AND BEHARRAL HOUSES & LYNWOOD COURT, LYNWOOD VILLAGE, RISE ROAD, ASCOT

<p><b>19/01464/FULL</b></p> <p><b>Henly And Beharral Houses And Lynwood Court, Lynwood Village, Rise Road, Ascot</b></p>	<p><b>Construction of 4 two-bedroom extra care units, additional staff/resident parking and revised refuse storage/collection facilities, following the demolition of 2 residential blocks (44 residential units) and the alteration of the internal floor space of the existing care home to increase the number of care bedrooms from 93 to 102.</b></p> <p>A motion to approve the application, subject to the conditions listed in section 13 of the officer report, was proposed by Cllr Bateson. This was seconded by Cllr Shelim.</p> <p>A named vote was carried out. Nine Councillors voted in favour of the motion and one Councillor voted against the motion.</p> <p><b>The Panel voted to APPROVE the application.</b></p> <p>(The Panel was addressed by Robin Wood on behalf of the Parish Council, and John Sneddon on behalf of the agent.)</p>
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19/01701/FULL - SANDRIDGE HOUSE, INCLUDING THE COTTAGE & THE BUNGALOW, LONDON ROAD, ASCOT

<p><b>19/01701/FULL</b></p> <p><b>Sandridge House Including The Cottage And The Bungalow, London Road, Ascot</b></p>	<p><b>33 No. dwellings, with associated parking and landscaping following demolition of existing buildings.</b></p> <p>A motion to refuse the application, as per the reasons listed in section 12 of the officer report but subject to reason 1 being amended to say chapter 127 of the NPPF, was proposed by Cllr Sharpe. This was seconded by Cllr Knowles.</p> <p><b>The Panel voted unanimously to REFUSE the application.</b></p> <p>(The Panel was addressed by Robert Lester, objector, and Robin Wood, on behalf of the Parish Council.)</p>
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19/01924/FULL - 9-11 IMPERIAL ROAD WINDSOR

<p><b>19/01924/FULL</b></p> <p><b>9-11 Imperial Road, Windsor</b></p>	<p><b>Construction of x2 houses and x14 apartments following demolition of the existing buildings</b></p> <p>A motion to approve the application, subject to the conditions listed in section 13 of the officer report, was proposed by Cllr Knowles. This was seconded by Cllr Bateson.</p> <p>A named vote was carried out. Eight Councillors voted in favour of the motion; one Councillor voted against the motion;</p>
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	and one Councillor abstained.  <b>The Panel voted to APPROVE the application.</b>  (The Panel was addressed by Glen Batchelar, objector.)
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### CONTINUATION OF MEETING

At this point in the meeting, and in accordance with Rule of Procedure Part 4A C25.1 of the council's constitution, the Chairman called for a vote in relation to whether or not the meeting should continue, as the time had exceeded 9.30pm.

Upon being put to the vote, those present voted in favour of the meeting continuing.

**RESOLVED UNANIMOUSLY: that the meeting continue after 9.30pm to conclude the outstanding business on the agenda.**

### 19/02073/FULL - THAMES VALLEY ATHLETICS CENTRE, POCOCKS LANE, ETON, WINDSOR SL4 6HN

<b>19/02073/FULL</b>  <b>Thames Valley Athletics Centre, Pockocks Lane, Eton, Windsor SL4 6HN</b>	<b>Side extension to the existing building to provide and additional squash court</b>  The Panel agreed to defer the item to the next meeting, in order to clarify the acceptability of the flood voids at the application site.  (The Panel was addressed by Grant Price, on behalf of the applicant.)
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Cllr Davies left the meeting at 10pm.

### 19/02416/FULL - WINDSOR DIALS, ARTHUR ROAD, WINDSOR SL4 1RS

<b>19/02416/FULL</b>  <b>Windsor Dials, Arthur Road, Windsor SL4 1RS</b>	<b>Alterations to the existing roof structures to create an additional office floor, creation of new entrance lobbies and core areas and refurbishment of the elevations and public realm to buildings 1 and 2 Windsor Dials.</b>  A motion to approve the application, subject to the conditions listed in section 12 of the officer report, was proposed by Cllr Shelim. The motion was seconded by Cllr Davey.  <b>The Panel voted unanimously to APPROVE the application.</b>  (The Panel was addressed by Chris Moore, on behalf of the agent.)
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### ESSENTIAL MONITORING REPORTS (MONITORING)

Members noted the contents of the reports.

The meeting, which began at 7.00 pm, finished at 10.07 pm

CHAIRMAN.....

DATE.....