

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

WEDNESDAY, 29 JUNE 2016

PRESENT: Councillors Dr Lilly Evans (Chairman), Malcolm Beer, David Hilton, John Lenton and John Story

Officers: Wendy Binmore, Alan Brier, Alistair De Joux, Jenifer Jackson and Sean O'Connor

APOLOGIES FOR ABSENCE

Apologies received from Councillors Colin Rayner and Christine Bateson.

DECLARATIONS OF INTEREST

Cllr Dr Evans - Declared a personal interest in item 2 as she was present at the Parish Council meeting where the application was discussed but she took no part in the discussion or the vote. Cllr Dr Evans stated she had attended Panel with an open mind.

Cllr Hilton – Declared a personal interest in items 4 and 5 as he is a member of Sunninghill & Ascot Parish Council, although he was not present at the meetings when the applications were discussed. Cllr Hilton also stated his wife, Parish Councillor Barbara Hilton, was the Chair of the Parish Council Planning committee and was speaking on the items. He stated he had come to Panel with an open mind.

Cllr Lenton – Declared a personal interest in item 6 because he is a member of Horton and Wraysbury Parish Council and was present when the item was discussed. However, Cllr Lenton stated he did not take part in the discussion or the vote and had received no correspondence relating to item 6. He attended Panel with an open mind.

MINUTES

RESOLVED: That the Part I minutes of the meeting of the Windsor Rural Development Control Panel held on 1 June 2016 be approved.

PLANNING APPLICATIONS (DECISION)

- 16/00961* FPC (Wraysbury) Ltd: Change of use from car sales showroom and repair and servicing workshop (sui generis/B2) to shop (A1). Including extension and alterations together with associated access, parking and refuse storage, following demolition of one of the existing buildings and canopy at Concorde Garage, 31 Windsor Road, Wraysbury Staines, TW19 5DE – **THE APPLICATION HAD BEEN WITHDRAWN BY THE APPLICANT AND WAS WITHDRAWN FROM THE AGENDA.**
- 16/00266* Kebbell Development Ltd: Erection of 4 x apartments (3 x 2 bed and 1 x 3 bed) at Land at Hill House, Cross Road, Sunningdale, Ascot – **THE PANEL VOTED to APPROVE the application in accordance with the Borough Planning Manager's recommendations on the basis that, if not subject to an appeal, this application would have been approved.**

A motion in favour of the officer recommendation was put by Cllr Beer and seconded by Cllr Lenton.

Three Councillors voted in favour of the motion (Cllrs Beer, Evans and Lenton) and two Councillors voted against the motion (Cllrs Hilton and Story).

(The Panel was addressed by Carol Bond, Dr John Burke, Julia Chester (SPAЕ), Diana Tombs (NPDG) and PCllr Michael Burn in objection).

16/01179* **Keбbell Development Ltd: Erection of 5 x apartments with associated works at Land at Hill House, Cross Road, Sunningdale, Ascot – THE PANEL VOTED to APPROVE the application in accordance with the Borough Planning Manager’s recommendations on the basis that, if not subject to an appeal, this application would have been approved.**

A motion was put forward by Cllr Hilton to refuse the application contrary to the officer recommendation and this was seconded by Cllr Story. The refusal was based on failure to comply with policies EN2 of the Neighbourhood Plan and retain mature and important trees, policy N6 of the local plan and paragraph 118 of the NPPF together with paragraphs 31-34 of the appeal decision save for the element that relates to plot 3. Two councillors voted for this motion and three against, the motion fell.

The recommendation to approve the application was moved by Cllr Beer and seconded by Cllr Lenton.

Three Councillors voted in favour of the motion (Cllrs Beer, Evans and Lenton) and two Councillors voted against the motion (Cllrs Hilton and Story).

(The Panel was addressed by Carol Bond, Dr John Burke, Julia Chester (SPAЕ), Diana Tombs (NPDG) and PCllr Michael Burn in objection).

16/01127* **Mr Smith: 2 No. new dwellings with basement, garage and associated landscaping following demolition of existing 2 No. dwellings and associated garaging at Sandhills and Sandhills Cottage and The Sunningdale Osteopathic Sandhills Cottage, Cross Road, Sunningdale, Ascot – THE PANEL VOTED to REFUSE the application against the Borough Planning Manager’s recommendations for the reason as listed below:**

- **The proposal by reason of the plot widths, separation between plots, and the regularity and uniformity of the development together with the design of the proposed dwellings is considered to have an urbanising effect on the character of the area which is identified as a Leafy Residential Area in the Townscape Assessment which have irregular plots. The proposal fails to take the opportunity to improve the character contrary to para 64 of**

the National Planning Policy Framework, policies DG1 and H11 of the Local Plan, and policies NP DG1.1 and DG1.6, DG3.1, DG 2.2 and H2.1 of the Adopted Ascot, Sunninghill and Sunningdale Neighbourhood Plan.

Four Councillors voted in favour of the motion (Cllrs Evans, Hilton, Lenton and Story) and one Councillor voted against the motion (Cllr Beer).

(The Panel was addressed by John Marley, Julia Chester (SPA), Diana Tombs (NPDG) and PCllr Michael Burn in objection and Ben Willcox the agent in support of the application).

16/01165* Mr Forster: Two storey rear, single storey rear, single storey front infill, first floor side extensions, conversion of loft to form additional habitable accommodation, 3 rear and 2 front roof lights and amendments to fenestration at Mandalay, Burleigh Road, Ascot, SL5 8ES – **THE PANEL VOTED UNANIMOUSLY to defer the application for a site visit to assess the relationship with the property to the north.**

(The Panel was addressed by Gillian Harwood and PCllr Barbara Hilton in objection).

16/01089 Mr Khan: Single storey detached outbuilding to rear at Rajvoog Tandoori Restaurant, 4 High Street, Sunninghill, Ascot, SL5 9NE– **THE PANEL VOTED to APPROVE the application as per the Borough Planning Manager’s recommendations with the conditions listed in Section 9 of the Main Report and the additional condition that the use should only be ancillary to the restaurant on site.**

During the debate the Panel made a request to advise public protection to remove the knotweed from the site.

Four Councillors voted in favour of the motion (Cllrs Beer, Evans, Hilton and Lenton), one Councillor voted against the motion (Cllr Story).

(The Panel was addressed by Diana Tombs (NPDG) and PCllr Barbara Hilton in objection).

16/01120* Mr Hothi: Single storey rear extension, replacement roof with habitable accommodation, 1 x front and 1 x rear dormers with amendments to fenestration (Retrospective) at Watersmeet House, 18 Kingswood Creek, Wraysbury, Staines, TW19 5EN – **THE PANEL VOTED UNANIMOUSLY to DEFER the application for a sit visit to better understand the proposal.**

(The Panel was addressed by Robert Obbard in objection).

ESSENTIAL MONITORING REPORTS (MONITORING)

Details of Planning Appeals Received and the Appeal Decision Report were noted.

The meeting, which began at Time Not Specified, finished at Time Not Specified

CHAIRMAN.....

DATE.....