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WINDSOR URBAN DEVELOPMENT CONTROL PANEL

14 OCTOBER 2015

PRESENT: Councillors: Phillip Bicknell (Chairman), Malcolm Alexander (Vice-Chairman), Michael Airey, John Bowden, John Collins, Jesse Grey (substituting for Councillor Muir), Samantha Rayner and Shamsul Shelim.

Also present: Councillor Nicola Pryer

Officers: Neil Allen, Melvin Andrews, Wendy Binmore, Helen Leonard, Simon Rowberry, and Sarah Smith.

PART I

17/15 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Muir.

18/15 DECLARATIONS OF INTEREST

Cllr Bicknell – Declared a personal interest in item 15/01889 as he is a member of the Royal Berkshire Fire and Rescue Service Board and is the Chairman of the budget steering group. He stated he would not take part in the discussion or the vote and would leave the room in the interests of transparency. He also declared a personal interest in item 15/02477 as his partner, Councillor Pryer had called the application in but, he had not discussed the item with her and had come to Panel with an open mind.

Cllr Alexander – Declared a personal interest in item 15/01889 as his son attends The Windsor Boys School and the school would benefit from S106 money received from the development.

Cllr Bowden – Declared a personal interest in item 15/01889 as he lives in a conservation area adjacent to St Marks Road.

Cllr Grey – Declared a personal interest in item 15/01889 as he was interviewed by Radio Berkshire about the application but, he did not express an opinion during the interview and had come to Panel with an open mind.

Cllr Shelim – Declared personal interests in item 15/01889 as his son attends The Windsor Boys School which would benefit from S106 money received from the development; and he owns The Viceroy restaurant on St Leonards Road which is in close proximity to the development.

19/15 MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting of the Windsor Urban Development Control Panel held on 16 September 2015 be approved.

20/15 PLANNING APPLICATIONS (WUDC 12/15)

The Panel considered the Director of Development and Regeneration's report on planning applications received and received updates in relation to a number of applications, following the publication of the agenda.

NB: Updates were received in relation to planning applications marked with an asterisk.

<u>Application</u>	<u>Applicant and Proposed Development</u>
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15/01889*	Royal Berkshire Fire and Rescue Service: Erection of 5 x 4 bedroom town houses, a block of 9 x 2 bedroom apartments with access, parking, landscaping and associated works, following the demolition of the existing fire station at Royal Berkshire Fire and Rescue Service, Windsor Fire Station, St Marks Road, Windsor SL4 3BE - THE PANEL VOTED to APPROVE in accordance with the Director of Development and Regeneration's recommendations and with the conditions listed in Section 10 of the main report and with the additional/amended conditions in Section 3 of the update report as listed below:
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- 1. Irrespective of the provisions of Classes A, B and E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or any other alteration (including the erection of any ancillary building within the curtilage) of or to any dwelling house the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority. Reason: The prominence of the site requires strict control over the form of any additional development which may be proposed. Relevant Policies – Local Plan H11, DG1.**
- 2. Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no fence, gate, wall or other means of enclosure shall be erected on the site without planning permission having first been obtained from the Local Planning Authority. Reason: To ensure the location, form, design and materials are appropriate for the character and appearance of the area. Relevant Policies 0 Local Plan DG1.**
- 3. No development shall commence until details of the siting and design of all walls, fencing or any other means of enclosure (including any retaining walls) have**

been submitted to and approved in writing by the Local Planning Authority. Such walls, fencing or other means of enclosure as may be approved shall be erected before first occupation of the development unless the prior written approval of the local Planning Authority to any variation has been obtained. Reason: to ensure the satisfactory resultant appearance and standard of amenity of the site and the surrounding area. Relevant Policy – Local Plan DG1.

4. Prior to the occupation of the apartment building a refuse management strategy for the apartments shall have been first submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with these details. Reason: In the interests of highway safety. Local Plan Policy T5.
5. Prior to the first occupation of the development details of a balcony screen for the southern elevation of the roof top terrace and balcony screens for the sides of the balconies serving flats 4 and 7 and 1 and 9 at first and second floor shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these screens shall be erected prior to first occupation and retained in accordance with the approved details. Reason: In the interests of the amenities of the occupiers of 20 Hawtrey Road.
6. Prior to the occupation of the houses, details of a privacy screen for the eastern elevation to the raised terrace to the rear of the houses shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the privacy screen shall be erected and maintained in accordance with these details. Reason: in the interests of the amenities of the occupiers of 44 St Marks Road.
7. No further window(s) shall be inserted at first floor level or above in any flank elevation without the prior written approval of the Local Planning Authority. Reason: To prevent overlooking and loss of privacy to neighbouring occupiers.
8. The first floor window(s) in the flank elevation of the town houses shall be of a permanently fixed, non-opening design and fitted with obscure glass and the window(s) shall be permanently retained in that condition thereafter. Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies – Local Plan H11.
9. No development shall take place until full details of the Drainage System have been submitted to and approved in writing by the Local Planning Authority. These shall include:
 - Full details of all components of the proposed drainage system including dimensions,

- locations, gradients, invert and cover levels, and drawings as appropriate; and
- Results of intrusive ground investigations demonstrating the depth of any seasonally high groundwater table and infiltration rates are determined in accordance with the BRE Digest 365.
 - Full calculations demonstrating that the 1 in 100 year plus climate change design standard can be achieved by the proposed soakway based on accurate infiltration rates for the site.
 - Demonstration that the proposed development will not increase the volumes and rates of surface water runoff flowing off the site; and
 - Full details of the maintenance arrangements for the development, covering every aspect of the proposed drainage system. Reason: To ensure that an adequate Drainage system is provided. Policy – To comply with the NPPF.

Informative: The applicant is advised that as the development involved the diversion of a Thames Water foul sewer, Thames Water's consent will be needed prior to diverting the sewer. The information submitted has not provided details of levels to demonstrate this is practical. The applicant is advised that if during the detailed design phases the levels on the site will need to change that a revised planning permission is likely to be required and this shall be obtained before development is commenced.

Four Councillors voted for the motion (Cllrs Airey, Alexander, Collins and Grey), two Councillors voted against the motion (Cllrs Rayner and Shelim), and one Councillor abstained (Cllr Bicknell).

(The Panel was addressed by James Burns in objection and Mark Carter, the agent. A statement was also read out from Cllr Ranking in objection).

15/02452*

Mr and Mrs Clausen: Raising of existing roof ridge line, rear dormer roof extension and 2 No. front rooflights to facilitate loft conversion at 29 Arthur Road, Windsor SL4 1RS – **THE PANEL VOTED UNANIMOUSLY to DEFER in order to carry out a site visit**

(The Panel was addressed Anders Clausen, the applicant and a statement was read out on behalf of Cllr Ranking in favour).

15/02477*

Claire Bishop – Paradigm Housing Group: Construction of 14 dwellings (13x3-bedroom and 1x4-bedroom) and a retail unit

following demolition of existing retail units as approved under permission 13/00381/FULL to amend the position of plots 10 – 12 and correct the layout of plots 4 – 6)approved plans 25B and 30P1) at The Parade and Car Park Rear of 109 and 111 Ruddlesway Windsor – **THE PANEL VOTED to APPROVE planning permission, in accordance with the Director of Development and Regeneration’s recommendations for the reasons and with the conditions listed in Section 10 of the Main Report and amended conditions in Section 3 of the update report as listed below:**

- 1. Details of the design and appearance of proposed sheds and their associated bases shall be submitted to and approved in writing by the Local Planning Authority prior to the provision of sheds or associated bases, on site. The sheds within the root protection areas of trees shall be built on a frame (such as timber) placed on existing ground level, or shall be built on paving slabs placed on existing ground level under the outer edge/pressure points of the sheds, so as to allow aeration of the ground beneath the sheds. The sheds and bases shall be constructed and maintained in accordance with the approved plans/details. Reason: In the interest of the visual amenities of the area and to ensure there is no damage to trees covered by TPO. Relevant Policies – Local Plan N6, Neighbourhood Plan NP/EN2.**

Six Councillors voted for the motion (Cllrs Airey, Alexander, Bowden, Grey, Rayner and Shelim), two Councillors voted against the motion (Cllrs Bicknell and Collins).

(The Panel was addressed by Helen Price in objection).

21/15 ESSENTIAL MONITORING REPORTS (WUDC 13/15)

Details of appeal decisions and planning appeals received were noted.

22/15 MEETING

The meeting, which began at 7.00pm, ended at 8.30pm.

Chairman

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