

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

Maidenhead Panel

Application No.:	20/01779/OUT
Location:	Berkshire College of Agriculture Burchetts Green Road Burchetts Green Maidenhead SL6 6QR
Proposal:	Outline application for access, layout and scale only to be considered at this stage with all other matters to be reserved for the construction of 26 dwellings with associated access, landscaping, parking and servicing.
Applicant:	Berkshire College of Agriculture
Agent:	Mr Kevin Scott
Parish/Ward:	Hurley Parish/Hurley And Walthams
If you have a question about this report, please contact: Antonia Liu on 01628 796034 or at antonia.liu@rbwm.gov.uk	

1. SUMMARY

- 1.1 Correction to recommendation.
- 1.2 Additional information submitted by the applicant.
- 1.3 Further consultation comments received from the Council's Conservation Officer.
- 1.4 Late representations received.

2. CORRECTION TO RECOMMENDATION

- 2.1 Correction to the recommendation as there were typos for option 2 in the main report:

It is recommended the Committee Authorises the Head of Planning:	
1.	To grant planning permission on the satisfactory completion of an undertaking to secure the money raised from the development to be used to complete a schedule of works that relate to the heritage assets at BCA and appear necessary for their on-going maintenance, set out in the Condition Survey, in line with an approved Conservation Management Plan, and affordable housing set out in Section 9 of this report, and with the conditions listed in section 13 of this report.
2.	To refuse planning permission if an undertaking to secure the money raised from the development to be used to complete a schedule of works that relate to the heritage assets at BCA and appear necessary for their on-going maintenance, set out in the Condition Survey, in line with an approved Conservation Management Plan, and affordable housing set out in Section 9 of this report has not been satisfactorily completed.

3. ADDITIONAL INFORMATION

- 3.1

1	A note on the financial management of the college has been submitted by the Financial
---	---

	Director of BAC, which sets out how the college finances have improved over the last 8 years but does not change the position in respect of the maintenance of the Heritage Asset where there is a shortfall in funding.
2	A chartered surveyor who is an advisor to BCA has also provided a note, which gives the view that with rental grown there is potential for a rental income of £15 per square foot for the South Wing, which would generate a potential rental income in excess of £40,000 per annum to fund on-going repairs and long-term maintenance of the heritage asset.
3	Reference has been made to the statue of Cupid in community comments, and email received to confirm this statue has not been present on the plinth for many years. It is unclear whether it was stolen or damaged. The plinth will be retained as it is part of the listing it is not considered appropriate to include the commissioning of a new, replacement statue within the Heritage Deficit figures.

3.2 There is no change to the assessment or recommendation in light of the above.

3.3 Comments from Consultees

Comment	Officer response	Change to recommendation?
<p>Conservation Officer: No objection subject to the following.</p> <p>The main building is in a very poor state of repair with the stables block, garden walls, Bee House and other features such as the Ha Ha and statue of Dianna, all requiring significant repair.</p> <p>The proposed enabling development would appear to provide sufficient capital to cover the costs of the repairs outlined in the schedule of condition although costs should have been reviewed to include more current costings. Recommends a definitive schedule of repairs to be secured via condition. Monies raised by the enabling development should be ring fenced for this work as a part of a legal agreement.</p> <p>Works to be funded to heritage asset would require listed building consent.</p> <p>The Conservation Management Plan from 2019 is welcomed in principle, but will need to be reviewed and, if necessary, updated. This can be secured by condition.</p> <p>The new development would lie beyond the boundary of the historic parkland and would form part of the existing group of modern development. It would not impact on any important views from the estate but will be seen from some views from the wider historic parkland, particularly from the northern area of the registered park. The area has been much altered with new buildings designed for college use, but</p>	<p>Paragraph section 9(ii) and 9(xiii) of the main report, and the following:</p> <p>Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefit of the proposal.</p> <p>The harm identified by the Council's Conservation Officer relates to negative but limited impact on the wider setting of the house and parkland. This harm is not considered to outweigh the public benefit of enabling urgent and essential repairs to important heritage assets on the BCA estate including Listed Grade I Hall Place and other Listed Grade II structure and buildings and Listed Grade II Registered Park and Garden, and therefore acceptable.</p> <p>In the case for VSC, the limited harm in this respect is afforded limited weight. However, the overall identified harm is still considered to be outweighed by other material considerations. Therefore,</p>	No

<p>there will be a change and therefore there would be a small negative impact on the wider setting of the house and parkland. The level of this harm would be very low and would amount to less than substantial harm, but would be significantly outweighed by the benefits of potential repairs and refurbishment of the historic assets on the site.</p> <p>There would be no objection to these buildings being of a modern appearance, but detailed design and materials will need some further consideration. Requests that works to the driveway includes conservation kerbs, and that tarmac to be used avoids a dense black finish.</p>	<p>VSC exists to justify the development in the Green Belt. There is no change in the overall Planning Balance.</p>	
---	---	--

3.4 Comments from Interested Parties

A number of additional community comments have been received and reported below. These exclude any comments received after noon on the 20 October 2021. Letters which explicitly state they the author has previously submitted comments and are writing to reiterate comments have not been included in the count below and are covered in the main report.

25 letters have been received supporting the application, summarised as:

Comment	Officer response	Change to recommendation?
VSC established, will raise funds for essential repairs to a Grade I Listed Building (Hall Place), which is of national importance, and other Grade II buildings and structures to secure long term future of these heritage assets and of BCA.	Section 9 (xiii) of main report and officer's response to the Conservation Officer's comments in update report.	No.
Buildings are unsafe and as not useable restricts/reduces educational facilities (classrooms, office, cafeteria, small meeting rooms) for the college.	Section 9(ii) of main report.	No.
Not able to divert funding for educational purposes to maintenance costs of heritage assets as operating budget and capital budget does not allow, and no alternative source of funding.	Section 9(ii) of main report.	No.
Important in securing the stability and long-term future of BCA, which is a successful college.	Section 9(ii) of main report.	No.
No harm to the setting and / or special character of the heritage assets. No objection from Historic England.	Section 8 and 9(ii) of main report and officer's response to the Conservation Officer's comments in update report.	No.
No harm to biodiversity.	Section 9(vii) of main report.	No.
Provision of market and affordable housing to meet housing need.	Section 9(iii) of main report.	No.
Local Development, including at the Grasslands Institute have set a precedent for building in the	Not a material planning consideration, each	No.

area.	application is considered on its own merits.	
-------	--	--

2 letters have been received objecting to the application, summarised as:

Comment	Officer response	Change to recommendation?
Loss of Green Belt	Section 9(i) of main report.	
The benefits do not outweigh all other considerations to amount to VSC.	Section 9(xiii) of main report.	No.
Additional vehicle movements to the detriment of highway safety	Section 9(ix) of main report.	No.

