

WINDSOR AREA DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 4 SEPTEMBER 2019

PRESENT: Councillors David Cannon (Chairman), John Bowden (Vice-Chairman), David Cannon (Chairman), Neil Knowles, Shamsul Shelim and Amy Tisi

Also in attendance: Councillors Christine Bateson, Lynne Jones, Ewan Larcombe, Sayonara Luxton, Julian Sharpe and John Story

Officers: Melvin Andrews, Andy Carswell, Victoria Gibson, Victoria Goldberg and Jenifer Jackson, Rachel Lucas and Jo Richards

APOLOGIES FOR ABSENCE

Apologies were received from Councillors Bateson, da Costa, Davey, Davies, Hilton and Sharpe. Councillors Baskerville, Clark, Johnson and Muir were attending as substitutes.

DECLARATIONS OF INTEREST

Councillor Clark – Declared a personal interest in Item 8 as he had previously been Chairman of the former Culture and Communities Overview and Scrutiny Panel. He stated he was aware of the proposals but had not seen any plans and confirmed that he was attending Panel with an open mind.

Councillor Shelim – Declared a personal interest in Item 8 as he had previously been a member of the former Culture and Communities Overview and Scrutiny Panel. He stated that the proposals had been discussed but confirmed he was attending Panel with an open mind.

Councillor Knowles – Declared a personal interest in Item 9 as a member of Old Windsor Parish Council. He stated he had not taken part in any voting on the item and confirmed that he had not pre-determined the application.

MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting held on 7 August 2019 be approved as an accurate record.

ORDER OF BUSINESS

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

19/00324/FULL - CHARTERS SCHOOL, CHARTERS ROAD, SUNNINGDALE, ASCOT, SL5 9QY

19/00324/FULL Charters School Charters Road Sunningdale Ascot SL5 9QY	Provision of a dual use leisure facility for combined school and community to include 25 metre 6 lane swimming pool, 8 court sports hall, gym, dance studio and ancillary accommodation, along with landscaping and parking areas. A motion to approve the application, contrary to the officer recommendation, was put forward by Councillor Knowles. The motion was seconded by Councillor Clark.
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The Panel voted unanimously to APPROVE the application, subject to the satisfactory completion of a Section 106 agreement and subject to the condition that a satisfactory surface water drainage scheme be completed, in addition to a full set of conditions being agreed with the applicant and Head of Planning.

In making their decision to approve the application, the Panel had the following observations regarding the reasons for refusal that were listed in the Officer report:

1. Members agreed that substantial weight had to be attributed to the harm to the Green Belt as a result of inappropriate development and harm to openness as defined by the NPPF.

2. Members were of the view that the screening that had been proposed for the site was appropriate and would therefore not detrimentally impact on the existing street scene. Members were of the view that the assessment of the scale and bulk of the design was subjective, and the assessment should be made with the context of the entirety of the application site having been a school for a number of years being taken into account. As such, no harm was attributed to the impact on the character of the area.

3. Members were of the view that the development would be made sustainable as the majority of the facility's users would be pupils at Charters School, so they would therefore already be on site and there would not be any increase in private motor car usage for special journeys to use the leisure facilities. It was noted that bike storage facilities were included in the proposals, thereby increasing the sustainability of the application site. Members also took the view that local residents would no longer need to rely on private motor car journeys to other locations in order to access similar facilities to those proposed, thereby further increasing the sustainability of the application site and removing community isolation. As such, no harm was attributed to the location of the site.

4. Members were of the view that this reason for refusal could be overcome by way of attaching a condition.

Regarding the benefits of the application, Members were of the view that substantial weight could be given to the educational and community benefits of the application. Furthermore, moderate weight could be attributed to the economic benefits arising from the development. Members were of the view that cumulatively these benefits would outweigh the substantial harm to the Green Belt such that Very Special Circumstances existed that outweighed the harm to the Green Belt.

(The Panel was addressed by Barbara Hilton, on behalf of Sunninghill and Ascot Parish Council; by Charlie Holden, Jack Jones, Richard Pilgrim and Lynda Yong in support of the application; and by Councillors Luxton, Sharpe and Bateson.)

16/01725/FULL - CHARLES MORRIS FERTILIZER, HYTHE END FARM, HYTHE END ROAD, WRAYSBURY, STAINES, TW19 5AW

<p>16/01725/FULL Charles Morris Fertilizer Hythe End Farm Hythe End Road Wraysbury Staines TW19 5AW</p>	<p>Replacement concrete surfacing associated with the lawful storage and processing of waste material, with associated drainage infrastructure and access ramps (part retrospective)</p> <p>A motion was put forward by Councillor Shelim to delegate the authority to grant planning permission to the Head of Planning, subject to the Conditions listed in Section 3 of the Panel update and following referral to the National Planning Casework Unit. This was seconded by Councillor Johnson.</p> <p>The Panel voted to APPROVE the motion to delegate to the Head of Planning, as per the conditions listed above.</p> <p>Six Councillors voted in favour of the motion; two Councillors voted against the motion; and one Councillor abstained.</p> <p>(The Panel was addressed by Ken Marsh, objector; John Lenton, on behalf of Wraysbury Parish Council; Ian Thompson, on behalf of Datchet Parish Council; Michael Krantz, on behalf of the application; and by Councillor Larcombe)</p>
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16/02366/FULL - FOWLES CRUSHED CONCRETE, HYTHE END FARM, HYTHE END ROAD, WRAYSBURY, STAINES, TW19 5AW

<p>16/02366/FULL Fowles Crushed Concrete Hythe End Farm Hythe End Road Wraysbury Staines TW19 5AW</p>	<p>Detached building for the maintenance of plant and machinery associated with the storage before and after processing and processing of waste materials which is the subject of a Certificate of Lawful Use dated 9 September 1998 (retrospective)</p> <p>A motion to delegate the authority to grant planning permission to the Head of Planning, subject to the condition listed in Section 10 of the main report, was put forward by Councillor Bowden. This was seconded by Councillor Johnson.</p> <p>The Panel voted to APPROVE to delegate the authority to grant to the Head of Planning.</p> <p>Five Councillors voted in favour of the motion; three Councillors voted against the motion; and one Councillor abstained.</p> <p>(The Panel was addressed by John Lenton, on behalf of Wraysbury Parish Council; Michael Krantz, on behalf of the application; and by Councillor Larcombe.)</p>
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In accordance with Rule of Procedure Part 4A C25.1 of the Council's constitution, a vote in relation to whether or not the meeting should continue was called for, as the time had exceeded 9.30pm.

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

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

19/00948/FULL - WHEATSHEAF PARADE, ST LUKES ROAD, OLD WINDSOR, WINDSOR, SL4 2QH

19/00948/FULL Wheatsheaf Parade St Lukes Road Old Windsor Windsor SL4 2QH	Erection of a new building comprising of 3 no. flats with associated bin storage and cycle shelter following demolition of existing garages. Two storey extension adjacent to 5 Wheatsheaf Parade to provide 2no. flats. Re-positioning of existing vehicular access. A motion was put forward by Councillor Knowles to refuse the application. This was seconded by Councillor Tisi. The Panel voted unanimously to REFUSE the application. (The Panel was addressed by Jane Dawson, on behalf of Old Windsor Parish Council, and by Councillor Jones.)
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18/03747/FULL - MILE STONES, QUEENS HILL RISE, ASCOT, SL5 7DP

18/03747/FULL Mile Stones Queens Hill Rise Ascot SL5 7DP	Construction of two blocks comprising 18 no. apartments with basement parking and improvements to existing access from Queens Hill following demolition of existing dwellinghouse and outbuildings. A motion was put forward by Councillor Shelim to authorise the Head of Planning to grant planning permission subject to the satisfactory completion of a Section 111 agreement being secured for SAMM/SANG payments, and subject to the conditions listed in Section 13 of the main report. This was seconded by Councillor Baskerville. The Panel voted unanimously to authorise the Head of Planning to PERMIT the application, subject to the conditions listed above.
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19/00313/FULL - ALEXANDRA GARDENS, BARRY AVENUE, WINDSOR, SL4 5JA

19/00313/FULL Alexandra Gardens Barry Avenue Windsor SL4 5JA	Construction of ice rink and attractions annual between October and January for the years 2019 – 2022 A motion was put forward by Councillor Clark to approve the application. This was seconded by Councillor Muir.
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	<p>The Panel voted to APPROVE the application.</p> <p>Seven Councillors voted in favour of the motion to approve; two Councillors voted against the motion.</p> <p>A second motion to approve the application for a two-year period was put forward by Councillor Shelim. This was not seconded and the motion fell.</p>
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ESSENTIAL MONITORING REPORTS (MONITORING)

All details of the essential monitoring reports were noted by Members.

LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF THE PUBLIC

RESOLVED UNANIMOUSLY: To approve the motion to exclude the public from the remainder of the meeting.

The meeting, which began at 7.00 pm, finished at 10.00 pm

CHAIRMAN.....

DATE.....