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WINDSOR URBAN DEVELOPMENT CONTROL PANEL

WEDNESDAY, 12 OCTOBER 2016

PRESENT: Councillors Malcolm Alexander (Chairman), Phillip Bicknell (Vice-Chairman), Malcolm Alexander (Chairman), Michael Airey, John Bowden, Shamsul Shelim and Jesse Grey

Officers: Jenifer Jackson, Victoria Gibson, Andy Carswell, Laurel Isaacs and Rachel Fletcher

APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Quick, Collins and Mrs Rayner.

DECLARATIONS OF INTEREST

Cllr Bicknell declared a personal interest in item 16/02221 as his son attended Trevelyan School.

Cllr Alexander declared a personal interest in item 16/02221 as his daughter worked at Trevelyan School. He confirmed that he had come to the Panel with an open mind.

Cllr Shelim declared a personal interest in item 16/02221 as his daughter attended Trevelyan School. He confirmed that he had come to the Panel with an open mind. He also declared a prejudicial interest in item 16/02737 as he owned a property in the road where the application site was located. He left the room during the debate and vote.

MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting of the Windsor Urban Development Control Panel held on 17 August 2016 be approved.

PLANNING APPLICATIONS (DECISION)

16/00695 Ms Spiero, Fieldside Associates Ltd: Construction of two storey development comprising 4x 1 bedroom flats and 1x 2 bed flat with associated refuse and cycle storage facilities at Former Windsor Ex Services Club, 107 St Leonards Road, Windsor SL4 3BZ – **THE PANEL VOTED to REFUSE the application as the applicant had failed to provide the additional rental/freehold information required to adequately assess whether the rate the unit was being marketed at was reasonable. It had not therefore been demonstrated to the satisfaction of the Panel that there is no longer a need for the community facility. As such the proposal fails to comply with Local Plan Policy CF1.**

It was proposed by Cllr Bicknell and seconded by Cllr Shelim to refuse the application. Three Councillors voted in favour of the motion (Cllrs Alexander, Bicknell and Shelim) and two voted against it (Cllrs Grey and Bowden). A proposal by Cllr Grey, seconded by Cllr Bowden, to approve the application was rejected by three votes to two and the motion fell.

(Cllr Airey did not take part in the debate or the vote as he did not arrive to the meeting in time.)

(The Panel was addressed by Mr Kingswood in objection to the application.)

16/01097 Mr Shymansky: Single storey rear and two storey side extensions with amendments to fenestration, following the removal of the existing non-original extensions. Part change of use to class C3 (residential) at 109 High Street, Eton, Windsor SL4 6AN – **THE PANEL VOTED UNANIMOUSLY to DEFER the application and return to a future Development Control Panel for the following reasons:**

- To allow Members the opportunity to attend a site visit, and to obtain further information on the fenestration of the property.

(The Panel was addressed by Mr Shymansky, the applicant.)

16/01098 Mr Shymansky: Consent for single storey rear and two storey side extensions with internal and external refurbishments and associated works following demolition of non-original extensions to existing buildings - **THE PANEL VOTED UNANIMOUSLY to DEFER the application and return to a future Development Control Panel for the following reasons:**

- To allow Members the opportunity to attend a site visit, and to obtain further information on the fenestration of the property.

(The Panel was addressed by Alex Deans and PCllr Malcolm Leach in opposition to the application.)

16/01578 Mr and Mrs Parsons: Part single, part two storey rear extension, additional habitable accommodation within existing roof space and widen vehicle access on front boundary at 51 Alma Road, Windsor SL4 3HH – **THE PANEL VOTED UNANIMOUSLY to DEFER the application and return to a future Development Control Panel for the following reason:**

- To allow Members the opportunity to attend a site visit.

(The Panel was addressed by David Eglise in objection to the application.)

16/02221 Mr Spencer, RBWM: Single storey extension to West and two storey extension to East of main block at Trevelyan Middle School, Wood Close, Windsor SL4 3LL – **THE PANEL VOTED UNANIMOUSLY to APPROVE the application in accordance with the Head of Planning's recommendation.**

(An informative on replacing trees that will be cut down to enable the work to take place was agreed by Members.)

16/02419 Castle Homes (London) Ltd: Reconstruction of front façade, bay detail and roof of 106 St Leonards Road, together with alterations and extension to roof to 106 and 108 to facilitate conversion of loft area to habitable accommodation with roof lights, internal reconfiguration of flat layouts and amendments to fenestration at 106-108 St Leonards Road, Windsor – **THE PANEL VOTED to APPROVE the application in accordance with the Head of Planning's recommendation.**

Five Councillors voted in favour of the proposal (Cllrs Airey, Alexander, Bicknell, Grey and Shelim) and there was one abstention (Cllr Bowden).

16/02486 The Royal Household: Erection of Conservation Workshop (revision to 15/00226) at Prince Consorts Home Farm, Frogmore, Windsor – **THE PANEL**

VOTED UNANIMOUSLY to authorise the Head of Planning to APPROVE the application, subject to no new substantive issues being raised following consultation and no call-in by the Secretary of State, in accordance with the recommendation in the officer update report.

16/02702 Quantum Estates: 2 No. detached houses, pair of semi detached houses and new access following demolition of existing dwelling at 23 and land at 21 Clewer Hill Road, Windsor – **THE PANEL VOTED UNANIMOUSLY to DEFER the application and return to a future Development Control Panel for the following reason:**

- To allow Members the opportunity to attend a site visit.

(The Panel was addressed by Margaret Parsons, Emrys Kay and Sheila Cater in objection to the application and by Philip Ross, the applicant.)

16/02737 Mrs Radford: Erection of 14 dwellings (4x 2 bed; 4x 3 bed; 6x 4 bed) and 6 detached garages with associated parking and landscaping following the demolition of existing commercial building at Vale House, 100 Vale Road, Windsor SL4 5JL – **THE PANEL VOTED UNANIMOUSLY to DEFER AND DELEGATE the application in accordance with the Head of Planning's recommendation.**

(Cllr Shelim left the room and did not take part in the debate or vote on this item.)

(The Panel was addressed by Joanne Radford, the applicant.)

ESSENTIAL MONITORING REPORTS (MONITORING)

Details of the Appeal Decision Report were noted by Members.

PLANNING ENFORCEMENT REPORTS

16/50241 **THE PANEL UNANIMOUSLY VOTED IN FAVOUR of endorsing enforcement action in accordance with the Head of Planning's recommendation.**

Members voted to approve the issuing of a Listed Building Enforcement Notice, the requirements of which are:

- i) Demolish the rear ground floor extension or;
- ii) Rebuild the rear extension strictly in accordance with approved plans attached to Listed Building consent 14/00093/LBC – Single storey rear extension, front extension below entrance stair, first floor extension to form first floor en suite shower room, 1 new window to rear, lowering of existing lower ground floor level and refurbishment of existing ground floor bathroom and general redecoration of property. Approved 26 March 2014.

The period of compliance shall be three months.

15/50425 **THE PANEL UNANIMOUSLY VOTED IN FAVOUR of endorsing enforcement action in accordance with the Head of Planning's recommendation.**

Members voted to approve the Enforcement Notice, the requirements of which are:

1. Demolish the building identified in green on the attached plan
2. Remove from the land all materials resulting from compliance with step 1
3. Dig up all the hardstanding identified in blue outline on the attached plan
4. Remove from the land all materials resulting from compliance with step 3
5. Cease the use of land for the storage of vehicles that are either not taxed or SORN and not registered to persons currently resident on the land.

The period of compliance shall be two months.

LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF THE PUBLIC

As there were no Part II items for discussion, the proposed resolution was not needed.

The meeting, which began at 7.00 pm, finished at 8.48 pm

CHAIRMAN.....

DATE.....