

## WINDSOR RURAL DEVELOPMENT CONTROL PANEL

WEDNESDAY, 21 OCTOBER 2015

PRESENT: Councillors Christine Bateson (Chairman), Colin Rayner (Vice-Chairman), George Bathurst, Malcolm Beer and John Lenton

Also in attendance:

Officers: Wendy Binmore, Simon Rowberry, Sarah L Smith, Chris Nash, Laurel Isaacs, Victoria Goldberg and Vivienne McDowell

### APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr David Hilton.

### DECLARATIONS OF INTEREST

**Cllr Rayner** – Declared a personal interest and a pecuniary interest on item 15/01567 as the applicants owned property near land belonging to The Rayner Family Trust. I am a trustee of the Rayner Family Trust. Cllr Rayner did not vote on the item. He left the Room. Cllr Rayner also declared a personal interest in item 15/02563 as he was invited to visit the site

**Cllr Lenton** – Declared a personal interest on item 15/02563 as he had visited the site with his wife (Chairman of Wraysbury Parish Council) when no Officer had been available to attend. He also declared a pecuniary interest in item 15/01567 as he owned a property adjacent to the site. Cllr Lenton made a statement and left the room. He did not vote on the item.

### MINUTES

RESOLVED: That the Part I minutes of the meeting of the Windsor Rural Development Control Panel held on 23 September 2015 be approved.

### PLANNING APPLICATIONS (DECISION)

The Panel considered the Head of Planning's report on planning applications received and received updates in relation to a number of applications, following the publication of the agenda.

NB: \*Updates were received in relation to planning applications marked with an asterisk.

<u>Application</u>	<u>Applicant and Proposed Development</u>
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15/01517*	Mr Mills – Kebell: New building to provide 4 x 2 No. bedroom and 1 x 3 No. bedroom apartments, detached triple garage, detached bin store, associated parking and landscaping following demolition of existing property at Four Seasons, Bagshot Road, Ascot SL5 9JL – <b>THE PANEL VOTED UNANIMOUSLY to REFUSE planning permission against the recommendations of the Director of</b>
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**Development and Regeneration's recommendations for the reasons as listed below:**

- **The area is defined in the Townscape Assessment as having the characteristics of villas in a woodland setting with the key characteristics of the designation being tranquil, quiet and essentially private in character. The building now proposed would be deeper, wider and taller with a more prominent wings and gables these factors would have a materially different, and greater impact than the approved scheme for five flats on the site.**
- **This increased bulk and mass of the building would impact, and substantially detract from the special qualities of this area and would thereby be harmful to the distinctive character and appearance of the site and its surroundings. The proposal fails to comply with policies DG1, H10 and H11 of the Local Plan and Policies NP/DG1, NP/DG2 and NP/DG3 of the Neighbourhood Plan.**

(The Panel were addressed by Diana Tombs (NPDG) and Patrick Griffin (SPAЕ) in objection).

15/01567\* Mr Khalili – Favermead Holdings Limited: Replacement of existing lodge, jetty and retaining wall around lake edge (part Retrospective) at RK Leisure, 94A Welley Road, Wraysbury, Staines TW19 5EP – **THE PANEL VOTED UNANIMOUSLY That: the application be APPROVED in accordance with the Director of Development and Regeneration's recommendations and with the conditions as listed in Section 10 of the main report.**

(The Panel were addressed by Raphael Khalili the Applicant).

15/01961\* Mr Duncan: Construction of two replacement dwellings and a clubhouse for the fishing lake following the demolition of the existing as approved under planning permission 13/01547 without complying with condition 2 (materials) and 4 (Design and Access Statement) to allow changes to materials at La Garenne And Kotan, 62A Wraysbury Road, Staines TW19 6HA – **THE PANEL VOTED UNANIMOUSLY That: the application be APPROVED in accordance with the Director of Development and Regeneration's recommendations and with the conditions listed in Section 10 of the main report and with the additional conditions listed in Section 3 of the Panel Update Report as listed below:**

- **The development shall be carried out with the sustainability measures set out in the Design and Access Statement dated 7 October 2015. Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning document.**

15/001962 Mr Vali: Construction of double garage (retrospective) at Friary House, 6 Friary Island, Friary Road, Wraysbury, Staines TW19 5JR – **THE PANEL VOTED That: the application be APPROVED in accordance with the Director of Development and Regeneration’s recommendations and with the conditions listed in Section 10 of the main report but with the amendment to condition 5 as listed below:**

- To refer to a balcony screen on the eastern elevation of the balcony and to refer to a fixed, non openable Juliette balcony rather than a barrier.

Four Councillors voted in favour of the motion (Cllrs Bateson, Bathurst, Beer and Yong), one Councillor voted against the motion (Cllr Rayner) and one Councillor abstained from the vote (Cllr Lenton).

15/02563\* South East Power Engineering Limited: Construction of a hydro power scheme consisting of three Archimedes’ screws and associated infrastructure at Bell Weir (excluding eel pass), at Bell Weir, Riverside, Egham, TW20 0AA – **THE PANEL VOTED UNANIMOUSLY That: the application be APPROVED in accordance with the Director of Development and Regeneration’s recommendations to grant planning permission with the conditions listed in Section 10 of the main report and with additional conditions in Section 3 of the Panel Update Report as listed below:**

- The Environment Agency Pollution Guidelines PPG5 Works and Maintenance in or near water (2007) must be followed during the construction of the Archimedes Screws/turbines, in particular in relation to silt which can suffocate aquatic life within the river system. Reason: In the interests of protecting aquatic life within the river system. Relevant Policies – NPPF.
- Prior to the commencement of any works of demolition or construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing with the Local Planning Authority. Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies – Local Plan T5.
- No development shall take place until the designs of the fish pass as shown in drawing 105, V15 Bell Weir Site Plan dated 23 July 2015 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details before development takes place and shall subsequently be retained. Reason: The incorporation of

**the fish pass is fundamental to the biodiversity mitigation in order for this hydropower scheme to be acceptable, in accordance with paragraphs 109 and 118 of the NPPF. This detail needs to be approved prior to commencement to ensure that there is no adverse impact on biodiversity and ecology as a result of the proposed works.**

- **The development hereby approved shall not be implemented until the eel pass proposed under Runnymede Application RU.15/1418 has been provided in accordance with the details approved under that application. Reason: The incorporation of the eel pass is fundamental to the biodiversity mitigation in order for this hydropower scheme to be acceptable, in accordance with paragraphs 109 and 118 of the NPPF.**

(The Panel were addressed by David De Chambeau, South East Power Engineering Ltd on behalf of the applicant).

ESSENTIAL MONITORING REPORTS (MONITORING)

Details of all Planning Appeals Received were noted.

The meeting, which began at Time Not Specified, finished at Time Not Specified

CHAIRMAN.....

DATE.....