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Notice of Meeting

Windsor and Ascot Development Management Committee

Councillors Amy Tisi (Chair), Mark Wilson (Vice-Chair), David Buckley, Alison Carpenter, Carole Da Costa, Devon Davies, Sayonara Luxton, Julian Sharpe and Julian Tisi

Thursday 8 February 2024 7.00 pm

Grey Room - York House - Windsor & on [RBWM YouTube](#)

www.rbwm.gov.uk



Royal Borough
of Windsor &
Maidenhead

Agenda

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1	Apologies for Absence To receive any apologies for absence.	-
2	Declarations of Interest To receive any declarations of interest.	3 - 6
3	Minutes To approve the minutes of the meeting held on Thursday 4 January 2024 as a true and accurate record.	7 - 10
4	23/02211/FULL - College Eton College Slough Road Eton Windsor SL4 6DJ PROPOSAL: Part alteration and part demolition of the Eton College Gymnasium and Indoor Swimming Pool complex and refurbishment/redevelopment to provide a new Indoor Sports Centre including 6-court sports hall, 8 no. squash courts, Athletic Development Programme ('ADP') facility, fitness and physio suites, climbing wall, dojo, fencing salle and associated cafe, changing, teaching, office and storage facilities and retention of rifle range (revised details in respect of final phase of development permitted under planning permission 18/02033/FULL as varied by planning permissions 20/00160/VAR and 20/02972/VAR). RECOMMENDATION: Permit APPLICANT: C/o Savills MEMBER CALL-IN: N/A EXPIRY DATE: 12 February 2024	11 - 32

5	<p>23/02834/FULL - Trevelyan Middle School Wood Close Windsor SL4 3LL</p> <p>PROPOSAL: Single storey front/side extension, courtyard with new fence and gate and alterations to fenestration.</p> <p>RECOMMENDATION: Permit</p> <p>APPLICANT: Mr Smith</p> <p>MEMBER CALL-IN: N/A</p> <p>EXPIRY DATE: 16 January 2024</p>	33 - 48
6	<p>Planning Appeals Received and Planning Decision Report</p> <p>To note the contents of the report.</p>	49 - 50

By attending this meeting, participants are consenting to the audio & visual recording being permitted and acknowledge that this shall remain accessible in the public domain permanently.

Please contact Mikey Lloyd, Mikey.Lloyd@RBWM.gov.uk, with any special requests that you may have when attending this meeting.

Published: Wednesday 31 January 2024



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 Background Papers that have been relied on to a material extent in the formulation of the report and recommendation.

The 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 within the report, 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, The National Planning Policy Framework, National Planning Practice Guidance, National Planning Circulars, 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 within the report.

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 AT 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 Disclosable Pecuniary Interest (DPI) or Other Registerable 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.

Any Member with concerns about the nature of their interest should consult the Monitoring Officer in advance of the meeting.

Non-participation in case of Disclosable Pecuniary Interest (DPI)

Where a matter arises at a meeting which directly relates to one of your DPIs (summary below, further details set out in Table 1 of the Members' Code of Conduct) you must disclose the interest, **not participate in any discussion or vote on the matter and must not remain in the room** unless you have been granted a dispensation. If it is a 'sensitive interest' (as agreed in advance by the Monitoring Officer), you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted by the Monitoring Officer in limited circumstances, to enable you to participate and vote on a matter in which you have a DPI.

Where you have a DPI on a matter to be considered or is being considered by you as a Cabinet Member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it.

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 (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her 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 council.*
- *Any licence to occupy land in the area of the council for a month or longer.*
- *Any tenancy where the landlord is the council, and the tenant is a body in which the relevant person has a beneficial interest in the securities of.*
- *Any beneficial interest in securities of a body where:*
 - a) *that body has a place of business or land in the area of the council, 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.

Disclosure of Other Registerable Interests

Where a matter arises at a meeting which **directly relates** to one of your Other Registerable Interests (summary below and as set out in Table 2 of the Members Code of Conduct), you must disclose the interest. **You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.** If it is a 'sensitive interest' (as agreed in advance by the Monitoring Officer), you do not have to disclose the nature of the interest.

Other Registerable Interests:

- a) any unpaid directorships
 - b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority
 - c) any body
 - (i) exercising functions of a public nature
 - (ii) directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)
- of which you are a member or in a position of general control or management

Disclosure of Non- Registerable Interests

Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a DPI) or a financial interest or well-being of a relative or close associate, or a body included under Other Registerable Interests in Table 2 you must disclose the interest. **You may speak on the matter only if members of the public are also allowed to speak at the meeting** but otherwise **must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation**. If it is a 'sensitive interest' (agreed in advance by the Monitoring Officer) you do not have to disclose the nature of the interest.

Where a matter arises at a meeting which **affects** –

- a. your own financial interest or well-being;
- b. a financial interest or well-being of a friend, relative, close associate; or
- c. a financial interest or well-being of a body included under Other Registerable Interests as set out in Table 2 (as set out above and in the Members' code of Conduct)

you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied.

Where a matter (referred to in the paragraph above) **affects** the financial interest or well-being:

- a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
- b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise **must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation**. If it is a 'sensitive interest' (agreed in advance by the Monitoring Officer), you do not have to disclose the nature of the interest.

Other declarations

Members may wish to declare at the beginning of the meeting any other information they feel should be in the public domain in relation to an item on the agenda; such Member statements will be included in the minutes for transparency.

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Agenda Item 3

WINDSOR AND ASCOT DEVELOPMENT MANAGEMENT COMMITTEE

Thursday 4 January 2024

Present: Councillors Amy Tisi (Chair), Mark Wilson (Vice-Chair), David Buckley, Alison Carpenter, Carole Da Costa, Devon Davies, Sayonara Luxton, Julian Sharpe and Julian Tisi

Officers in attendance: Mikey Lloyd, Jo Richards and Claire Pugh

Officers in attendance virtually: Anthony Lenaghan

Also in attendance: Councillors Lynne Jones and Neil Knowles

Apologies for Absence

No apologies for absence were received.

Declarations of Interest

Councillor Wilson declared they were a ward councillor for agenda items 4, they came to the meeting with an open mind.

Councillor J. Tisi declared they were a ward councillor for agenda item 4, they came to the meeting with an open mind.

Councillor Davies declared they were a ward councillor for agenda item 4, they came to the meeting with an open mind.

Minutes

AGREED: That the minutes of the meeting held on Thursday 7 December 2023 were a true and accurate record.

23/02104/FULL - Alexandra Gardens Barry Avenue Windsor SL4 5JA

A motion was proposed by Councillor J. Tisi to grant planning permission with the conditions outlined in Section 14 of the report. This was seconded by Councillor Luxton.

A named vote was taken.

23/02104/FULL - Alexandra Gardens Barry Avenue Windsor SL4 5JA (Motion)	
Councillor Amy Tisi	For
Councillor Mark Wilson	For
Councillor David Buckley	Against
Councillor Alison Carpenter	Against
Councillor Carole Da Costa	For
Councillor Devon Davies	For
Councillor Sayonara Luxton	For
Councillor Julian Sharpe	For
Councillor Julian Tisi	For
Carried	

AGREED: The motion to permit planning was carried subject to the conditions as listed in Section 14 of the report with seven voting in favour and two voting against.

Planning Appeals Received and Planning Decision Report

The Committee noted the report.

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 on the grounds that they involve 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 7.02 pm, finished at 8.47 pm

Chair.....

Date.....

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WINDSOR AND ASCOT DEVELOPMENT MANAGEMENT COMMITTEE

Thursday 4 January 2024

Present: Councillors Amy Tisi (Chair), Mark Wilson (Vice-Chair), David Buckley, Alison Carpenter, Carole Da Costa, Devon Davies, Sayonara Luxton, Julian Sharpe and Julian Tisi

Officers in attendance: Mikey Lloyd, Jo Richards and Claire Pugh

Officers in attendance virtually: Anthony Lenaghan

Also in attendance: Councillor Lynne Jones and Councillor Neil Knowles

23/02167/FULL - The Walled Garden Frogmore Windsor

(Not for publication by virtue of Paragraph 1, 3, 6a, 6b of Part 1 of Schedule 12A of the Local Government Act 1972)

A motion was proposed by Councillor Buckley to refuse planning permission due to inappropriate development to green belt and it would harm openness of green belt and there are not considered to be very special circumstances that clearly outweigh harm to green belt and other harm Identified. The proposal would result in less than substantial harm to the designated heritage asset and there are no public benefits which override this harm. The proposal is of poor design and has harmful impact of character of the area. This was seconded by Councillor Da Costa.

A named vote was taken.

23/02167FULL – The Walled Garden Frogmore Windsor (Motion)	
Councillor Amy Tisi	For
Councillor Mark Wilson	For
Councillor David Buckley	For
Councillor Alison Carpenter	For
Councillor Carole Da Costa	For
Councillor Devon Davies	For
Councillor Sayonara Luxton	Abstain
Councillor Julian Sharpe	Abstain
Councillor Julian Tisi	For
Carried	

AGREED: The motion to refuse planning permission carried due to inappropriate development to green belt and it would harm openness of green belt and there are not considered to be very special circumstances that clearly outweigh harm to green belt and other harm Identified. The proposal would result in less than substantial harm to the designated heritage asset and there are no public benefits which override this harm. The proposal is of poor design and has harmful impact of character of the area, with seven voting in favour and two abstaining from the vote.

The meeting, which began at 7.02 pm, finished at 8.47 pm

Chair.....

Date.....

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

DEVELOPMENT CONTROL PANEL

8 February 2024

Item: 1

Application No.:	23/02211/FULL
Location:	College Eton College Slough Road Eton Windsor SL4 6DJ
Proposal:	Part alteration and part demolition of the Eton College Gymnasium and Indoor Swimming Pool complex and refurbishment/redevelopment to provide a new Indoor Sports Centre including 6-court sports hall, 8 no. squash courts, Athletic Development Programme ('ADP') facility, fitness and physio suites, climbing wall, dojo, fencing salle and associated cafe, changing, teaching, office and storage facilities and retention of rifle range (revised details in respect of final phase of development permitted under planning permission 18/02033/FULL as varied by planning permissions 20/00160/VAR and 20/02972/VAR).
Applicant:	C/o Savills
Agent:	Mr John Bowles
Parish/Ward:	Eton Town Council/Eton And Castle
If you have a question about this report, please contact: Briony Franklin on 01628 796007 or at briony.franklin@rbwm.gov.uk	

1. SUMMARY

- 1.1 Full planning permission is sought to revise the consented scheme for a new School Sports Centre (SSC) at Eton College. The revisions include the retention and alteration of Whitely Hall (gymnasium) and the Rifle Range building, fronting onto Common Lane and the demolition and redevelopment of the main sports buildings.
- 1.2 The revised proposal is acceptable in terms of design, impact on character and heritage assets, flood risk, trees, landscaping, ecology, biodiversity, sustainability, highway safety and parking subject to appropriate conditions being secured.

The proposal is acceptable, and it is recommended the Committee authorises the Head of Planning:	
1.	To grant planning permission on the satisfactory completion of a Unilateral Undertaking to secure the carbon off set contribution set out in Section 10 of this report and with the conditions listed in Section 14 of this report.
2.	To refuse planning permission if a Unilateral Undertaking to secure the carbon off set contribution set out in Section 10 of this report has not been satisfactorily completed.

2. REASON FOR COMMITTEE 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 Committee as the application is for major development.

3. THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located within the grounds of Eton College in an area referred to as the School Sports Centre (SCC) and comprises an area of 0.725ha. The site currently comprises existing sports facilities and includes Whitely Hall (gymnasium) and the Rifle Range building which fronts onto Common Lane and a sport hall, squash courts and a single storey indoor

swimming pool which are all accessed via Common Lane along a pedestrian walkway. The buildings extend from Common Lane towards the existing Rackets building at the north-eastern end of the site. The application site also encompasses land associated with the neighbouring boarding houses, Angelos and Caxton House.

3.2 To the southeast of the site lies 'The Field' and Wotton House and to the northwest lies the Parade Ground and Caxton House.

4. KEY CONSTRAINTS

4.1 The site lies within the Eton Conservation Area. Angelos House, a grade II listed building, lies to the southeast of the site. Wotton House and Caxton House, two non-designated heritage assets lie adjacent to the site. The site falls outside the Eton College Registered Park and Garden. The Field lies within the designated Green Belt and the Green Belt boundary follows the line of the existing sports buildings. The site lies within Flood Zone 3. The site lies within the Green and Amber Impact Zones for Great Crested Newts. The site lies within the 'Collegiate' designation in the RBWM Townscape Assessment.

5. THE PROPOSAL

5.1 Planning permission was originally granted in 2019 under reference number 18/02033/FULL for proposals which principally related to a new Eton Sports and Aquatic Centre (ESAC) and new School Sports Centre (SSC). This original permission has since been varied by planning permissions 20/00160/VAR and 20/02972/VAR. The first phase of the project, the Eton Sports and Aquatics Centre (ESAC) is now complete and in use. The College is now proceeding with Phase 2 and owing to escalating build costs and concerns about affordability, the implementation of Phase 2 has now been subdivided into two subphases:

1. Rackets Building, Jacks Building and refurbishment of the Fives Court (in accordance with planning permission 20/02972/VAR) – This work is currently progressing on site and the refurbishment and extension works to the Rackets and Jacks building are due for completion in early 2024.
2. Demolition of the existing indoor swimming pool and sports hall/squash courts and construction of new School Sports Centre (SSC) – this is the subject to this current application.

5.2 This current application seeks to amend the SSC part of the scheme and comprises a large multi-sports hall as well as facilities for squash, athletic development and fitness, fencing, shooting, climbing and associated plant, spectator, changing facilities and a cafe. It will improve Eton College's indoor sports facilities and replace some existing undistinguished buildings. The proposal will result in an increase in floor area of 1,268 sq.m when compared to the existing facilities but will result in a reduction in floor area of 905 sq.m when compared to the consented scheme.

5.3 The main changes to the consented scheme include:

- Retention and re-purposing of the existing Whitely Hall building as an athletic development programme (ADP) space at first floor, with dojo, fitness and changing facilities below.
- Retention of existing rifle range building including external alterations to improve insulation, infilling of colonnade, revised roof form and new offices and plant space.
- Revisions to the new sports buildings including the omission of the lower ground floor and revisions to the overall height and design of the buildings.
- A new entrance on the fives approach route.

5.4 The application follows pre-application meetings/advice and advice provided by the South East Design Review Panel.

5.5 During the application updated information/plans have been submitted to show the removal of three trees within the garden of Angelos, which have been consented for removal under planning permission 20/02972/VAR.

6. RELEVANT PLANNING HISTORY

6.1 In summary, planning permission was granted in 2019, under reference number 18/02033/FULL, for a new Eton Sports and Aquatic Centre (ESAC) and new School Sports Centre (SSC). The original permission has since been varied in 2020 and 2021 under planning applications 20/00160/VAR and 20/02972/VAR.

6.2 The first phase of the project, Eton Sports and Aquatic Centre (Athens) is now complete and in use.

6.3 Many of the applications relate to approval of conditions attached to planning permission 18/02033/FULL. The other relevant planning history is set out as follows:

Reference	Description	Decision
23/02428/NMA	Non material amendments to planning permission 20/02972/VAR for minor changes to the Rackets Building	Permitted 7.11.23
23/01612/NMA	Non material amendments to planning permission 20/02972/VAR for the change to the description of development to delete the word 'following'	Permitted 1.8.2023
20/02972/VAR	(summary) Variation (under Section 73A) of planning permission 20/00160/VAR as approved under 18/02033/FULL for the construction of a new school sports centre, construction of a new Eton Sports and Aquatics Centre, refurbishment and extension to the racket courts building, refurbishment of the jacks building and fives courts and new print making pavilion following demolition of existing buildings comprising the gymnasium, indoor swimming pool and outdoor swimming pool complex.	Permitted 19.5.2021
20/00160/VAR	(summary) Variation (under Section 73A) of condition 2 (approved plans) and condition 7 (detailed plans and samples of the Rackets Building) for additional plans to those plans approved under 18/02033/FULL.	Permitted 13.10.2020
19/02590/FULL	Flood Compensation Scheme	Permitted 10.2.2020
18/02034/LBC	Consent for the demolition and replacement of the existing garage and timber boarding fence adjacent to the existing gymnasium	Permitted 14.6.2019
18/02033/FULL	Summary:	

	Construction of a new school sports centre, new Eton Sports and Aquatic Centre, refurbishment and extension of the racket's courts building, refurbishment of fives courts, a new printmaking pavilion to house historic printing presses adjacent to Caxton Schools, following demolition of existing buildings comprising the gymnasium, indoor swimming pool and outdoor swimming pool complex	Permitted 14.6.2019
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7. DEVELOPMENT PLAN

7.1 The main relevant policies are:

Adopted Borough Local Plan

Issue	Policy
Climate Change	SP2
Character and Design of New Development	QP3
Development in Rural Areas and Green Belt	QP5
Historic Environment	HE1
Managing Flood Risk and Waterways	NR1
Nature Conservation and Biodiversity	NR2
Trees, Woodlands and Hedgerows	NR3
Environmental Protection	EP1
Noise	EP4
Contaminated Land and Water	EP5
Sustainable Transport	IF2

Adopted Eton and Eton Wick Neighbourhood Plan (2016-2036)

Issue	Policy
Development within Eton	HD3
Biodiversity	EN1
Flooding	EN3

8. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2023)

Section 12 - Achieving well-designed and beautiful places

Section 13 - Protecting Green Belt land

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

Supplementary Planning Documents

- Borough Wide Design Guide
- Eton Conservation Appraisal (2009)

Other Local Strategies or Publications

Other Strategies or publications material to the proposal are:

- RBWM Townscape Assessment
- Interim Sustainability Position Statement
- Corporate Strategy
- Environment and Climate Strategy

9. CONSULTATIONS CARRIED OUT

Comments from interested parties

- 9.1 53 occupiers were notified directly of the application.
- 9.2 The planning officer posted notices advertising the application at the site on the 28th September 2023 and the application was advertised in the Local Press on the 29th September 2023.
- 9.3 A Statement of Community Involvement has been submitted with the application. The applicant has undertaken consultation with the Eton Town Council, Eton Community Association and The Windsor and Eton Society. No response was received from The Windsor & Eton Society. In summary the Eton Community Association were supportive of the scheme. One question was raised about the community use of the building. The Aquatic Centre provides community use as per the original consent and legal agreement and the SSC building is primarily for school use by the College. Eton Town Council were supportive and sympathetic to the proposals.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Environment Agency	No objection subject to a condition	Section 10iii
LLFA	No objection	Section 10iii

Consultees

Consultee	Comment	Where in the report this is considered
Highways	No objection subject to conditions	Section 10viii
NatureSpace	Surrounding habitat suitable for great crested newts - informative recommended	Section 10v
Environmental Protection	Conditions recommended - Contaminated land, fixed plant noise and lighting.	Section 10ix

Archaeology Officer	The site lies within an area of archaeological potential – condition recommended	Section 10ix
Conservation Officer	No objection subject to conditions	Section 10ii
Ecology Officer	No objection subject to conditions	Section 10v
Historic England	No comment to make	

Others (e.g. Parish and Amenity Groups)

Group	Comment	Where in the report this is considered
Eton Town Council	No comments received	
Sports England	Support the application - the provision of the new facilities will allow for a wider range of sports to be played on site to a high level. Would encourage the college to consider entering into a community use agreement with one or more of the national governing bodies of sport.	Section 10ix

10. EXPLANATION OF RECOMMENDATION

10.1 The key issues for consideration are:

- i. Principle of Development
- ii. Design and Character including Heritage Assets
- iii. Flood Risk
- iv. Trees and Landscaping
- v. Ecology and Biodiversity
- vi. Sustainability and Energy
- vii. Impact on neighbouring amenity
- viii. Transport and Highways
- ix. Other material considerations

i. Principle of Development

10.2 The proposal is for new and upgraded sporting facilities at Eton College and the application is to amend the previously consented School's Sport Centre (SSC). The principle of development has already been accepted and the proposal will enhance the College's indoor facilities to enable the delivery of a fully inclusive sports programme and meet the recreational needs at a level comparable to other independent boys boarding schools.

10.3 As before, part of the application site lies within the designated Green Belt and the boundary of the Green Belt follows the line of the existing sport buildings. A small portion of the proposed new buildings will encroach into the adjacent Green Belt and the level of encroachment will be similar to the permitted scheme. It was originally determined that the proposal would meet the exceptions to development in the Green Belt set out in paragraph 154d) of the NPPF '*the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces*'. This remains unchanged and the principle of development is acceptable.

ii. Design and Character including impact on Heritage Assets

- 10.4 The site lies within the Eton Conservation Area. Angelos House, a grade II listed building, lies to the southeast of the site. Non-designated heritage assets surround the site to the east, west and south including Wotton House and Caxton House.
- 10.5 The application has been accompanied by a Heritage Statement prepared by Turley Heritage, a Design & Access Statement prepared by Hopkins Architects which includes an Accessibility Statement People Friendly (Appendix 1.0), a Landscape Report prepared by Townshend Landscape Architects (Appendix 2.0) and Coloured Applications Drawings (Appendix 3.0). A Landscape Visual Impact Assessment is also provided to show the proposed development from several key views including the view across The Field from Fifteen Arch Bridge and from Common Lane.
- 10.6 BLP policy HE1 requires the historic environment to be conserved and enhanced in a manner appropriate to its significance. BLP policy QP3 requires new development to contribute towards achieving sustainable high-quality design including respecting and enhancing the local, natural or historic character of the environment, paying particular regard to urban grain, layouts, rhythm, density, height, scale, bulk and massing. This criteria is also reflected in Neighbourhood Plan policy HD3.
- 10.7 The application site comprises a collection of buildings which have been built overtime in a piecemeal manner. The site and buildings are visible from the approach into Eton from Fifteen Arch Bridge across 'The Field' and seen within the context of Wotton House, a large Edwardian boarding house. The existing view from this point consists of the indoor swimming pool (single storey) and the squash court building which are of low architectural merit. The Rackets building is currently undergoing refurbishment and extensions at the north-eastern end of the site.
- 10.8 Whitely Hall (the gymnasium), is a red brick building fronting onto Common Lane, thought to date from 1907. It has a large, tiled gable roof form, a central doorway at the front and windows which have been blocked up over time. The building holds notable qualities that positively contribute to the character and appearance of the conservation area. The Whitely Hall and Rifle Range are now proposed to be retained rather than demolished and redeveloped. Their retention, particularly Whitely Hall, is welcomed and would have a positive impact on the historic built environment. The refurbishment works to Whitley Hall include the opening up of the windows along the Common Lane elevation which would be a positive improvement and would enhance the street scene and the conservation area. It would reactivate the elevation adding further interest to the building and improve its appearance. Although the loss of the door opening would result in some loss to the original building fabric, the overall works to be building are supported from a conservation perspective.
- 10.9 The alterations to the rifle range building include thermal improvements to the external facade. The ground floor is proposed to be rendered and the existing colonnade infilled with a mixture of glazing and timber louvres. Handmade clay shaped, hanging tiles are proposed at first floor to add texture and interest to the flank elevation. The existing gable roof form would be simplified to help improve insulation and would be an improvement and ensure it remains subservient to Whitely Hall. The proposal would have an acceptable impact on the conservation area and the setting of Angelos House, a grade II listed building.
- 10.10 The proposed main sport buildings would replace the existing squash courts and indoor swimming and would sit alongside the refurbished Fives Courts and Rackets building and adjacent to Wootton House and The Field. The overall height of the eaves and ridge has increased slightly from the consented scheme to accommodate the omission of the lower ground floor and the raising of the internal finished floor level at ground level. The overall height has increased by approximately 1.8m to 12.8m and the eaves height by approximately 1m to 7.4m. The volume of the sports hall has been broken up with a steeper pitch roof and a series of gables to the flank elevations to help reduce the overall massing. The buildings would remain

subservient to Wotton House and the height of the proposed development is fairly consistent along the length of the site, resulting in a long elevation which is broken up by physical separation to the upper levels/roof forms, materiality and orientation of roofs. The arrangement and massing of the built form is positive and provides clear distinction between the various sports facilities. The proposed buildings would have an acceptable visual impact when viewed from Fifteen Arch Bridge and across The Field. A row of 10 lime trees is proposed to be planted to replace the trees already consented to be removed, to help soften and break up the elevation when viewed from Fifteen Arch Bridge.

- 10.11 The new entrance into the new sports facility is set back from Common Lane to the rear of Whitely Hall and includes a glazed link between the new development and the retained building. It would provide a 'buffer' and separation improving the existing arrangement. The removal of the single storey structure to the west of Whitely Hall would provide a wider gap to the north of the building and open up the entrance route to the new development and provide a ramped access. A new garden space on the Fives court route is proposed along with a low-level canopy and bench for spectators of Fives. Revised boundary treatment and new tree planting adjacent to Caxton House is proposed together with a single storey detached cafe building of contemporary design, to be used by staff and students, which would be set back from Common Lane, alongside Caxton House.
- 10.12 The revised scheme has been sensitively developed by the architect's following consultation, pre-app advice and comments from the South East Design Panel Review. The important views from Common Lane and Fifteen Arch Bridge across The Field are to be retained. The revised proposal is a well-conceived and a carefully developed scheme. The impact of the proposed development would amount to less than substantial harm to the significance of the designated heritage assets and the benefits of improving the existing sports facilities would outweigh any harm. Subject to securing further details relating to external materials, windows, brickwork etc the proposal would have an acceptable impact on the character and appearance of the site itself, the local environment and the heritage assets in accordance with BLP policies HE1 and QP3 and NP policy HD3.

iii. Flood Risk

- 10.13 The application site lies within Flood Zone 3 (high probability of flooding) and the application has been accompanied by a Flood Risk Assessment prepared by Stantec. The main source of flood risk comes from the River Thames which lies to the southeast of the site and the Colenorton Brook, a small river course which runs to the north of the site.
- 10.14 BLP policy NR1 sets out the approach for dealing with flood risk and section 14 of the NPPF provides guidance as to how developments in areas of flood risk should be assessed. Neighbourhood Plan policy EN3 sets out that development should not increase maximum flood levels within adjoining properties.
- 10.15 The revised scheme has a similar footprint to the consented scheme and the lower ground floor area has been significantly reduced.
- 10.16 The EA has confirmed that the SSC site lies within flood zone 3b (functional floodplain). The Planning Policy Guidance on Flood Risk does not normally permit development within the functional floodplain unless it is essential infrastructure and the exceptions test is passed. In this case the proposal would be a replacement of the same existing use and would not therefore introduce a use of a different vulnerability at the site and remains within the 'more vulnerable' classification. It amends a previously consented scheme and furthermore, it has been demonstrated that there would be an overall improvement in flood plain storage capacity.

Flood mitigation measures

- 10.17 The flood risk mitigation measures for the proposed development consists of the following:

- The proposed ground floor level of the new Sports centre will be set at a minimum level of 20.35m AOD (i.e. 670mm above the present-day 1 in 100 (1.0%) annual probability flood level and 50mm below the equivalent +35% allowance for climate change flood level) as agreed with the EA for the previous iteration of the scheme over the site.
- Flood risk to lower-level elements such as the cafe and lower ground floor plant room will be mitigated through the incorporation of elevated thresholds, flood resilience measures and water resisting construction in accordance with CIRIA Report 139 table 2.3.
- A floodplain storage analysis demonstrates an overall betterment in floodplain storage capacity over the area, due to the increased capacity provided by the wider redevelopment of the sports facilities over Eton College site (of which the SSC scheme is part). This wider scheme also includes the floodplain storage gains provided by the consented and now constructed Eton Sports and Aquatic Centre (ESAC) development as well as the cumulative impacts of ground level lowering to the adjacent land known as The Field. These wider works serve to mitigate for the minor losses associated with the increase building footprint over the SSC site up to the 1 in 100 (1.0%) annual probability plus climate change flood level (consistent with the approach agreed with the EA for the original iteration of the scheme).
- Safe access arrangements from the site are addressed through the College-wide Flood Risk Management Plan.
- A proposed surface water drainage strategy for the development consisting of on-site attenuation measures and outlet controls into the adjacent Colenorton Brook, resulting in a reduction in peak runoff rates discharging from the combined site.

10.18 A flood compensation scheme for the ESAC and SSC sites was permitted separately under 19/02590/FULL on the 10th February 2020. The flood compensation scheme has been implemented and is now complete and the details are included in Appendix D of the FRA.

10.19 Subject to a condition, the Environment Agency has raised no objection to the revised proposal and has confirmed that the proposal does not increase flood risk, affect flood flows or increase flood risk elsewhere and is an appropriate development in this location.

Drainage

10.20 A Drainage Strategy, prepared by Cundall accompanies the application. The drainage strategy has been designed to manage and convey all storm water falling on the site up to and including the 1:100-year storm event including a 40% allowance for climate change. Surface Water will be discharged via gravity to the Colenorton Brook via a newly installed outfall forming part of the previously approved works.

10.21 The drainage strategy proposed is not materially different from the previously approved strategy under application number 21/02533/CONDIT. The LLFA has confirmed that they have no comment to make regarding this application.

10.22 The drainage strategy is acceptable, and the proposal accords with the guidance set out in the NPPF, BLP policy NR1 and NP policy EN3.

iv. Trees and Landscaping

10.23 The application has been accompanied by an updated Arboricultural Impact Assessment (AIA) which includes a tree constraints plan and impact assessment plan prepared by AECOM. All the trees within the Conservation Area are subject to statutory protection. The tree information has been updated to show the removal of the 3 trees within the garden of Angelos which have already been consented to.

10.24 A total of 22 trees have already been consented to be removed across the whole site under the previous consented schemes including a row of London Plane trees on The Field, adjacent to the existing swimming pool and Rackets buildings. Of the trees consented to be removed, sixteen have already been removed.

- 10.25 The revised proposal will not require the loss of any additional trees. Tree (T73), a mature category B Horse Chestnut tree fronting Common Lane is proposed to be pruned to provide a 3m clearance with the existing building. This is however less than the level of clearance identified as part of the previous permitted scheme and the revised proposal will not significantly change the level of impact on the tree or significantly impact the health or amenity value of the tree.
- 10.26 Subject to securing appropriate conditions including mitigation measures, tree protection and an Arboricultural Method Statement, the proposals are acceptable in terms of impact on trees.

Hard & Soft Landscaping

- 10.27 A Public Realm and Landscape Strategy, prepared by Townshend Landscape Architects, accompanies the application and details the comprehensive and integrated approach to landscaping across the site. Landscape details are also provided in Appendix 2.0 of the D & A Statement.
- 10.28 As before it will be important to compensate for the loss of trees as part of a comprehensive landscape scheme and a specimen tree planting scheme to offset the loss of trees has been included which includes the planting of a row of 10 Lime trees along the length of the sport buildings on The Field and the planting of a native hedgerow to help soften the appearance of the proposed development from The Field.
- 10.29 Set back from Common Lane, an area of public realm is proposed which includes a sloped access. A long bench is proposed to curve around a proposed tree to frame the public space and create a space for people to gather and meet. A pocket space is also proposed between the SSC and the Fives Courts and includes native hedge planting, a Persian Ironwood tree and a long timber bench. Permeable clay brick paving is proposed to be laid across most of the site.
- 10.30 Landscaping along the Common Lane frontage will replace the existing informal parking area and will include the retained Horse Chestnut tree, a proposed Field Maple tree and shrub and herbaceous planting which will help improve the appearance of the street scene and the conservation area.
- 10.31 Overall, the proposed landscaping approach will improve the existing external spaces across the site by integrating soft landscaping, tree planting, hedgerows and hard landscaping using high quality materials and the proposal accords with BLP policies QP3 and NR3.

v. Ecology and Biodiversity

- 10.32 The application has been accompanied by an Ecological Impact Assessment (Davidson-Watts Ecology Ltd, September 2023). The assessment sets out the extensive range of surveys that have been carried out within and adjacent to the site.
- 10.33 BLP policy NR2 sets out how the natural environment should be considered and a requirement to demonstrate a net gain in biodiversity. Neighbourhood Plan policy EN1 states that proposals which demonstrate net gains to biodiversity will be supported.
- 10.34 The habitats directly affected by the proposal comprise hard standing, buildings, bare ground, amenity grassland and scattered trees, none of which are priority habitats but nevertheless have some ecological value. Some trees are proposed to be removed as part of the proposed. A Biodiversity Net Gain Metric 4.0 calculation sheet and associated condition sheet has been submitted to accompany the application. Under the current proposals, the development will provide a net gain of 0.13 habitat units (16.58% gain in habitat area). This will be achieved by the creation of new habitats such as areas of wildflower grassland, native trees, hedgerow and shrub planting alongside ornamental planting. The document has demonstrated that the proposed development can provide a net gain in biodiversity post development and a condition can be secured to ensure that these enhancements are provided. In addition, other enhancements such

as the installation of integral bird and bat boxes, bug hotels and bee bricks can be secured by condition.

- 10.35 None of the trees within the application site have potential bat roost features that could support bats. The buildings on site were recorded to have moderate potential to support roosting bats and two soprano pipistrelles were recorded emerging from the sports hall and rifle range and the report concludes that the building hosts a day roost for small numbers of soprano pipistrelle bats. The works will therefore need to be undertaken under licence from Natural England and a licence for development works affecting bats will need to be obtained from Natural England before works which could impact upon the roost can commence. The report provides a suitable mitigation plan to ensure that bats are not harmed and that replacement roosting sites are provided. Providing it is implemented, the favourable conservation status of bats would be maintained. A condition can be secured to ensure that a licence is obtained from Natural England which will require the implementation of the bat mitigation strategy. The LPA has a statutory duty under the Habitat Regulations to be satisfied that a licence for development works affecting bats is likely to be granted by Natural England. Officers consider that subject to appropriate mitigation as set out in the submitted ecological report, to be secured by condition, the proposed works would pass the three tests of the Habitat Regulations, and would therefore receive a licence from Natural England.
- 10.36 Given that the site and surrounding habitats are suitable for use by foraging and commuting bats, a condition needs to be secured to ensure that any new external lighting to be installed would not adversely affect bats or other wildlife. In addition, a condition is recommended to ensure that nesting birds, which are a protected species, are protected during the development. The site is also surrounded by an area highly suitable for Great Crested Newts and an informative is recommended.
- 10.37 Subject to securing appropriate conditions the proposal is acceptable in terms of its impact on ecology and in terms of biodiversity and accords with BLP policy NR2 and NP policy EN1.

vi. Sustainability & Energy

- 10.38 The application has been accompanied by an Energy and Sustainability Statement and Pre-BREEAM Assessment prepared by Cundall.
- 10.39 BLP policy SP2 requires all development to demonstrate how they have been designed to incorporate measures to adapt to and mitigate climate change. The Council's Interim Sustainability Position Statement requires all development to achieve net carbon zero unless it is demonstrated this would not be feasible. Where it is demonstrated that the net zero outcome cannot be fully achieved on site, a shortfall may be provided through a cash in lieu contribution to the Borough's Carbon Offset Fund.
- 10.40 The building is designed to maximise passive heating and cooling. A high-performance building fabric is proposed with insulation levels increased beyond those required for minimum Building Regulations compliance. Connection to a Ground Source Heat Pump (GSHP) system is proposed and solar Photovoltaic (PV) Panels are proposed on the flat rooftops of the buildings, and these will be screened by the surrounding pitched roofs. More than 37.5% of the energy demand is estimated to be met by low and zero carbon technologies.
- 10.41 A BREEAM pre-assessment has also been prepared, identifying a pathway to achieve the targeted 'Very Good' rating. A variety of other sustainability measures including good daylight, thermal comfort, water efficient fixtures and fittings and minimising light pollution for external lighting are also proposed.
- 10.42 Subject to the completion of a Unilateral Undertaking to secure a carbon off set contribution of £45,185 and an appropriate condition, the proposal would accord with the requirements set out in BLP policy SP2 and the Council's ISPS.

vii. Impact on surrounding properties

- 10.43 The site is surrounded by buildings owned by Eton College including Angelos House, Wotton House and Caxton House, which are all boarding houses. The proposal would result in very little change in terms of siting and massing and would have no adverse impact on the amenities or living conditions of the adjacent boarding houses. Whilst there are some windows in the side elevation of Wotton House, most are obscure glazed and do not serve habitable rooms. The proposal would have no adverse impact on any sensitive receptors in the immediate vicinity.
- 10.44 The proposal would have an acceptable impact on the amenities enjoyed by the adjacent properties in terms of privacy, sunlight, daylight, noise, disturbance, smell and pollution and would accord with BLP policies QP3 and EP4.

viii. Transport and Highways

- 10.45 A Transport Note and Construction Management Plan have been provided with the application.
- 10.46 The original consented scheme under application number 18/02033/FULL included a new access road from Slough Road and parking in association with the ESAC site. This remains unchanged and does not form part of this current proposal.
- 10.47 The SSC site does not propose to provide any parking as it will be primarily used by school staff and pupils who primarily live on site and will be on foot. The existing informal parking area in front of Whitely Hall in Common Lane is to be removed and replaced by landscaping to enhance and improve the conservation area. Since there are other parking facilities located elsewhere on the Eton College campus and no additional staff are required in connection with the proposal there is no objection to the loss of the informal parking spaces.
- 10.48 Refuse and fire access will be via Common Lane using the existing driveway along the southeast of the rifle range building and a swept path analysis has been provided to ensure sufficient access. A bin store is proposed within the rifle range building and cycle parking (Sheffield cycle stands) is proposed to the rear of the rifle range building.
- 10.49 The Construction Management Plan provided with the application will need to be conditioned to ensure that any disruption during the demolition and construction phase is kept to a minimum.
- 10.50 The proposal raises no highway or parking concerns subject to securing appropriate conditions and the proposal accords with BLP policies QP3 and IF2.

ix. Other Material Considerations

Contaminated Land

- 10.51 The application has been accompanied by a Geotechnical and Geoenvironmental Phase I Desk Study and a Phase II Geotechnical and Geoenvironmental Assessment (25 August 2023) prepared by Cundall.
- 10.52 The Environmental Protection team has raised no objection to the proposal subject to securing appropriate conditions.

Archaeology

- 10.53 The site is of archaeological interest and a copy of the approved Written Scheme of Investigation prepared by Oxford Archaeology, approved under 19/01773/CONDIT, has been submitted and a suitable condition will need to be secured.

Community function

10.54 Under the original Eton Sports and Aquatic Centre (ESAC) consent was agreed that 'Athens' would serve a community function with community access to the sports hall and swimming pool. This was secured by a S106 agreement, and this remains in place. The new School Sports Centre (SCC) is not proposed to serve a community function consistent with the original consent.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

11.1 The development is not CIL liable.

12. CONCLUSION

12.1 The revised proposals will deliver improved sporting facilities for Eton College and a highly sustainable development which now includes the retention of the existing Whitely Hall and Rifle range in Common Lane which will have a positive benefit on the conservation area and streetscape. The proposal ensures a high quality of design which optimises the site and protects and enhances the heritage assets.

12.2 All the relevant technical and environmental matters have been appropriately addressed and the proposal accords with national and local policies.

13. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and layout
- Appendix B – plans and elevation drawings

14. 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 development shall be undertaken in accordance with the Written Statement of Investigation prepared by Oxford Archaeology. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential and the potential impacts of the development can be mitigated through a programme of archaeological work in accordance with national and local plan policy HE1.

3 Prior to the commencement above slab level of the SSC Building the following details shall be submitted to and approved in writing by the Local Planning Authority:

a) A schedule of external materials including bricks,tiles/slates, mortar mix and bonding. A sample brick panel and sample of the slate/tile shall be made available for inspection on site by the Local Planning Authority Conservation Officer for approval.

b) Detailed plans, elevations and sections of the eaves and guttering

c) Detailed plans, elevations and sections of the proposed windows and external doors

The works shall thereafter be undertaken in accordance with the approved plans.

Reason: To ensure good quality design and materials, to protect and enhance the character and appearance of the conservation area. Relevant policies -Local Plan QP3 and HE1.

4 Prior to the commencement of works associated with the demolition of the timber garage and the

removal of the boundary fence at Angelos, details of the design and material of the proposed boundary wall shall be submitted to and approved in writing by the local planning authority. The works shall thereafter be undertaken in accordance with the approved plans.

Reason: To protect and preserve the character and appearance of the conservation area. Relevant policies -Local Plan HE1.

- 5 Prior to the commencement of works in relation to the proposed cafe building details of the external materials shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved plans.

Reason: To protect and preserve the character and appearance of the conservation area. Relevant policies -Local Plan QP3 and HE1.

- 6 Prior to the commencement works to Whitely Hall, detailed drawings at a scale of 1:10 of the new timber windows including joinery details, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason: To preserve the special interest of the non-designated Heritage Asset and the character and appearance of the conservation area in accordance with Policy HE1 (Borough Local Plan, February 2022) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 7 Prior to the commencement works to Whitley Hall, details of the bricks to be used in the repair of the external elevations of the building, including product and manufacturers information, shall be submitted to and approved in writing by the Local Planning Authority. A sample shall be made available on site for inspection by the Local Planning Authority Conservation Officer. Works shall be carried out in accordance with the approved details.

Reason: To preserve the special interest of the non-designated heritage asset in accordance with Policy HE1 (Borough Local Plan, February 2022) and the Planning (Listed Buildings and Conservation Areas) Act 1990

- 8 Prior to the installation of the external finishes to the rifle range building, details of the render finish including colour, the handmade shaped clay tile to be used on the building and detailed drawings at a scale of 1:10 of the new timber windows and louvres including joinery details, shall be submitted to and approved in writing by the Local Planning Authority. The tile sample shall be made available on site for inspection by the Local Planning Authority Conservation Officer and approval. Works shall be carried out in accordance with the approved details.

Reason: To preserve the special interest of the non-designated heritage asset and the character and appearance of the conservation area in accordance with Policy HE1 (Borough Local Plan, February 2022) and the Planning (Listed Buildings and Conservation Areas) Act 1990

- 9 Prior to installation details of all hard surfacing materials shall be submitted to and approved in writing by the Local Planning Authority and thereafter undertaken in accordance with the approved scheme.

Reason: In the interests of the visual amenities of the area and the character and appearance of the Conservation Area. Relevant Policies - Local Plan QP3 and HE1.

- 10 The erection of fencing to protect the retained trees and any other tree protection specified shall be undertaken in accordance with the details provided in Appendix D,E & F of the Arboricultural Impact Assessment before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the Local Planning Authority.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan QP3 and NR3.

- 11 The development shall be carried out in accordance with the tree mitigation measures set out in the Arboricultural Impact Assessment unless consent is first agreed in writing to any variation and thereafter maintained.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding

area. Relevant Policies - Local Plan QP3 and NR3.

- 12 Prior to development commencing on site (including demolition) an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan QP3 and NR3.
- 13 No tree or hedgerow shown to be retained in the approved plans shall be cut down, uprooted or destroyed, nor shall any retained tree be lopped or topped other than in accordance with the approved plans and particulars or until five years from the date of occupation of the building for its permitted use. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 Tree work. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate vicinity and that tree shall be of the same size and species, and shall be planted at such time as specified by the Local Planning Authority.
Reason: In the interests of the visual amenities of the area. Relevant Policies -Local Plan QP3 and NR3
- 14 The hard and soft landscape works shall be carried out in accordance with the approved details and the soft landscaping shall be carried out within the first planting season following the substantial completion of the development and retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its written consent to any variation.
Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies -Local Plan QP3 and NR3.
- 15 The proposed development shall be carried out in accordance with the details set out in the Flood Risk Assessment dated September 2023 prepared by Stantec and shall include:
1. Finished floor levels for the School Sports Centre (SSC) site to be no lower than 20.35m AOD. The finished floor level of the proposed cafe will be set at 19.52 AOD and the existing rifle range entrance will be maintained at 19.80 AOD.
 2. Flood resilience measures and water resisting construction to mitigate flood risk for the cafe and lower ground floor plant room.
 3. The retention of the approved and implemented flood storage compensation scheme approved under application number 19/02590/FULL, as detailed in Appendix D of the FRA.
 4. Safe access arrangements from the site to be addressed through the College-wide Flood Risk Management Plan.
 5. There shall be no raising of existing ground levels on the site.
 6. There shall be no storage of any materials including soil (other than use at the time of construction) within the 1% annual probability (1 in 100) flood extent (Floodplain) with an appropriate allowance for climate change.
- The flood mitigation measures shall be implemented prior to occupation of the development and thereafter retained.
Reason: To ensure that the proposed development is safe from flooding and will not result in any increased flood risk at the site or any surrounding areas in accordance with paragraphs 168 and 169 of the NPPF and Local Plan policy NR1.
- 16 The development shall be carried out in accordance with the surface water drainage strategy dated 31st August 2023 prepared by Cundall and maintained in accordance with the approved details.
Reason: To ensure compliance with National Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems, and to ensure that the proposed development is safe from flooding and does not increase flood risk elsewhere. Relevant Policy - Local Plan NR1.
- 17 Works to the buildings shall not commence until a licence for development works affecting bats

has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to and approved in writing by the Local Planning Authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and/or the applicant conclude that a licence for development works affecting bats is not required, the applicant is to submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing by the Local Planning Authority prior to commencement of works.

Reason: The sports building hosts a bat roost which will be affected by the proposals. This condition will ensure that bats, a material consideration, are not adversely impacted upon by the proposed development and that the Council demonstrates that it has fulfilled its duties under the Conservation (Natural Habitats and Conservation) Regulations 1994 (as amended) - Relevant Policy - Local Plan NR2.

18 Prior to the commencement above slab level, a report detailing any new external lighting scheme and how this will not adversely impact upon wildlife shall be submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices:

- A layout plan with beam orientation

- A schedule of equipment

- Measures to avoid glare

- An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats and locations of bird and bat boxes.

The approved lighting plan shall thereafter be implemented as agreed.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with the NPPF and Local Plan policy NR2.

19 No development shall take place until full details of a Biodiversity Gain Plan for onsite delivery and monitoring of Biodiversity Net Gain and a Habitat Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plans shall deliver a 0.13 increase in habitat units. The plans shall be in accordance with the approved biodiversity net gain assessment and shall include (but not be limited to) the following:

a) A habitat management plan

b) Long term aims and objectives for habitats and species

c) Detailed management prescriptions and operations for newly create habitats, locations, timing, frequency durations, methods, specialist expertise (if required), specialist tools/machinery or equipment and personnel as required to meet the stated aims and objectives

d) A detailed prescription and specification for the management of the new habitats

e) Details of any management requirements for species specific habitat enhancements

f) Annual work schedule for at least a 30 year period

g) Detailed monitoring strategy for habitats and species and methods of measuring progress towards and achievement of stated objectives

h) Details of proposed reporting to the Local Planning Authority and the Council's ecologist and proposed review and remediation mechanism

i) Proposed costs and resourcing and legal responsibilities

The Biodiversity Gain and Habitat Management Plan shall be implemented in accordance with the agreed details and timetable and all habitats and measures shall be retained and maintained thereafter in accordance with the approved details.

Reason: To ensure the provision of biodiversity enhancements and a net gain in biodiversity in accordance with the NPPF and Local Plan policy NR2.

20 Prior to commencement of the development above slab level, details of biodiversity enhancements to include, but not be limited to, integral bird and bat boxes and insect boxes, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall thereafter be installed as approved and a brief letter report confirming that the enhancements have been installed, including a simple plan showing their location and photographs of the enhancements in situ shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To incorporate biodiversity in and around the development in accordance with the NPPF and local plan policy NR2.

- 21 The building works and vegetation clearance are to be undertaken outside the bird-nesting season (March- August inclusive) or if works during the bird nesting season cannot reasonably be avoided, a suitably qualified ecologist shall check the areas to be affected prior to demolition/clearance and advise whether nesting birds are present. If active nests are recorded, no clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.
Reason: To ensure that nesting birds are not adversely affected by the proposed development in line with wildlife legislation and local plan policy NR2.
- 22 The development shall be carried out in accordance with the measures set out in the Phase I and Phase II Geotechnical and Geo Environmental Assessment and prior to occupation of the buildings, the following details shall be submitted to and approved in writing by the Local Planning Authority and implemented:
 Submission of Remediation Scheme.
 A detailed remediation scheme to bring the site to a condition suitable for intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
 Implementation of Approved Remediation Scheme.
 The approved remediation scheme must be carried out in accordance with its terms, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
 Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
 Reporting Unexpected Contamination
 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work must stop and it must be reported immediately by telephone and in writing to the Local Planning Authority within 2 working days. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared and submitted and approved in writing of the Local Planning Authority.
 Following completion of measures identified in the approved remediation scheme a verification report must be prepared, submitted and approved in writing by the Local Planning Authority.
Reason: To ensure that risks from land contamination to the future users of the land and the 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 offsite receptors. Relevant Policy Local Plan EP5
- 23 The rating level of the noise emitted from fixed plant and stationery equipment shall not exceed the existing background level (to be measured over the period of operation of the proposed development and over a minimum reference time interval of 1 hour in the daytime and 15 minutes at night). The noise levels shall be determined 1m from the nearest noise-sensitive premises. The measurement and assessment shall be made in accordance with BS 4142:2014+A1:2019 (or an equivalent British Standard if revised or replaced).
Reason: To protect the amenities of the area. Relevant Policy - Local Plan EP4.
- 24 The Construction Management 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. Relevant policies Local Plan IF2.
- 25 The cycle parking facilities shall be installed in accordance with the approved plans.
Reason: To ensure that the development is provided with adequate cycle parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies -Local Plan QP3

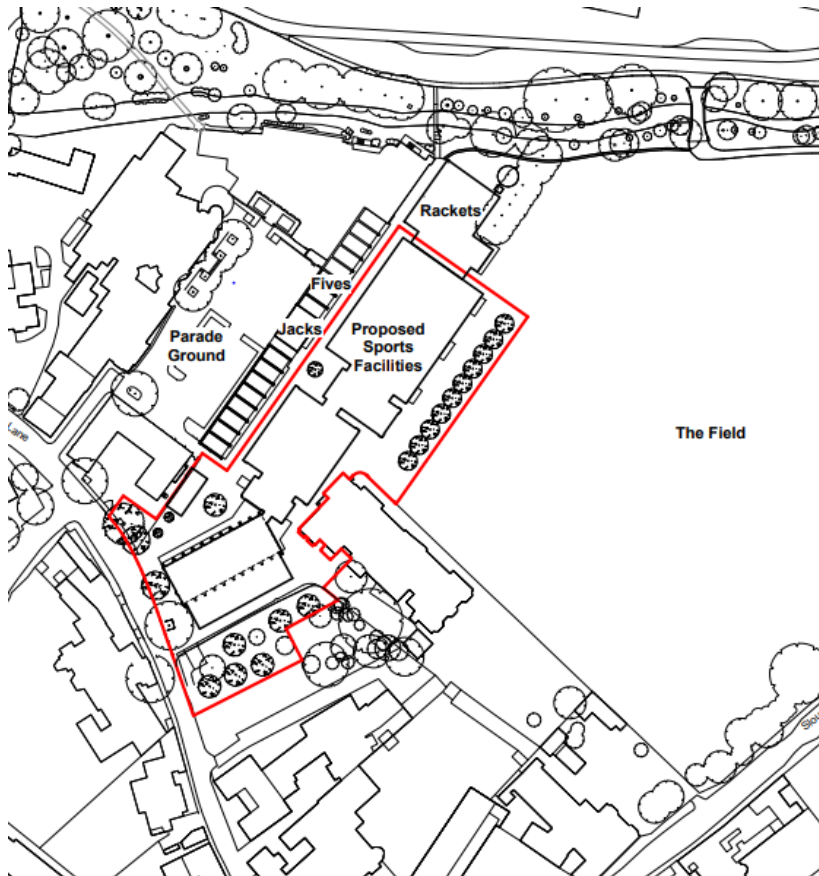
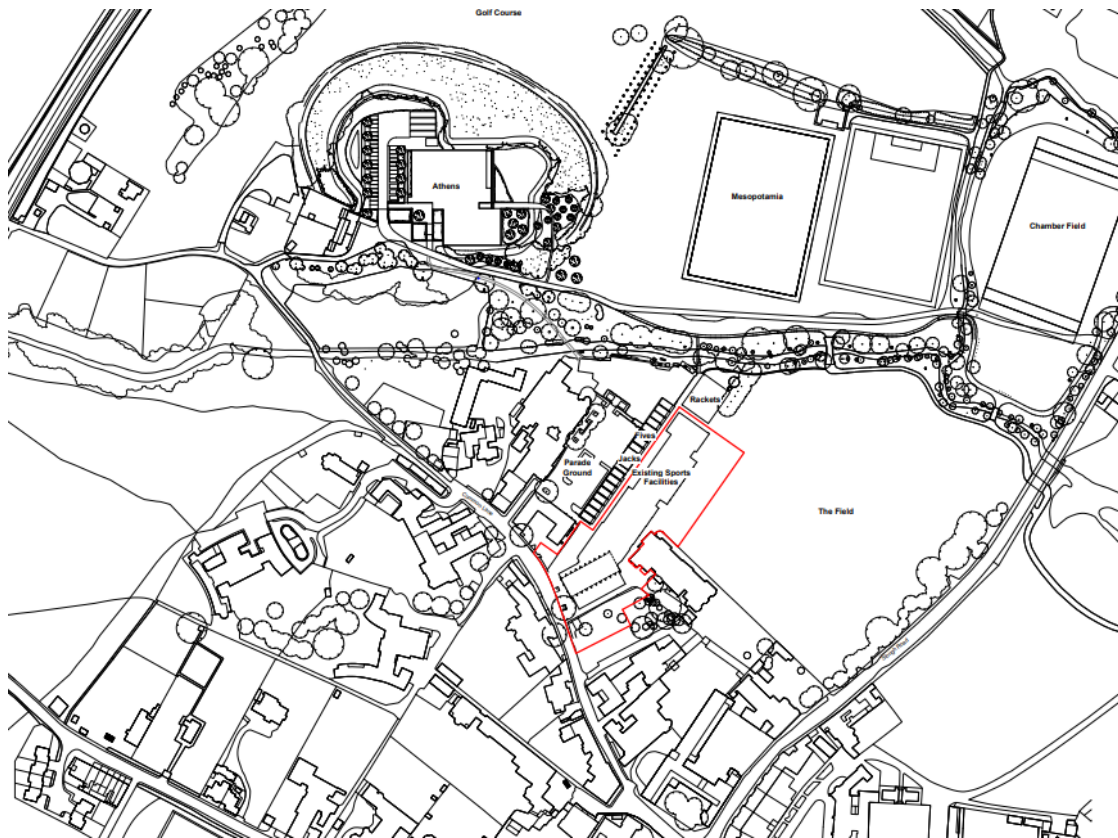
and IF2.

- 26 No part of the development shall be occupied until the refuse bin storage area has been provided in accordance with the approved details. 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 and highway safety and to ensure the sustainability of the development. Relevant Policies - Local Plan QP3 and IF2.
- 27 The development shall be undertaken in accordance with the measures set out in the Energy and Sustainability Statement dated 25th August 2023.
Reason: To help mitigate climate change in accordance with the Council's Interim Sustainability Position Statement and policy SP2.
- 28 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

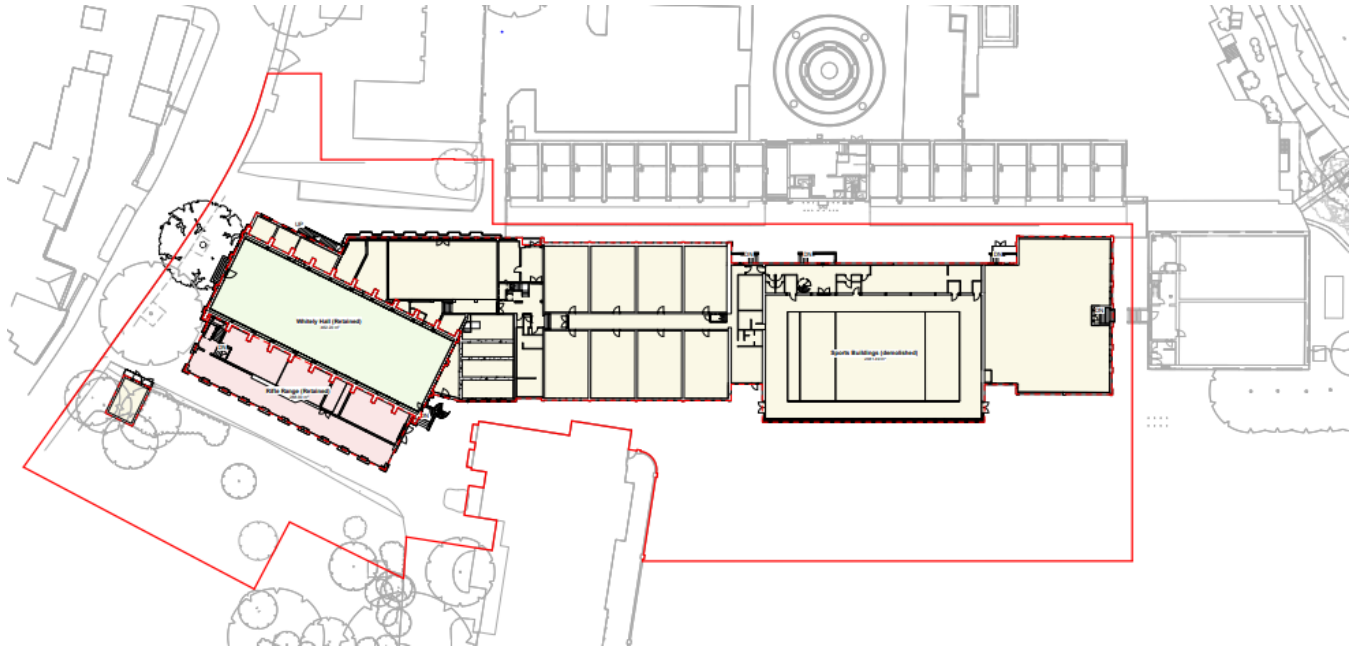
- 1 The applicant is reminded that under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended) it is an offence to (amongst other things): deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works then all works should cease and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.
The following recommendations are also provided to further reduce the likelihood of impacts on this species:
Any trenches left overnight should be covered or provided with ramps to prevent GCN from becoming trapped.
Any building materials such as bricks, stone etc should be stored on pallets to discourage GCN from using them as shelter.
Any demolition materials should be stored in skips or similar containers rather than in piles on the ground.

APPENDIX A – SITE LOCATION PLAN AND LAYOUT

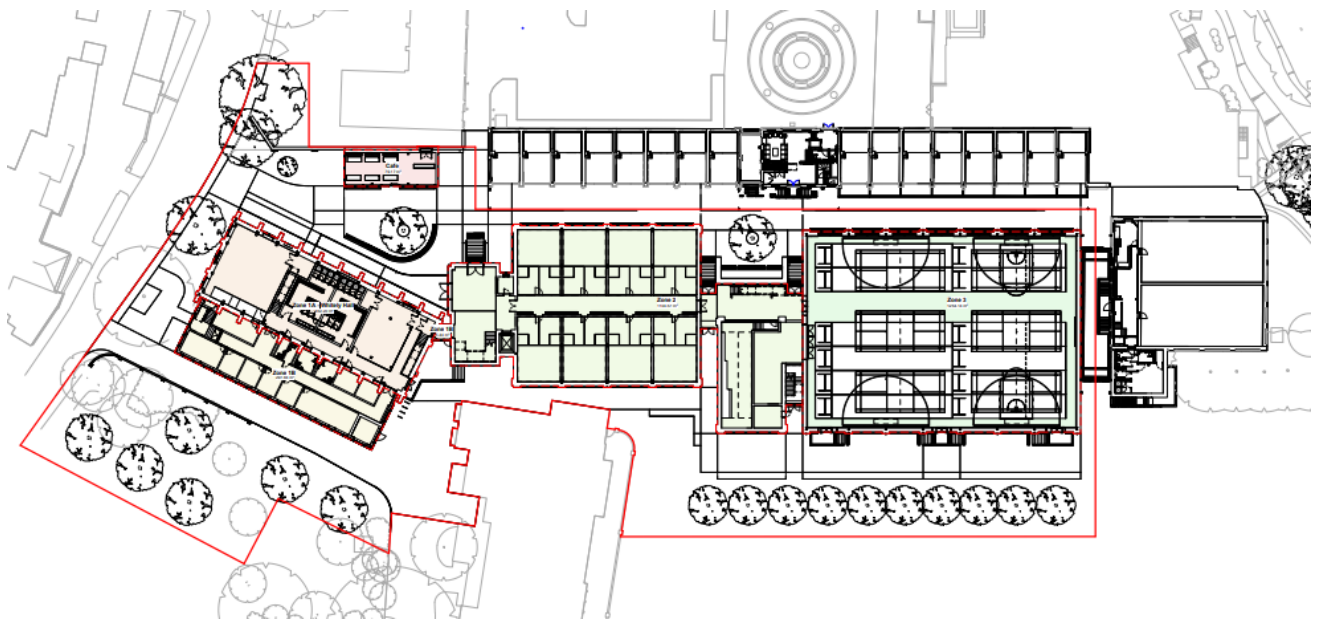


APPENDIX B – PLANS AND ELEVATIONS

EXISTING LAYOUT

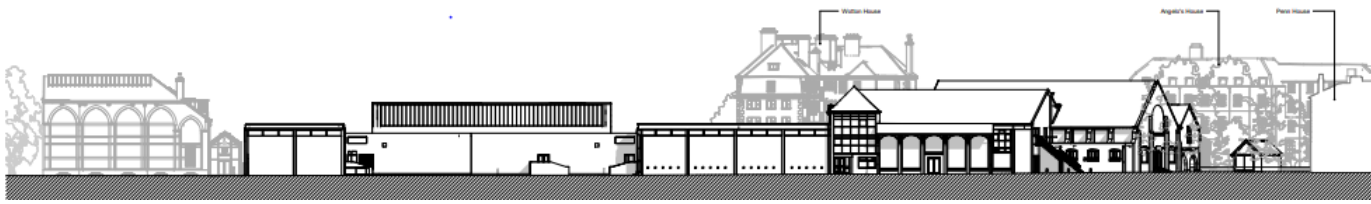


PROPOSED LAYOUT



ELEVATIONS

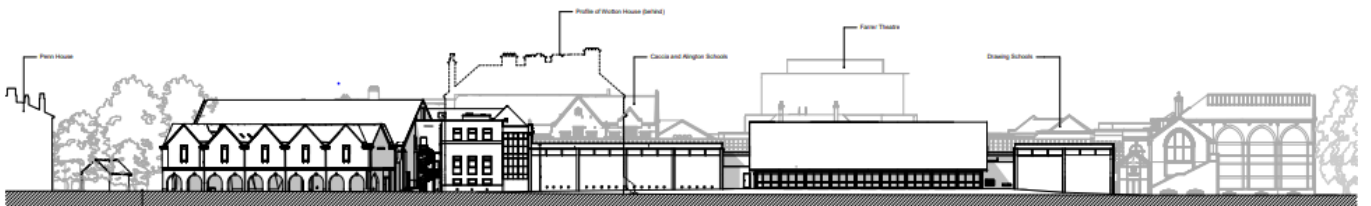
EXISTING – NORTH WEST ELEVATION



PROPOSED – NORTH WEST ELEVATION



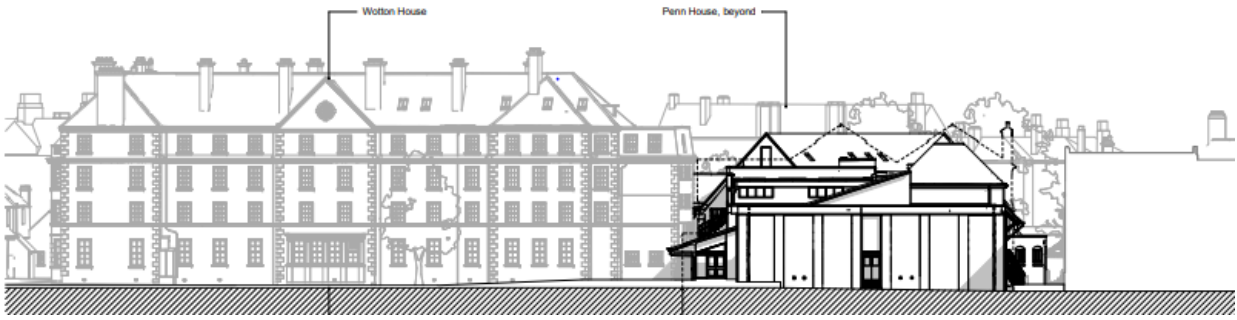
EXISTING – SOUTH EAST ELEVATION



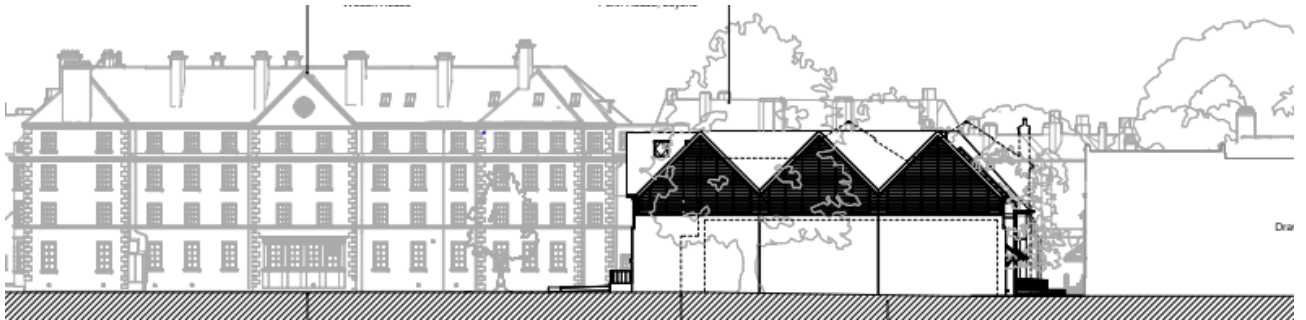
PROPOSED – SOUTH EAST ELEVATION



EXISTING – NORTH EAST ELEVATION



PROPOSED – NORTH EAST ELEVATION



EXISTING – SOUTH WEST ELEVATION



PROPOSED – SOUTH WEST ELEVATION



8 February 2024

Item: 2

Application No.:	23/02834/FULL
Location:	Trevelyan Middle School Wood Close Windsor SL4 3LL
Proposal:	Single storey front/side extension, courtyard with new fence and gate and alterations to fenestration.
Applicant:	Mr Smith
Agent:	Ms Vicky Kolliopoulou
Parish/Ward:	Windsor Unparished/Old Windsor
If you have a question about this report, please contact: Tom Hughes on or at tom.hughes@rbwm.gov.uk	

1. SUMMARY

- 1.1 Planning permission is sought for the erection of a single storey extension and various elevational alterations, associated with a wider refurbishment of the school buildings to provide an improved resource for pupils with special educational needs and disabilities.
- 1.2 The proposal is compliant with the relevant development plan policies.

The proposal is acceptable, and it is recommended the Committee authorises the Head of Planning:	
1.	To grant planning permission with the conditions listed in Section 14 of this report.

2. REASON FOR COMMITTEE 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 Committee as the applicant is RBWM.

3 THE SITE AND ITS SURROUNDINGS

- 3.1 The application site comprises Trevelyan Middle School. The school extends across a series of buildings, ranging in height between one to three storeys. The main access to the school is to the east of the site, off Wood Close, with a car park for staff and visitors. A further car park is located to the northwest of the site, off St Leonards Road, used for staff parking and school drop-off/pick-up. A total of 56 parking spaces are provided across these areas. 72 bicycle parking spaces are also available.

4. KEY CONSTRAINTS

- 4.1 Part of the school site is located within Flood Zone 2, though the area subject of the development proposals is within Flood Zone 1. The site is subject to Berkshire Great Crested Newts Impact Risk Zone: Green. The site is within 100m of a historic contaminative land use. The site is adjacent to Windsor Forest and Great Park Special Area of Conservation (SAC) and Site of Scientific Interest (SSSI).
- 4.2 The area surrounding the school is residential in character, designated in the Townscape Assessment as Post War Suburbs (1960s onwards).

5. THE PROPOSAL

- 5.1 Planning permission is sought for the erection of a single storey extension and various elevational alterations, associated with a wider refurbishment of the school buildings to provide an improved resource for pupils with special educational needs and disabilities. The single storey extension amounts to an infill of an existing courtyard area, to provide space for an existing relocated classroom. The refurbishments include internal alterations and the creation of a sensory garden. The extension and elevational alterations would have a similar appearance to the existing buildings.
- 5.2 The proposals would result in up to 10 more pupils with special educational needs and disabilities attending the school, with 4 additional specialist full-time equivalent employees.

6. RELEVANT PLANNING HISTORY

Reference	Description	Decision
90/01619/TEMP	Renewal of consent 463464 for retention of relocatable classroom unit	Permitted 03/10/90
96/74451/FULL	Erection of single storey modular building to provide three classrooms, workshop and office and extension to music department to create drama studio	Permitted 12/06/96
97/76310/FULL	To convert a grass verge running along the perimeter of the school into additional hardstanding parking spaces	Permitted 28/01/98
98/77371/FULL	Erection of modular classroom and creation of car parking area now occupied by horsa building	Permitted 17/11/98
01/81080/FULL	Construction of a new hard surface play area enclosed by 3.1m high steel fence	Withdrawn 30/08/01
01/81302/FULL	Consent to construct new hard play area with 3.5m high ball screen fence	Permitted 31/12/01
01/81619/FULL	Creation of new vehicular access from St Leonards Road incorporating new access road, car parking area and drop off/collection point; and creation of new vehicular access off Wood Close to serve existing parking area	Permitted 27/07/07
02/82018/FULL	Demolition of existing buildings and erection of 99 dwellings with associated parking and access	Refused 06/09/02
03/84507/FULL	Erection of a single storey store room to the hall/dining room	Permitted 09/12/03
08/01036/FULL	Installation of eight no. stretch fabric canopies	Permitted 12/06/08
10/01512/CPD	Certificate of Lawfulness to determine whether a proposed escape door to west elevation of the existing sports hall is lawful	Permitted 16/08/10
16/02221/FULL	Single storey extension to West and two storey extension to East of main block	Permitted 17/10/16
17/00406/FULL	Removal of existing hard surfaced playing areas, replacement and extension of hard surfacing, with associated floodlighting and fencing	Permitted 07/08/17
17/02801/CONDIT	Details required by condition 5 (construction management plan) of planning permission 17/00406 for the removal of existing hard surfaced playing areas, replacement and extension of hard surfacing, with associated floodlighting and fencing	Approved 17/11/17
23/00228/FULL	Glazed extension with linked path and new entrance steps with balustrade	Permitted 05/04/23

7. DEVELOPMENT PLAN

Borough Local Plan (2022)

Issue	Policy
Spatial Strategy for the Royal Borough of Windsor and Maidenhead	SP1
Climate Change	SP2
Character and Design of New Development	QP3
Managing Flood Risk and Waterways	NR1
Nature Conservation and Biodiversity	NR2
Trees, Woodlands and Hedgerows	NR3
Environmental Protection	EP1
Contaminated Land and Water	EP5
Sustainable Transport	IF2
Community Facilities	IF6

Windsor Neighbourhood Plan (2021)

Issue	Policy
Biodiversity	BIO01
Flooding and Water Supply	WAT01
Design	DES01
Cycling and Walking	CW01
Parking	PAR01
Residential Amenity	RES01

8. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework (2023)

Section 2 – Achieving sustainable development

Section 4 – Decision-making

Section 8 – Promoting healthy and safe communities

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Documents

Borough Wide Design Guide SPD (2020)

Planning Obligations and Developer Contributions SPD (2014)

Other Local Strategies or Publications

Parking Strategy (2004)

Townscape Assessment (2010)

Interim Sustainability Position Statement (2021)

Environment and Climate Strategy

9. CONSULTATIONS

Comments from interested parties

- 9.1 Eighteen neighbouring occupiers were notified directly of the application. No representations were received.

Consultees

Consultee	Comment	Where in the report this is considered
Highways	No response received	Noted
Environmental Protection	Advised that the site lies within 100m of a historic contaminative land use, and that in the event that unexpected soil contamination is found after development has begun, that the development must be halted and the contamination be reported in writing immediately to the LPA. An investigation and risk assessment would then need to be undertaken, and where remediation is necessary a remediation scheme must be prepared, which would be subject to approval in writing by the LPA. Recommended a condition be applied accordingly.	Section 10.ix
Ecology	Advised that the site is adjacent to Windsor Forest and Great Park SAC and SSSI, but that the proposed development would not have a detrimental impact, either directly or indirectly, on these designated sites. Confirmed the findings of the submitted Preliminary Ecological Appraisal and Preliminary Roost Assessment, and that further surveys and mitigation would not be required. Raised no objection to the proposals, subject to a condition requiring details of biodiversity enhancement be submitted and approved.	Section 10.vii

10. EXPLANATION OF RECOMMENDATION

10.1 The key issues for consideration are:

- i. Principle of Development
- ii. Design and impact on the character of the surrounding area
- iii. Flood Risk
- iv. Impact on neighbouring amenity
- v. Highways and Parking
- vi. Trees and Landscaping
- vii. Ecology and Biodiversity
- viii. Sustainability
- ix. Other matters

i. Principle of Development

10.2 Policy IF6 states that proposals for new or improved community facilities which meet the needs or aspirations of local residents and visitors will be supported. The proposals would provide an improved resource for pupils with special educational needs and disabilities; a significant public benefit. The principle of enhancing the existing school facilities is accepted, in accordance with the identified policy.

10.3 Policy IF6 requires that any proposals for new or additional school provision be accompanied by a Travel Plan. A Travel Plan has been submitted with the application and is discussed below.

ii. Design and impact on the character of the surrounding area

10.4 Policy QP3 requires that all new development will be of sustainable high quality design, respecting and enhancing local character. The proposals would refurbish existing school buildings, with a single storey extension erected to create space for a relocated classroom. The proposed

development would have an appearance to match that of the existing school buildings, achieving a suitably high quality design standard.

- 10.5 The proposals would result in some intensification in the use of the site, resulting in a slight increase in pupil numbers (1.7% increase) and full-time equivalent employees (8% increase), though this is considered proportionate to the improved school offer and would not comprise the established character of the area. On this basis, the proposals would accord with the identified policy.

iii. Flood Risk

- 10.6 Policy NR1 states that within designated Flood Zones 2 and 3 development proposals will only be supported where an appropriate flood risk assessment has been carried out and it has been demonstrated that the development is located and designed to ensure that flood risk from all sources of flooding is acceptable in planning terms.
- 10.7 Part of the site, to the north and west of the school, is located within Flood Zone 2. However, the development proposals are contained to the centre of the existing school buildings and outside of the designated flood zone. For this reason, in this instance a flood risk assessment will not be required. Furthermore, the proposals amount to a modest infill extension on existing hardstanding. It is not considered that the proposals would increase flood risk or reduce the capacity of the floodplain to store water. On this basis, the proposals would accord with the identified policy.

iv. Impact on neighbouring amenity

- 10.8 The Borough Wide Design Guide sets out principles against which new development should be designed, to not undermine the amenities of neighbouring occupiers. Given that the proposals would amount to refurbishment of central parts of the school site, some distance from site boundaries, it is not considered that any significant harm would be caused to the amenities of neighbouring occupiers. The slight increase in pupil numbers is not considered to cause a significantly greater impact on neighbouring amenities than currently exists.

v. Transport

- 10.9 Policy IF1 sets out the aims of the Council in achieving developments which deliver infrastructure to support the spatial strategy of the Borough. Policy IF2 states that prior to the adoption of a Parking SPD, the parking standards in the 2004 Parking Strategy will be used as a guide for determining the appropriate level of parking provision.
- 10.10 A Travel Plan has been submitted with the application. It is set out that the school has 560 pupils, and 50 full-time equivalent employees, with up to 10 other professionals work on the site each day. Existing parking and drop-off/pick-up arrangements are described in section 2.1 of this report.
- 10.11 The proposals would facilitate an increase of 10 pupils and 4 full-time equivalent employees. There are no changes proposed to the existing parking and access arrangements. Having visited the site, officers are satisfied that the existing parking and access arrangements comfortably exceed demand, and that the additional demand generated by the proposals can be easily accommodated on site. This is consistent with the findings of the Travel Plan. The increase in pupil numbers and full-time equivalent employees is not considered exacerbate parking pressures or traffic congestion within the site or on the surrounding road network. On this basis, the proposals would accord with the identified policy.

vi. Trees and Landscaping

- 10.12 Policy NR3 requires that development proposals protect and retain trees, and that where harm to trees is unavoidable, provide appropriate mitigation measures that will enhance or recreate habitats and new features. Where trees are present, applications should be accompanied by appropriate arboricultural surveys, in compliance with BS5837.

- 10.13 The proposed extension would be erected adjacent to a soft landscaped area outside the school reception, which includes a lawn and pond, interspersed with eight trees. None of the trees are subject to TPO. An Arboricultural Survey by Arbtech, dated November 2023, accompanies the application. The survey has been undertaken to an appropriate standard and concludes that three Category U trees and five Category C trees would be affected by the proposed development. The Category U trees are closest to the location of the extension and are proposed to be removed. It is set out that these trees would be removed irrespective of the proposed development, as part of ongoing site arboricultural management. The removal of these Category U trees is accepted.
- 10.14 An Arboricultural Impact Assessment, Method Statement and Tree Protection Plan also accompany the application. It is concluded that subject to protective measures including fencing, ground protection, supervision and working procedures, the retained Category C trees would be adequately safeguarded. These measures would be secured by condition. On this basis, the proposals would accord with the identified policy.

vii. Ecology and Biodiversity

- 10.15 Policy NR2 requires development proposals to demonstrate how they maintain, protect and enhance the biodiversity of application sites including features of conservation value such as hedgerows, trees, river corridors and other water bodies and the presence of protected species. The application is accompanied by a Preliminary Ecological Appraisal and Preliminary Roost Assessment by Arbtech, dated November 2023. These reports have been undertaken to an appropriate standard and have been considered by the Council's Ecologist.
- 10.16 The site is adjacent to Windsor Forest and Great Park SAC and SSSI. The submitted reports conclude that the proposed development would not have a detrimental impact, either directly or indirectly, on these designated sites. Officers share this view.
- 10.17 The application site comprises modified grassland, introduced shrub, scattered trees, hedgerows, buildings and hard standing. Of these, the only habitats to be affected by the proposed development are the areas of hardstanding and the existing school buildings. The buildings and scattered trees were assessed for their potential to support roosting bats. Both the building to be affected and all surveyed trees had negligible potential to support roosting bats and therefore no further survey or mitigation is required.
- 10.18 Habitats on site are suboptimal to support great crested newts, reptiles, badgers and hedgehogs, and given the proposals will only affect the buildings and hardstanding, the areas of suboptimal habitat for protected species will not be affected. Subject to a condition to secure enhancements for wildlife within the site, the proposals are in accordance with the identified policy and guidance.

viii. Sustainability

- 10.19 Policy SP2 requires all development to demonstrate how it has been designed to incorporate measures to adapt to and mitigate climate change. The RBWM Interim Sustainability Statement sets out the requirements which will be sought on new developments in order to deliver on the requirements set out in the NPPF, national and local commitments towards climate change, and the Council's Environment and Climate Strategy. This document is a material planning consideration setting out how the Council will ensure compliance with adopted policy, the NPPF and national and local commitments relating to climate change. As such, it is given weight as a material consideration in reaching planning decisions.
- 10.20 All development proposals should make the fullest contribution to minimising carbon dioxide emissions and should be net-zero carbon unless it is demonstrated this would not be feasible. Applications should include a detailed energy assessment and completed Carbon Reporting Spreadsheet to demonstrate how the net-zero target will be met. The exception to these requirements are householder residential extensions and non-residential development with a floorspace of below 100sqm.

10.21 The proposed development is exempt from the requirements set out in the ISPS, due to the additional floorspace proposed being less than 100sqm. Notwithstanding, an Energy Statement has been submitted with the application. The assessment concludes that the development a total carbon emission reduction of 15%. On this basis, the proposals would accord with the identified policy and guidance.

ix. Other material considerations

10.22 The site is within 100m of a historic contaminative land use. A condition is applied requiring unexpected contamination discovered during the course of construction, be reported in writing to the LPA and remediated before works resume.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

11.1 The development is not CIL liable.

12. CONCLUSION

12.1 The proposal accords with national and local policies and is recommended for approval.

13. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and layout
- Appendix B – plans and elevation drawings

14. 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 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.

3. 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 Policy - Borough Local Plan QP3.

4. The erection of fencing for the protection of any retained tree or trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality. Relevant Policy - Borough Local Plan NR3.

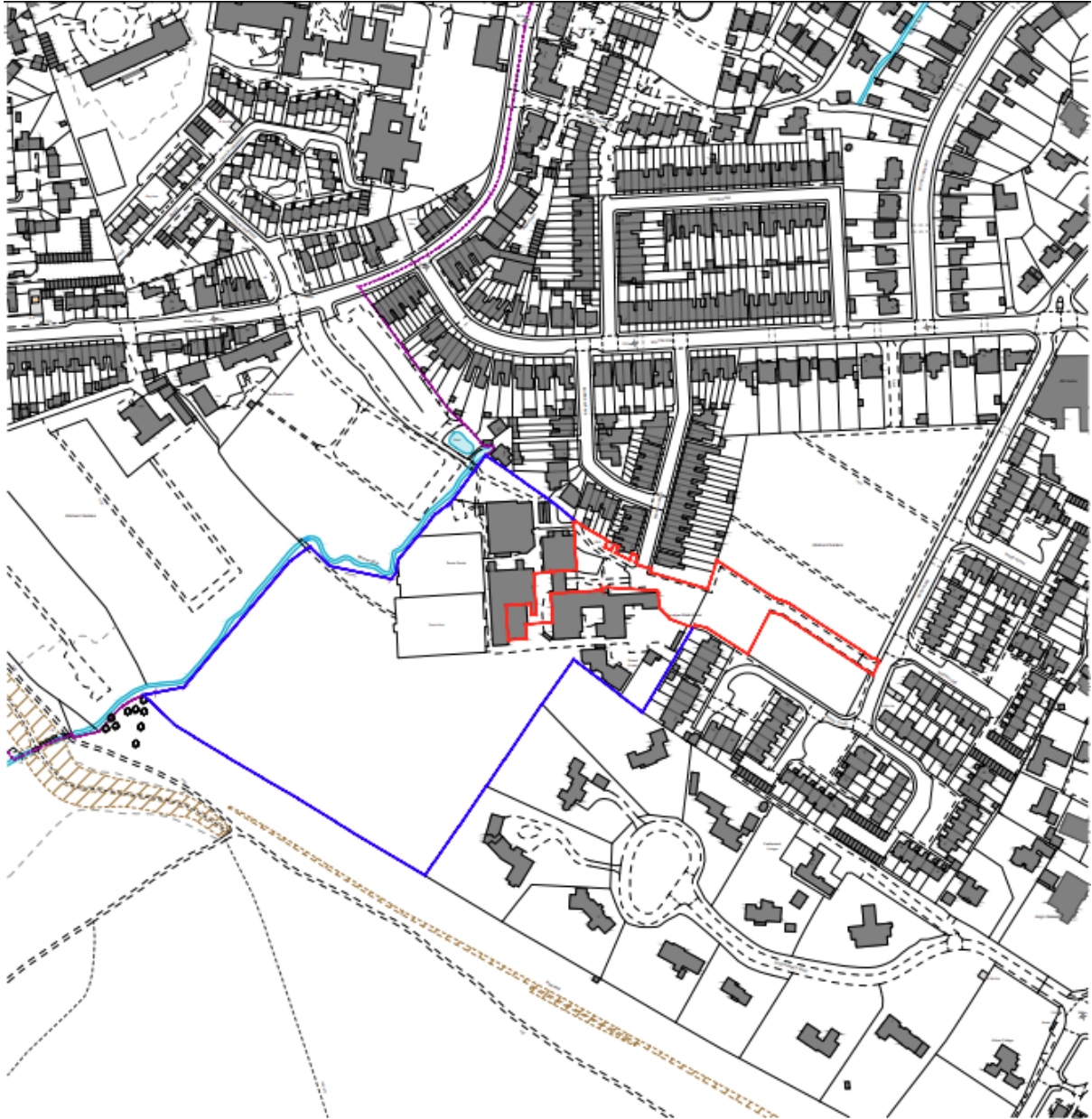
5. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan prepared by Arbtech dated November 2023. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.
Reason: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself. Relevant Policy - Borough Local Plan NR3.

6. Prior to commencement of development above slab level details of the biodiversity enhancements to include, but not limited to, installation of bird and bat boxes, bricks and tiles onto the new extension or around the site, creation of log piles and hibernacula and gaps at the bases of fences to allow hedgehogs to traverse through the site, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall thereafter be installed as approved and a brief letter report confirming that the enhancements have been installed, including a simple plan showing their location and photographs of the enhancements in situ shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To incorporate biodiversity enhancement in and around developments. Relevant Policy - paragraph 180 of the NPPF and Borough Local Plan NR2.

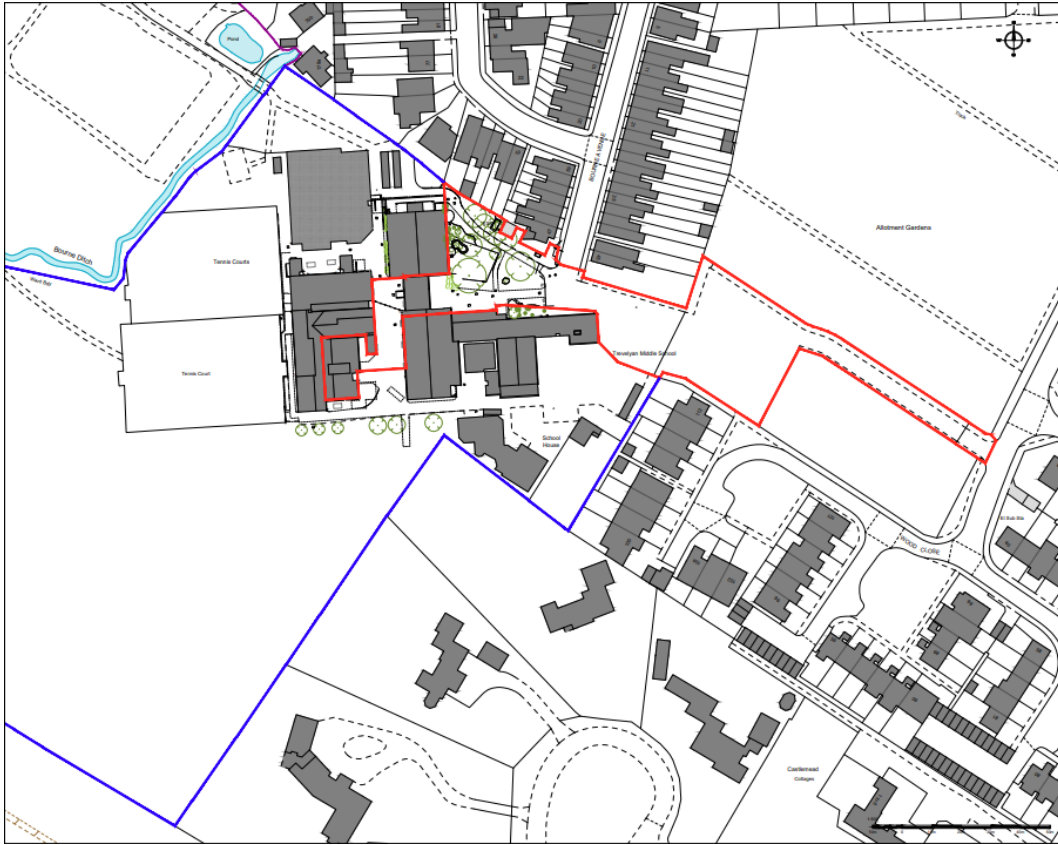
7. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination be reported in writing to the Local Planning Authority. An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.
Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas. Relevant Policy - Borough Local Plan EP5.

APPENDIX A – SITE LOCATION AND SITE PLANS

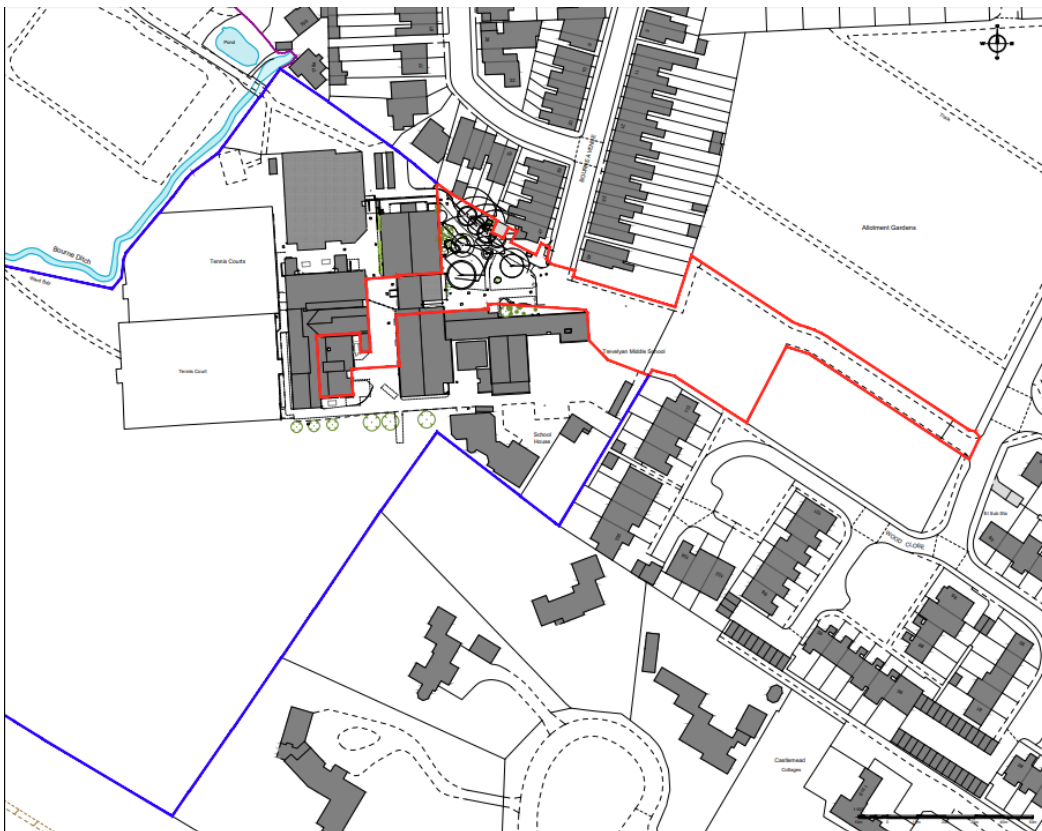
Site Location



Existing Site Plan

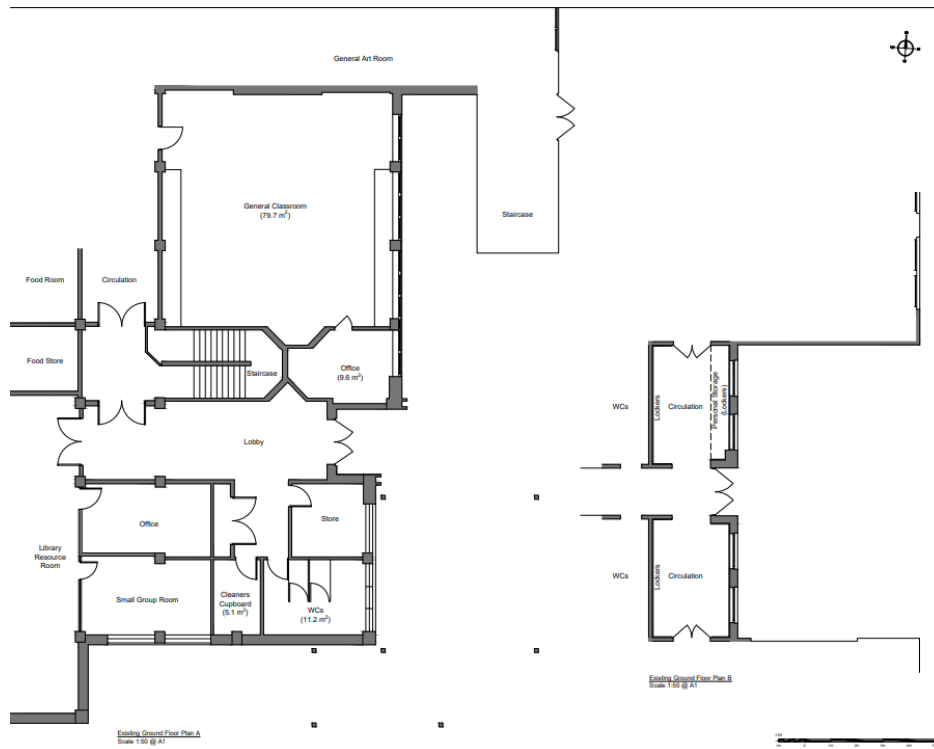


Proposed Site Plan

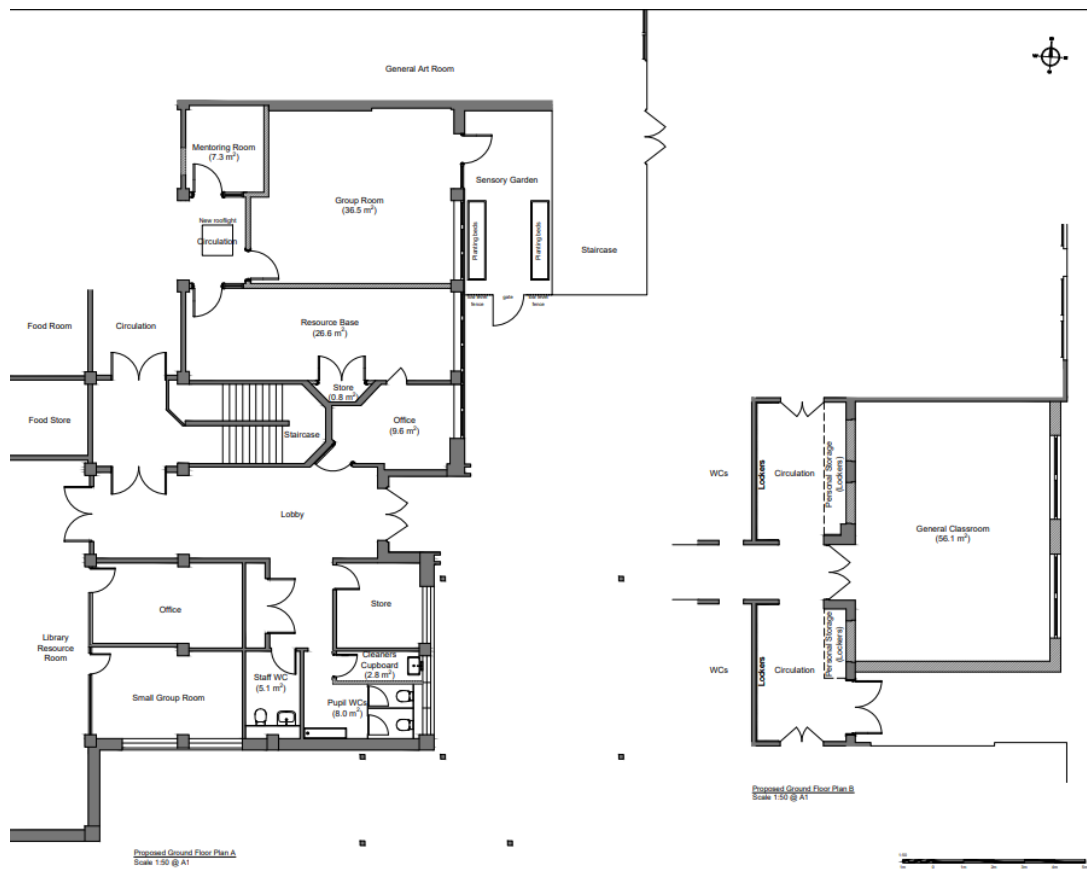


APPENDIX B – FLOOR PLANS AND ELEVATIONS

Existing Ground Floor Plans



Proposed Ground Floor Plans



Existing Elevation 1



Existing Elevation 1
Scale 1:100 @ A1

Proposed Elevation 1



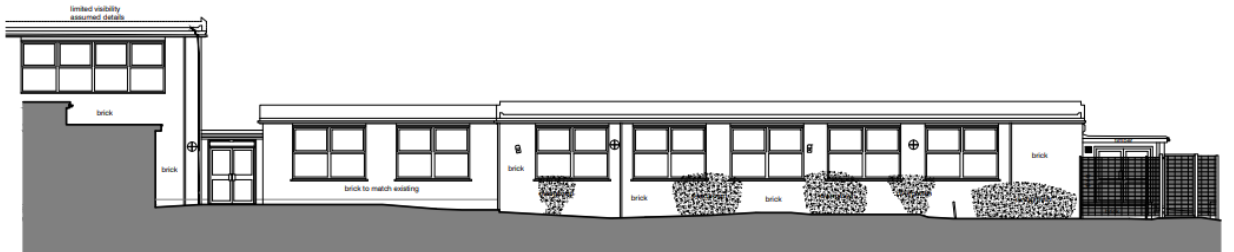
Proposed Elevation 1
Scale 1:100 @ A1

Existing Elevation 2



Existing Elevation 2
Scale 1:100 @ A1

Proposed Elevation 2



Proposed Elevation 2
Scale 1:100 @ A1

Existing Elevation 3



Existing Elevation 3
Scale 1:100 @ A1

Proposed Elevation 3



Proposed Elevation 3
Scale 1:100 @ A1

Existing Elevation 4

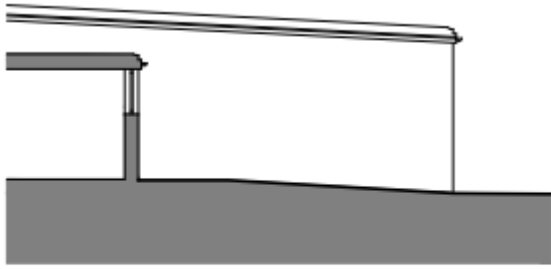
Proposed Elevation 4



Existing Elevation 4
Scale 1:100 @ A1

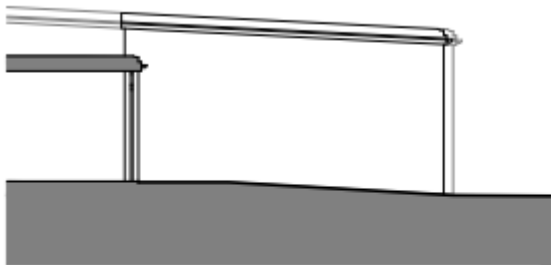
Proposed Elevation 4
Scale 1:100 @ A1

Existing Elevation 5



Existing Elevation 5
Scale 1:100 @ A1

Proposed Elevation 5



Proposed Elevation 5
Scale 1:100 @ A1

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Planning Appeals Received

19 December 2023 - 26 January 2024

Windsor and Ascot

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Should you wish to make additional/new comments in connection with an appeal you can do so on the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk/> please use the Plns reference number. If you do not have access to the Internet please write to the relevant address, shown below.

Enforcement appeals: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

Other appeals: The Planning Inspectorate Temple Quay House, 2 The Square Bristol BS1 6PN

Ward:

Parish: Eton Town Council

Appeal Ref.: 24/60001/REF	Planning Ref.:	23/01110/CLA MA	Plns Ref.:	APP/T0355/W/ 23/3329638
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Date Received: 4 January 2024	Comments Due:	8 February 2024
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Type: Refusal	Appeal Type: Written Representation
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Description: Prior approval to change the use of the first and second floor office accommodation (Class E) in the rear part of the building to 3no. dwellinghouses (Class C3).

Location: **Eton Travel Agency 104 - 105 High Street Eton Windsor SL4 6AF**

Appellant: Mr R Ellis **c/o Agent:** Michaela Mercer Mercer Planning Ltd Castle Hill House 12 Castle Hill Windsor SL4 1PD

Ward:

Parish: Bray Parish

Appeal Ref.: 24/60002/REF	Planning Ref.:	22/03349/FULL	Plns Ref.:	APP/T0355/W/ 23/3327708
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Date Received: 4 January 2024	Comments Due:	8 February 2024
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Type: Refusal	Appeal Type: Written Representation
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Description: x1 new detached dwelling

Location: **Land At Wych Elms Oakley Green Road Oakley Green Windsor**

Appellant: Mr Zain Kabani Wych Elms Oakley Green Road Oakley Green Windsor SL4 4QF

Ward:

Parish: Datchet Parish

Appeal Ref.: 24/60004/REF	Planning Ref.:	23/00374/FULL	Plns Ref.:	APP/T0355/W/2 3/3332899
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Date Received: 24 January 2024	Comments Due:	28 February 2024
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Type: Refusal	Appeal Type: Written Representation
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Description: Repositioning of the shopfront door (Part Retrospective).

Location: **Hardware House The Green Datchet Slough SL3 9BJ**

Appellant: Mr Memik Gilgil **c/o Agent:** Mr Ian Benbow Ian Benbow, RIBA Chartered Architect 12 Meadow Close Old Windsor Slough SL4 2PB

