

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD

PANEL UPDATE

Application No.:	22/01492/FULL
Location:	Land East of Horton Road Horton Slough
Proposal:	Continued use of approximately 12 hectares of land for a proposed inert waste recycling facility, including weighbridge, site offices, welfare facilities and machinery store and workshop; the retention of the raised bunds, existing planted trees and associated landscaping and the existing access; and the erection of a southern bund and associated landscaping.
Applicant:	Jayflex Aggregates Limited
Agent:	Mr Phillip Taylor
Parish/Ward:	Horton 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 There are some amendments to the Summary and Green Belt Compensation section of the main report. There are also some changes to the wording of the planning condition. All amendments however do not change the proposal's recommendation.

2. AMENDMENTS

Summary

- 2.1 Paragraph 1.8 of the main report is superseded and replaced by the following texts:
- 2.2 Therefore, the Officer's recommendation is to approve subject to the matters set out below:

It is recommended the Committee authorises the Head of Planning:	
1	To grant planning permission subject to the following: Completion of Section 106 legal Agreement to secure: ☐ An HGV Routing agreement ☐ A financial contribution of £6,000 per annum for a ten-year period from the date of this permission towards two Colne and Crane Valleys Green Infrastructure Strategy 2019 projects, namely SC207 Colnebrook, Poyle, Horton landscape enhancement and Project X Colne Valley Countryside Management Service ☐ The conditions are listed in Section 15 of this report.
2	To refuse planning permission if a Section 106 agreement cannot be secured for reasons that the development would result in an adverse impact on the highway and not provide the requisite Green Belt compensation, resulting in harm to the Colne Valley Park and landscape character of the area.

Explanation of Recommendation

- 2.3 The Green Belt Compensation section (Para. 10.22 to Para. 10.25) is superseded and replaced by the following texts:
- 2.4 Paragraph 145 of the NPPF sets out that local planning authorities should seek opportunities to enhance the beneficial use of the Green Belt, including looking for opportunities to provide access, retain and enhance landscapes, visual amenities and biodiversity, etc. Though there is no definition from both national and local planning policies relating to green belt compensation, moreover it is set out under the landscape and townscape section of Horton Brook Quarry WA2 of Appendix A of the Central and Eastern Berkshire Joint Minerals & Waste Plan, which requires the development of the site must take into consideration the Colne and Crane Valleys Green Infrastructure Strategy 2019 and its key principles.
- 2.5 The Colne and Crane Valleys Green Infrastructure Strategy 2019 identifies that the application site is within the SC207 project area, which is Colnebrook, Poyle, Horton landscape enhancement project. The project is to restore and improve landscape quality and condition around Berkyn Manor Farm, including revealing its historic character. The project also includes landscape enhancement and providing links to Horton village, Colnebrook and Poyle. The Strategy also identifies the establishment of a countryside management service for the Regional Park (Project X) to improve the landscape and public realm opportunities of the wider area.
- 2.6 A meeting was held between the Colne Valley Regional Park Trust and the applicant. A financial contribution of £6,000 per annum for a 10-year period is agreed towards these two projects, which would financially support the landscape enhancement projects of the area. Given that the proposed development is to continue to use the existing recycling facility for the proposed waste operation, it is considered that the agreed contribution amount is reasonable and proportionate to the proposed waste development. The contribution will be secured by the Section 106 planning obligation.

Conditions recommended if permission is granted

No.	Original Text	Amended Text
14	<p>Within 12 months of the date of commencement, noise monitoring surveys shall be conducted quarterly or as required by the Local Planning Authority following receipt of a substantiated complaint. The result of results of the surveys shall be submitted to the Local Planning Authority within two weeks of each monitoring period.</p>	<p>In the event, that a substantiated noise complaint is received by the Local Planning Authority at any time when carrying out the approved development, a noise monitoring schedule including the details of how noise monitoring surveys will be conducted shall be submitted to and approved by the Local Planning Authority within fourteen workings days of the date of receipt of the complaint. The noise monitoring surveys shall be conducted as approved.</p> <p>The results of the surveys shall be submitted to the Local Planning Authority within fourteen working days of each approved monitoring period.</p>

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

