

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE**

Windsor Urban Panel

Application No.:	17/00045/FULL
Location:	The Moorings Willows Riverside Park Windsor SL4 5TG
Proposal:	Upgrade and renewal of existing services to the moorings, replacement of existing electric hook-up and water points, mooring bollards, upgrading of black and grey water drainage system with bespoke drainage system and replacement of sheds.
Applicant:	Haulfryn Group Ltd
Agent:	Mr Jeremy Lambe
Parish/Ward:	Bray Parish/Clewer North Ward

If you have a question about this report, please contact: Claire Pugh on 01628 685739 or at claire.pugh@rbwm.gov.uk

1. SUMMARY

- 1.1 An update to the Phase 1 Ecology Survey has been submitted, which concludes that the ecological value of the habitats within the site remain unchanged. The Council's Ecologist has been consulted on the survey.
- 1.2 Amended plans (to show the excavation of the trenches to tie in with the arboricultural information) has been submitted, and a plan showing the proposed mooring bollard has been submitted.
- 1.3 3 further letters of objection have been received.

It is recommended the Panel grants planning permission with the conditions listed in Section 9 of the main report with the amended condition in section 3 below

2. ADDITIONAL INFORMATION

- 2.1 Amended plans were received which shows the method of excavation for the trenches (within root protection areas of trees) to be in accordance with the method set out in the submitted arboricultural information. A plan has been submitted showing the proposed mooring bollard; this shows the bollard to be 180 mm, by 180 mm (excluding the post), with a height of 160 mm. This is lower in height, but larger in diameter than the dimensions set out in 6.32 of the main report, although in terms of the impact upon openness of the Green Belt, this does not change the conclusion in 6.7 of the main report.
- 2.2 An update to the Phase 1 Ecology Survey has been submitted, which concludes that the ecological value of the habitats within the site remain unchanged and the recommendations as set out within the original Phase 1 Survey remain appropriate and valid. The Council's Ecologist has been consulted, but has not commented at the time of writing.

Comments from Interested Parties

2.3

Additional comments objecting to the application have been received, summarised as:

Comment	Officer response	Change to
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		recom menda tion?
Digging a trench for BT cables, electricity, water and drainage would create an infra-structure similar to those required by houses (floating or otherwise) as without them it would be difficult, if not impossible, to maintain them in the moorings at the Willows Riverside Park. The mooring license applies to TRADITIONAL boats only thus not all proposed services are required by boats as, by law, they must be self-sufficient when away from the moorings. Therefore, this development is inappropriate.	See 6.33 of main report.	No
Removal of galvanized posts will put boaters' lives at risk during a flood event	This cannot be taken into account in the planning assessment.	No
There are about 26 angled posts at the edge of the river. These are required to prevent boats from coming onto land during floods and capsizing when the water recedes. The application proposes to remove them but by doing so, it will be putting boaters lives at risk. These posts will add to the impact on the openness of the Green Belt.	Comment already addressed. The applicant is proposing to remove these, and this would be secured by planning condition.	No
The number of moorings available on the site will be reduced to about 15 (the number of marine bollards proposed). This represents a reduction of about 55% on the number of residential moorings in the park. This is against local policy (reduction of housing) and against one of the Environment Agency's objectives, which is to retain the number of residential moorings on the non-tidal Thames. There is no justification for the reduction on the number of residential moorings available.	The Environment Agency have not objected to this application. 45 mooring bollards are proposed, and it should be noted that the original planning permission was for a mix of residential and leisure moorings.	No
No amount of development will ever eliminate the "paraphernalia" (e.g. chairs, tables, plant pots, etc.) from the mooring as this situation is a result of human behaviour, poor moorings rules and management. Therefore, this development will not contribute to improve the openness of the Green Belt, visual of the area and setting of the Thames as it was suggested by the applicant.	Noted.	No
Replacing these mooring bollards by higher wooden mooring bollards and having marine bollards with a height of about 1.20m will not improve the visual of the riverbank or openness of the Green Belt as suggested by the applicant.	See 6.8 of main report.	No
The proposed replacement sheds will be bigger than the existing sheds and the proposed material will make them more visually prominent.	See 6.4 of main report.	No
The proposed bin stores would have an adverse impact on park homes; it would be a source of noise as people would be coming and going and opening and closing enclosures and bins, etc. This should not be allowed as the residents have right to a "peaceful enjoyment of the property (human rights article 1, protocol 1)".	Persons using bin stores (opening and closing doors to the stores) is not considered to create levels of noise or disturbance to the detrimental of residential amenity.	No
There is the possibility that the sheds that will not be replaced could be damaged during works on the riverbank. In case this application is approved, a condition should be included that if the sheds that will not be replaced are damaged during works, they must be replaced by one of the same shape, material, size and colour in order to prevent bigger sheds made of timber to be placed on the riverbank.	Such a condition would not meet the tests set out in the National Planning Practice Guidance.	No
According to the park license, 10% of the park is reserved for residents	See 6.20 of main	No

and is this is the last green/open space in the park. In order to prevent further developments in the amenity area, it is important to be clear that this space is not part of the moorings.	report.	
In the unlikely event of this application being approved, it should inherit the conditions of the moorings license which aims to protect the visual amenities of this riverside which is located in Green Belt. Considering that since 1994 (or even earlier) there have been numerous attempts by the park owner to put floating houses on the moorings, any ambiguity regarding the type of TRADITIONAL boats acceptable in the moorings should be removed.	See 6.19 of the main report.	No
The application has been amended a number of times, and residents have not been consulted on it.	Noted, amended plans have been received to address concerns over the impact upon trees. The LPA would not normally re-consult on amended plans unless there was a material change to a scheme.	No
RBWM should request the applicant to resubmit the final plans for development and by ensuring that a copy or copies of this are made available to residents in a printed format for comment.	There is no requirement for the LPA to request this.	No
The plans for development contravene the terms of the Willows Riverside Park Site Licence and we regard it as a dereliction of duty if RBWM does not enforce this legally binding document.	The terms of the licence are not relevant to the planning assessment and it is not the LPA to enforce terms of a licence.	No
All electric cables will be running next to the piles that support the metal bank. This, in our opinion, is extremely dangerous and must contravene Health and Safety guidelines.	The health and safety guidelines are separate from planning.	No
The Environment Agency measured the volume of water going under the bridge at Maidenhead as being 256,000 cubic metres of water per second. The bollards proposed are totally inadequate. At this point the river is dangerous. At a time of calm water, two individuals have lost their lives.	Noted, however, the Environment Agency has not raised an objection to the planning application in respect of flood risk.	No
The map in the FRA shows the ground levels to be 20.5-20.75 AOD. If the flood level (with climate change allowance is expected to be 21.61 AOD), the maximum flood level cannot be 0.71 metres	The FRA states the elevations along the mooring area range between 20.9 and 22.3mAOD, as such from the lowest ground level at this point, the flood depth (with climate change) would be 0.71 metres.	No

Comments from Consultees

2.4

Comment	Officer response	Change to recommendation?
Environmental Protection: No objections, subject to conditions for noise emission control and timings for works to plant machinery taking place at certain times	See recommended conditions 3 and 4 of main report.	No

being imposed.		
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3. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 3.1** The existing electric hook-up and water points, mooring bollards and galvanised steel posts and brackets shall be removed and the land restored to its former condition within 1 month of the development hereby permitted being completed.
Reason: The development is within the Green Belt, and the proposed development is granted on the basis that the existing development to be replaced is removed.

Application No.:	17/00425/FULL
Location:	Land To Rear of 250 To 284 Horton Road Datchet Slough
Proposal:	Erection of two new commercial units (Use class B2 - general industrial) within the existing commercial site.
Applicant:	Mr Loveridge
Agent:	Fiona Jones
Parish/Ward:	Datchet Parish/Datchet Ward
If you have a question about this report, please contact: Claire Pugh on 01628 685739 or at claire.pugh@rbwm.gov.uk	

1. SUMMARY

The agent has made comments in respect of the Panel report.

It is recommended the Panel refuses planning permission with the reasons listed in 9 of the main report.

2. ADDITIONAL INFORMATION

2.1 The agent has made the following comments:

- 1- Having read the Panel Report for this application, can you clarify in the Update Report the following: In paragraph 3.1 you state "the application site originally included Green Belt land that did not benefit from planning permission for commercial uses". However, this is incorrect as that land in the Green Belt is lawfully used for the Car Wash, Spray Bake and Pallet Yard.
Officer response: Originally when the application was submitted, the application site did include Green Belt land and then this was omitted in amended site location plan.
- 2- The proposal wholly complies with the parking standards by showing 6 parking spaces. It is not essential to show spaces for service vehicles. At this stage it is unknown what the B2 use would be and therefore it can't be insisted that more spaces are required than the Maximum set out in the Parking Standards.
Officer response: for B2 commercial units, service vehicles would be anticipated as set out in the Council's Parking Strategy.
- 3- In respect of the comments on a lack of information in respect of transport/parking grounds, I have confirmed the main reason for submitting this application is to tidy up the area, improve how it operates and improve its appearance. The parking layout shows all the other units (even though they don't form part of this application) and shows how the parking bays will be laid out and how large the units are. We thought the Borough would be delighted with this application as it shows such a vast improvement on what currently exists. All the existing cars would be removed to make way for the new parking/landscaping area.
Officer response: Noted, this does not affect the recommendation.

Application No.:	17/00769/ADV
Location:	Advertising Right Jubilee Arch Windsor
Proposal:	Consent to display one internally-illuminated double-sided monolith
Applicant:	Royal Borough of Windsor And Maidenhead
Agent:	Not Applicable
Parish/Ward:	Windsor Unparished/Castle Without Ward

If you have a question about this report, please contact: Josey Short on 01628 683960 or at josey.short@rbwm.gov.uk

Application No.:	17/01189/LBC
Location:	Guildhall High StreetWindsorSL4 1LR
Proposal:	Installation of working-at-height safety features including replacement walkways, collapsible handrails and fall arrest system. Renovation and decoration works to the ground floor western elevation including surface rendering and primary/ancillary entrances and associated stonework detailing. Refurbishment of lead waterproofing to cornice and renovation of existing first floor sash windows.
Applicant:	Mr Searle
Agent:	Ms Deniz Beck
Parish/Ward:	Windsor Unparished/Castle Without Ward
If you have a question about this report, please contact: Olivia Mayell on or at olivia.mayell@rbwm.gov.uk	

Application No.:	17/01346/FULL
Location:	40 St Leonards Avenue Windsor SL4 1HX
Proposal:	2x rear dormers and 4 No. front roof lights to facilitate a loft conversion, alterations to front elevation (external materials) to include replacement metal balustrade panel with glass
Applicant:	Mr Harrison
Agent:	Not Applicable
Parish/Ward:	Windsor Unparished/ Castle Without Ward
If you have a question about this report, please contact: Greg Lester on 01628 682955 or at greg.lester@rbwm.gov.uk	

Application No.:	17/01399/LBC
Location:	Cavendish House18 - 19 Thames StreetWindsorSL4 1PL
Proposal:	Installation of 2no. new halo illuminated fascia signs, relocation of existing awning and the installation of 2no. new menu boxes. Removal of Illumination over hanging sign.
Applicant:	Mrs Newlan
Agent:	Mr Adam Casey
Parish/Ward:	Windsor Unparished/Castle Without Ward

If you have a question about this report, please contact: Olivia Mayell on or at olivia.mayell@rbwm.gov.uk

Application No.:	17/01626/LBC
Location:	Hogarth House29 - 31 Sheet StreetWindsorSL4 1BY
Proposal:	Consent to retain reconfiguration of the internal layout by replacing and relocating stud partition walls. Form new opening on north elevation for mechanical extractor. Increasing the height of window openings to east elevation with the addition of glass balustrades.
Applicant:	Mr Banham
Agent:	Mr David Coventry
Parish/Ward:	Windsor Unparished/Castle Without Ward
If you have a question about this report, please contact: Jessica Stileman on or at jessica.stileman@rbwm.gov.uk	

