

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE

Application No.:	22/00217/FULL
Location:	Land At 57 To 61 The Green Wraysbury And 1 To 3 Station Road Wraysbury Staines
Proposal:	Proposed change of use of ground floor of No.57 from takeaway to office. External alterations to 59 The Green and change of use from car repairs to 2 x offices (ground floor) and 1no. one bed flat (first floor). Two storey rear extension to 61 The Green and conversion of 3 bed dwelling to 1no. one bed and 1no. two bedroom flats. Alterations and extensions to 1-3 Station Road and change of use from part ground floor retail and part domestic to form 4no. one bed, 1no. two bed and 1no. three bed flats. Erection of 2no. semi-detached houses (1no. two bed and 1no. three bed) to rear of nos. 5-7 Station Road.
Applicant:	Mr & Mrs Gamester
Agent:	Mr Neil Davis
Parish/Ward:	Wraysbury Parish/Datchet Horton And Wraysbury
If you have a question about this report, please contact: Jeffrey Ng on or at jeffrey.ng@rbwm.gov.uk	

1. SUMMARY

- 1.1 Following the publication of the main Committee report, the Council has received comments from Natural England. No objection has been raised from Natural England subject to a condition to ensure that no disruptive works take place when the populations of Northern shoveler *Anas clypeata* and Gadwall *Anas strepera* are overwintering within the South West London Waterbodies Special Protection Area. The comments do not change the proposal's recommendation.
- 1.2 A letter has been received from the applicant dated 23rd August 2022 seeking to address the areas of concern raised by the Council. Additional information has been provided in the letter, but it is considered that all matters have already been addressed in full in the main Committee report. The letter does not change the proposal's recommendation.

2. ADDITIONAL INFORMATION

- 2.1 The Council has received a copy of a letter from the applicant. The letter is seeking to respond to the case officer's email dated 09 August 2022. Though all matters have already been addressed in the main report, it is considered that clarification should be set out regarding the principle of development:

Principle of Development

- 2.2 The letter is seeking to address the loss of retail units at 57 The Green, 1 Station Road and 59 The Green. An addendum is also provided to respond to Policy TR5 and Policy NP/BUSEC1 to support the overall function of the centre and opportunities for customer choice will be maintained and the provision of marketing evidence.

Paragraph 10.4 of the main report sets out a comprehensive officers' assessment of the proposed development against Policy TR5. Paragraph 10.6 concludes that the proposed office use is not the preferred use, but the existing retail units have already been vacant for a certain period of time. Furthermore, there is a significant number of other shops and services within the wider centre such that the proposal would not adversely affect the function of Wraysbury Local Centre.

3. **CONSULTEE RESPONSE**

3.1 The following table summarises additional consultee responses received:

Comment	Officer response	Change to recommendation?
Natural England – The application site is in close proximity to South West London Waterbodies Special Protection Area (SPA). No objection is raised subject to a condition to ensure no disruptive works take place when the populations of Northern shoveler <i>Anas clypeata</i> and Gadwall <i>Anas strepera</i> are overwintering within the SPA to mitigate the adverse effect on the integrity of the SPA.	Noted.	No

There is no change to the recommendation in the main report.

