

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

<b>Application No.:</b>	21/02467/FULL
<b>Location:</b>	Squires Garden Centre Maidenhead Road Windsor SL4 5UB
<b>Proposal:</b>	Erection of 30 dwellings including the re-location of existing access along Maidenhead Road with associated parking, internal circulation, informal public open space, landscaping and related infrastructure.
<b>Applicant:</b>	
<b>Agent:</b>	Mrs Sara Dutfield
<b>Parish/Ward:</b>	Bray Parish/Clewer And Dedworth West
<b>If you have a question about this report, please contact:</b> Harmeet Minhas on or at <a href="mailto:harmmeet.minhas@rbwm.gov.uk">harmmeet.minhas@rbwm.gov.uk</a>	

**1. SUMMARY**

1.1 This update relates to the following: -

- Changes to the wording of conditions 2 and 16, and 6 additional conditions (18-23)

1.2 There is no amendment to the recommendation, apart from the revisions to the conditions. The recommendation is as follows:

<b>It is recommended the Committee authorises the Head of Planning:</b>	
1.	<b>To grant planning permission on the satisfactory completion of an undertaking to secure the highway infrastructure, affordable housing and carbon offset fund contributions in Section 10 of the main report, and with the conditions listed in Section 15 of the main report as updated by this committee update</b>

**2. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

Updated Conditions

1.1 Condition 2 is to be updated is per discussions with the planning agent. It is recommended that the wording of the condition is revised as below to reflect commencement of development above ground level, and not prior to the commencement of works on site

**2. No development shall take place above slab level until samples of the materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.**

**Reason: In the interests of the visual amenities of the area. Relevant Policy QP3 of the Borough Local Plan.**

- 1.2 Condition 16 is to be updated is per discussions with the planning agent. It is recommended that the wording of the condition is revised as below to reflect the exact windows proposed to be the subject of the condition.

**16. The first floor windows on the eastern elevation of Plot 1 and the first floor window on the western elevation of Plot 21, which serve the habitable rooms, shall be of a permanently fixed, non-opening design and fitted with obscure glass and the window shall not be altered.**

**Reason: To protect the amenities of future occupants of the site. Relevant Policies - Local Plan QP3**

Additional Conditions

- 1.3 The reason for introducing a further condition relating to PV panels follows receipt of an energy/sustainability report. The proposal does not expressly state they are required but in the event they should be introduced, the Council should seek to have a degree of control over any possible impacts on the character and amenity of the development, and wider area.

**18. No development shall take place above slab level until details of PV panels to be used on the external surfaces of the elevations of dwellings within the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.**

**Reason: In the interests of the visual amenities of the area. Relevant Policy QP3 of the Borough Local Plan.**

- 1.4 The reason for introducing a further condition relating to tree protection measures relates to the importance of the trees within and adjacent the site to the character of the area.

**19. The erection of fencing for the protection of any retained tree and any other protection specified shall be undertaken in accordance with 'Arboricultural Impact Assessment Method Statement & Tree Protection Plan prepared by ACD Environmental (SQB 23379-03) dated 28th July 2021 and the approved plans and particulars before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the Local Planning Authority.**

**Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan QP3 and NR3.**

- 1.5 The reason for introducing a noise condition relates to the requirements of the site allocation to provide mitigation measures to address the impacts of noise to protect residential amenity.

**20. No development shall take place above slab level until a noise report setting out internal noise levels of the habitable rooms within the development will meet the requirements of Policy EP4 (4), including any mitigation measures required relating to windows and acoustic protection within the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.**

**Reason: To protect the amenities of future occupants of the site. Relevant Policies - Local Plan QP3 and EP4**

- 1.6 A condition relating to Archaeology is to be included as per para 10.68 of the main report

**21. A) No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and: 1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.**

**B) The Development shall take place in accordance with the Written Scheme of Investigation approved under condition (A). The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition**

**(A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.**

**Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy**

- 1.7 A detailed landscaping scheme is required to be submitted

**22. The development shall not be occupied until the hard and soft landscaping scheme has been implemented within the first planting season following the substantial completion of the development in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The development shall be retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity.**

**Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan QP3**

- 1.8 Details of bin storage are required to be submitted:

**23. No part of the development shall be occupied until a refuse bin storage area and recycling facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall be kept available for use in association with the development at all times.**

**Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policies - Borough Local Plan IF2 and QP3**

