

# Old Windsor Parish Council

## MINUTES OF THE COUNCIL MEETING HELD ON WEDNESDAY 17<sup>th</sup> AUGUST 2022 AT 7.30 P.M

PRESENT: Cllrs J. K. Dawson, J. Bhabra, M. V. Beer, M. P. Bennett, W. Chan, L.C. Jones, J. Mynott and J. A. Tweedy

John Lee – Clerk to the Council

APOLOGIES: Cllrs. A. Horner, N.J. Knowles and P. D. Jacques

### **47.22 ANNOUNCEMENTS**

There were no announcements for this meeting.

### **48.22 PUBLIC QUESTION TIME**

There were no members of the public present.

### **49.22 MODEL CODE OF CONDUCT**

Cllr. Jones declared personal interests in relation to all the applications to be considered at this meeting as a member/deputy member of the Windsor Development Control Panel of the Borough Council and declared that they would not vote or make a final decision on any of them at this meeting.

### **50.22 MINUTES OF THE COUNCIL MEETING HELD ON THE 13<sup>th</sup> JULY 2022**

The minutes were approved as a true record and were signed by the Chairman. Proposed by Cllr. Mynott and seconded by Cllr. Jones. All members were in favour.

### **51.22 MATTERS ARISING FROM THE ABOVE MINUTES**

To clarify 45.22, Cllr. Beer is stepping down as Chairman for LAANC but not leaving them.

### **52.22 POLICY & FINANCE**

The Payments List was approved by members. Proposed by Cllr. Jones and seconded by Cllr. Mynott with all members in favour.

### **53.22 ESTATES AND ENVIRONMENT**

The Clerk got a quote in for cemetery beams for the Crimp Hill Cemetery extension and is looking for other quotes. Four of the five dumped boats on the river opposite the Harvester have gone. The EA are in contact with the owner of the remaining boat. We have a quote in for the electricity supply to the proposed rec barrier but need to be able to find where the power comes from. An alternative quote for a different supply from our building on the recreation ground is being prepared. A replacement slide for the vandalised on in the kiddies playground has been found and our contractor is placing the order for it.

### **54.22 PLANNING APPLICATIONS**

<b>Ward:</b>	Old Windsor	
<b>Parish:</b>	Old Windsor Parish	
<b>Appn. Date:</b>	4th July 2022	<b>Appn No.:</b> 22/01517
<b>Type:</b>	Listed Building Consent	
<b>Proposal:</b>	Consent for a replacement gas boiler with flue.	
<b>Location:</b>	<b>West Wing Ouseley Lodge Ouseley Road Old Windsor Windsor SL4 2SQ</b>	
<b>Applicant:</b>	Dr Erik Svensson	
<b>Determination Date:</b>	29 August 2022	

ZP

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Members had NO OBJECTION to this application

**Ward:** Old Windsor  
**Parish:** Old Windsor Parish  
**Appn. Date:** 8th July 2022 **Appn No.:** 22/01794  
**Type:** Full  
**Proposal:** Part single part two storey side/rear extension and hip to gable loft conversion with x2 front rooflights and x1 rear dormer.  
**Location:** **14 The Avenue Old Windsor Windsor SL4 2RS**  
**Applicant:** Ms Ashby **c/o Agent:** Michael Kingston MK Workspace Solutions 19 Queenswood Avenue Wallington SM6 8HP  
**Determination Date:** 2 September 2022  
AI

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Members **OBJECTED** to this application.

It is contrary to the following Old Windsor Neighbourhood Plan policies:

- OW8 - Residential Infill and Backland Development. Various sections.
- OW10 - Archaeological Assets. Breaking new ground.
- OW12 - Highway Capacity. Turning is restricted, larger vehicles may be forced to back out onto the very busy A308 Straight Road.

In addition there is a serious lack of parking on site and in this cul de sac. Any additional parking here will result in the turning area being blocked. It may lead to a situation where residents are forced to park in neighbouring streets.

Cllr. Bennett declared an interest and took no part in the decision.

**Ward:** Old Windsor  
**Parish:** Old Windsor Parish  
**Appn. Date:** 11th July 2022 **Appn No.:** 22/01857  
**Type:** Full  
**Proposal:** Single storey rear extension.  
**Location:** **71 Burfield Road Old Windsor Windsor SL4 2LN**  
**Applicant:** Mr & Mrs John & Louise Treadwell **c/o Agent:** Mr Ian Benbow RIBA Chartered Architect 12 Meadow Close Old Windsor Slough SL4 2PB  
**Determination Date:** 5 September 2022  
AI

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Members had concerns on the Flood Risk Assessment as the property is in Flood Zone 3.

**Ward:** Old Windsor  
**Parish:** Old Windsor Parish  
**Appn. Date:** 18th July 2022 **Appn No.:** 22/01941  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed x2 front rooflights and x1 rear dormer to facilitate a loft conversion and alterations to fenestration and to the rear patio is lawful.  
**Location:** **7 Meadow Close Old Windsor Windsor SL4 2PB**  
**Applicant:** Mr And Mrs Paul And Louise Southwell **c/o Agent:** Mr Ian Benbow Ian Benbow, RIBA Chartered Architect 12 Meadow Close Old Windsor Slough SL4 2PB  
**Determination Date:** 12 September 2022  
ZZH

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Members had concerns about the lack of parking and there is none outside as the property is by the turning area at the end of the cul de sac.

**Ward:** Old Windsor  
**Parish:** Old Windsor Parish  
**Appn. Date:** 21st July 2022 **Appn No.:** 22/01990  
**Type:** Full  
**Proposal:** Part single/part two storey side/rear extension with covered area to front elevation and new mono pitched roof to existing single story front element following demolition of existing garage.  
**Location:** **26 Ashbrook Road Old Windsor Windsor SL4 2LS**  
**Applicant:** Mr And Mrs Lee And Harriet Langford **c/o Agent:** Mr Ian Benbow Ian Benbow, RIBA Chartered Architect 12 Meadow Close Old Windsor Slough SL4 2PB  
**Determination Date:** 15 September 2022

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Members **OBJECTED** to this application.

It is contrary to Old Windsor Neighbourhood Plan policy OW4 Residential Infill and Backland Development – Density. It was felt that the development was cramming the site.

**Ward:** Old Windsor  
**Parish:** Old Windsor Parish  
**Appn. Date:** 1st August 2022 **Appn No.:** 22/01939  
**Type:** Cert of Lawfulness of Proposed Dev  
**Proposal:** Certificate of lawfulness to determine whether the proposed detached outbuilding ancillary to the main dwelling is lawful.  
**Location:** **Fairview Ham Lane Old Windsor Windsor SL4 2JS**  
**Applicant:** Sophie Brunell **c/o Agent:** Mr Harpinder Bahra GA&A Design Suite 1, First Floor Aquasulis 10-14 Bath Road Slough SL1 3SA  
**Determination Date:** 26 September 2022

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Members believe this should be a full planning application as it is a separate dwelling.

They also made the following observations:

It is contrary to Old Windsor Neighbourhood Plan policy OW10 – Archaeological Assets.

The area is alongside the river Thames, on Green Belt and also part of the Scheduled Ancient Monument site.

**Ward:** Old Windsor  
**Parish:** Old Windsor Parish  
**Appn. Date:** 4th August 2022 **Appn No.:** 22/02166  
**Type:** Works To Trees Covered by TPO  
**Proposal:** (T1) Yew Tree - fell - 048/1995/TPO.  
**Location:** **Priory Lodge Church Road Old Windsor Windsor SL4 2JW**  
**Applicant:** Mr Mark Jago **c/o Agent:** Mr Mark Jago M And J Tree Specialists Ltd 10 Blackpond Lane Farnham Royal Slough SL2 3DS  
**Determination Date:** 29 September 2022

TJF

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Members are concerned that a healthy significant tree could be felled when a fence could be put around it and solve the issue.

**Ward:** Old Windsor  
**Parish:** Old Windsor Parish  
**Appn. Date:** 2nd August 2022 **Appn No.:** 22/01733  
**Type:** Full  
**Proposal:** Single storey rear extension and alterations to fenestration following demolition of existing conservatory.  
**Location:** **69 Albany Road Old Windsor Windsor SL4 2QD**  
**Applicant:** Ms Josie Morgan **c/o Agent:** Sean Savage 147-150 Back Building Curtain Road London EC2A3AR  
**Determination Date:** 27 September 2022

SWC

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Members had **NO OBJECTION** to this application. Cllr Tweedy declared an interest and took no part in the decision.

**Ward:** Old Windsor  
**Parish:** Old Windsor Parish  
**Appn. Date:** 18th July 2022 **Appn No.:** 22/01957  
**Type:** Full  
**Proposal:** Change of use of the existing public house (Sui Generis) to residential (C3) and alterations to fenestration and to external finishes, following part demolition of the existing single storey element on the South/West elevations to create x2 dwellings. Construction of x1 dwelling, new bin and cycle storage, alterations to the existing parking layout and associated hard and soft landscaping and relocation of an existing totem sign.  
**Location:** **Jolly Gardener 92 To 94 St Lukes Road And Land At 92 To 94 St Lukes Road Old Windsor Windsor**  
**Applicant:** Punch Partnerships (PML) Limited **c/o Agent:** Miss Neve Thomson CPC Planning Consultants Limited Unit 3 Broadbridge Business Centre Bosham PO18 8NF  
**Determination Date:** 12 September 2022  
HXM

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**Members had a STRONG OBJECTION to this application for the following reasons:**

**1.Community Facility**

**BLP Policy Reference IF6 states that:**

**Loss of Facilities**

**6. Existing community facilities should be retained, improved and enhanced and applications for change of use or redevelopment will therefore be resisted.**

**Planning permission for development leading to the loss of facilities currently, or last used for the provision of community activities will only be granted where it can be demonstrated that: a. there is no longer a demand for the facility within the area, demonstrated by continuous marketing evidence for a period of at least twelve months, or**

**b. the proposed development would provide sufficient community benefit to outweigh the loss of the existing facility, or**

**c. there is provision for new or replacement facilities to meet an identified need in locations which are well related and easily accessible to the settlement or local community.**

**7. When a proposal will involve the loss of social and community facilities which are not being replaced, applicants will be required to provide evidence that they have consulted with an appropriate range of service providers and the community, to prove that there is no need for, or requirement for, the facility from any other service provider for an alternative social or community facility that could be met through change of use or redevelopment.**

**In addition, applicants are expected to provide evidence that:**

**a. there is no significant local support for its retention**

**b. there are alternative premises within easy walking distance**

**c. any such alternative premises offer similar facilities and a similar community environment to the facility which is the subject of the application**

**OWPC disagree with the assertion that there are alternative premises that offer a similar community environment. The premises stated in the application are either food-led or a member's club.**

**The Premises has not been marketed as a going concern at all therefore a change of use cannot be applicable.**

**The viability statements are open to question as the pub was closed during the Covid period and also subsequently until December 2021**

**There has been an increase in Trade but obviously until its position is secure, and closure is not on the table, then marketing activity has been compromised.**

**There is significant support for the pub within the community and the Parish council have secured an Asset of Community Value status for The Jolly Gardeners.**

## **2. Heritage Asset**

The Jolly Gardeners is a non-designated heritage asset (Policy OW9 – OWNP)

We have noted that the applicant's 'Heritage Statement' is incorrect. It states in paragraph 3.33 & 3.34 that the public house *was converted from a domestic dwelling around the 1920s/ very early 1930s, with it first being identified as a pub on the OS 1914 map (Appendix F), and thus pre-war pub.*

This is inaccurate as research has shown that it was a beer retailer/grocer in 1854 and the proprietor was a Mr James Pilgrim. A quick google of Burge & Co (Brewery History) leaseholds details The Jolly Gardeners 30 year tenancy as being set on 29<sup>th</sup> September 1896 for the sum of £95 per annum.

OWPC strongly believes that the Jolly Gardeners public house represents a vital part of the village's social and working class history.

It is a significant building representing a place in the original centre of the village where generations of residents have met to socialise.

OWPC agree with the RBWM comments from the heritage officer submitted for the previously refused application.

## **3 Street scene/Townscape**

The application is in conflict with policy OW4 (OWNP)

**Density** – we consider this to be overdevelopment of the site and results in the appearance of cramming

**Plot Width** – The addition of a new building building is not similar to that prevailing in the immediate area.

**Visual separation** – The proposed new building (plot1) has neither a sympathetic spacing in regards to the terraces or the other detached properties in the area.

**Building height** – The building height does not respect the height of immediate neighbours.

The existing building contributes to the village street scene (St Lukes Road) is consistent and complements the 3 listed buildings in the immediate vicinity. Removal of the existing gaps will have a detrimental effect on the overall street scene and give an 'urban' look to the village centre.

A further concern is the visual impact of parked cars and refuse bins being the consequence of the submitted design, further negatively impacting the existing street scene

## **4 Highway safety**

St Lukes Road is a primary route through the village of Old Windsor including to St Peters Middle School, local shops and doctor's surgery. It is a pedestrian route used constantly by our elderly residents and children. It is heavily trafficked at peak times and whenever there is traffic congestion on the A308/ M25 or M4.

The additional movements during peak hours from the proposed development is contrary to BLP policy QP3, it states

*d. Delivers easy and safe access and movement for pedestrians, cyclists, cars and service vehicles, maximising the use of sustainable modes of transport where possible;*

The proposal increases risk to our pedestrians especially if reversing out of the proposed parking spaces. Traffic generation, access or safety problems is a planning consideration.

Being a small wet-led public house in the centre of the community, the current vehicle movements are minimal.

## **5 Flooding**

### **Policy NR 1 (BLP)**

In all cases, development should not itself, or cumulatively with other development, materially:

a. impede the flow of flood water b. reduce the capacity of the floodplain to store water c. increase the number of people, property or infrastructure at risk of flooding d. cause new or exacerbate existing flooding problems, either on the proposal site or elsewhere. e. reduce the waterway's viability as an ecological network or habitat for notable species of flora or fauna. The proposal is to develop within Flood Zone 3b. This would mean putting additional people at risk.

The potential for serious and damaging flooding is further exacerbated due to the failure of Channel 1 of the River Thames Scheme to be constructed. The communities of Old Windsor, Datchet, Horton and Wraysbury will not benefit from any meaningful flood mitigation measures for the foreseeable future.

The sequential test suggests that there are alternative location in flood zone 1-2 albeit with other constraints.

OWPC strongly believe that there is no need for residential development in Flood zone 3 when as stated in the Borough Local Plan RBWM can deliver their identified housing need within the plan period.

### **55.22 CHAIRMANS REPORT**

The Chair updated members on the work of our Community Social Worker for Older Residents. Fun in the Sun was on but we had no idea of numbers of the children that are attending at the present time. The Chair and the Clerk had a meeting with Ben Crampin RBWM regarding his role as the Flood Risk Manager and the boroughs plans.

### **56.22 BOROUGH COUNCILLORS AND MEMBERS REPORTS**

There were no reports for this meeting.

### **57.22 COUNCILLORS QUESTIONS AND COMMENTS**

Cllr. Beer has had a meeting with RBWM regarding flooding on Ham Island. He reported flooding around the shops on Straight Road following the very heavy rain. Cllr. Mynott said that the resident on Straight Road was very happy now that we have moved the dog waste bin from near the rear of her property. Cllr. Bennett informed members that the organ had now been removed from the Memorial Hall and has gone to a new home.

### **58.22 NEXT MEETING**

The next Meeting of the Council will be held at the Parish Meeting Room on the 7<sup>th</sup> September 2022 at 7.30pm.

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**CHAIRMAN**

THE MEETING CLOSED AT 9.25PM