

WINDSOR URBAN DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 5 DECEMBER 2018

PRESENT: Councillors Malcolm Alexander (Chairman), Phillip Bicknell (Vice-Chairman), Michael Airey, John Bowden, Wisdom Da Costa, Eileen Quick, Samantha Rayner and Edward Wilson

Officers: Ashley Smith, Wendy Binmore and Sian Saadeh

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Edward Wilson.

DECLARATIONS OF INTEREST

Cllr Alexander – Declared a personal interest in item 1 as several members of his family either attended or worked in some of the schools listed in the report. He confirmed he attended Panel with an open mind.

Cllr Bicknell – Declared a personal interest in item 1 as his son was the interim deputy head teach of Holyport College and Eton College sponsored Holyport College. He added his youngest son was a pupil at Trevelyan Middle School which was listed in the report for item 1. Councillor Bicknell confirmed he attended Panel with an open mind.

Cllr Bowden – Declared a personal interest in item 1 as he is a relative of a former employee of the Planning Consultants used by the applicant. He confirmed that he had never discussed the item with his relative and that he attended Panel with an open mind.

Cllr E. Wilson – Declared a personal interest in item 1 as his wife was employed at Holyport College which had a connection with Eton College. He confirmed he attended Panel with an open mind.

MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting held on 7 November 2018 be approved.

PLANNING APPLICATIONS (DECISION)

18/02033* *Eton College: Construction of a new school sports centre comprising a 9-court sports hall capable of offering multipurpose indoor sports, x8 squash courts, general fitness spaces, an athlete development programme space including a sprint track, dojo space, physio spaces, classrooms and offices for PE staff and students, a triple height combing wall space, rifle range and associated plant, storage, WC and changing facilities. Construction of a new Eton Sports and Aquatics Centre comprising a 25m pool with movable floor suitable for swimming, water polo and teaching use, a 4-court sports hall capable of offering multi-purpose indoor sports and exam use, changing facilities, a spectator area at first floor level which also provides a*

meet-up space and refreshment point for post-match use, associated plant and storage provision, associated car and coach parking and new access track off Slough Road. Refurbishment and extension of the rackets courts building to provide a new clubroom and changing facilities. Refurbishment of fives courts, a new printmaking pavilion to house historic printing presses adjacent to Caxton Schools, following demolition of the existing buildings comprising the gymnasium, indoor swimming pool and the outdoor swimming pool complex (Amended Plans) at College Eton College, Slough Road, Eton, Windsor SL4 6DJ.

The Panel debated the item, and the recommendation put forward by officers. Whilst members felt that the officer had produced a high quality report considering the key matters well, it became clear through the debate that members felt that greater weight should be assigned to some of the very special circumstances advanced by the applicant.

In their recommendation officers had considered that the following weight should in their opinion be assigned to the very special of the case circumstances:

Very Special Circumstances	Weight afforded
Need for College to upgrade and improve their existing indoor sports facilities to enable pupils to participate in full curriculum of sports, to ensure adequate recreation space for pupils and to ensure continued success of College in attracting pupils	Significant
Community benefits in proposed use of facilities by local schools and Eton/Eton Wick residents	Significant
Lack of alternative sites available within relevant area that could accommodate proposed development	Limited
High quality design scheme	Limited
Improvement in surface water drainage and flood plain storage capacity	Limited
Ecological enhancements	Limited

After debating the case, Members considered that greater weight should be afforded to the Very Special Circumstances case in the following areas:

1. Need for college to upgrade and improve their existing indoor sports facilities to enable pupils to participate in full curriculum of sports, to ensure adequate recreation space for pupils and to ensure continued success of College in attracting pupils and delivering for their needs – Weight afforded should be increased to **Very Significant**.
2. Community benefits from the proposed use of facilities by local schools and local residents – Weight afforded should be changed to **Very Significant** (This will be secured with a Legal Agreement).
3. High Quality of the Design of the scheme – Weight afforded should be increased to **moderate**. Members noted the very

positive comments with regards the design from Historic England.

4. Members noted that there would be an increase in employment opportunities and felt that should be added to the Very Special Circumstances case even if the weight afforded could only be set at **very limited**.

Once these issues had been identified, members further discussed the item and the benefits and harm arising as a result of the proposal. A motion to approve the development was advanced on the basis of the above revised very special circumstances weightings. In advancing approval members considered that the balance had now tilted in favour of approval and the very special circumstances now clearly outweighed the harm.

– A vote then took place and the Panel voted UNANIMOUSLY TO AUTHORISE THE GRANTING OF PLANNING PERMISSION (contrary to the Head of Planning’s recommendation). The grant of planning permission was delegated to the Head of Planning subject to a legal agreement be agreed that secured a suitable level of community use of the facilities, relevant conditions and referral to the Secretary of State.

(The Panel was addressed by Dr Roz Rivas of the Eton and Eton Wick Neighbourhood Plan Group in support of the application and Simon Henderson the Head Master of Eton College and Katherine Russell the Head Teacher at Eton Porny School in favour of the application).

18/02637 *Mr Collett: Outline application for access, layout and scale to be considered at this stage with all matters to be reserved for the construction of 2 x two bedroom dwellings, 14 apartments, associated parking and new vehicular access following the demolition of 9-11 Imperial Road at 9-11 Imperial Road, Windsor.*

THE PANEL VOTED UNANIMOUSLY delegate to the Head of Planning to:

1. Secure an appropriate level of affordable housing following negotiations with the applicant and then to **APPROVE** planning permission subject to a legal agreement to secure the agreed affordable housing contribution and subject to the conditions set out in Section 13 of the Main Report. Or;
2. Refuse planning permission for the lack of affordable housing if no agreement has been reached on an appropriate level of provision by 31 January 2019.

(The Panel was addressed by Glenn Batchelar in objection).

The meeting, which began at 7.00 pm, finished at 8.20 pm

CHAIRMAN.....

DATE.....