

MAIDENHEAD DEVELOPMENT MANAGEMENT PANEL

25.10.17

PRESENT: Councillors David Burbage (Chairman), Derek Wilson (Vice-Chairman), Clive Bullock, Maureen Hunt, Richard Kellaway, Philip Love and Adam Smith.

Officers: Tony Carr (Traffic & Road Safety Manager), Victoria Gibson (Development Management Team Manager), Mary Kilner (Head of Law and Governance), Andy Carswell (Democratic Services Officer) and Arron Hitchen (Senior Enforcement Officer)

Also Present: Councillor Leo Walters

29 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Sharp and Stretton. Councillors Saunders and Beer attended as substitutes.

30 DECLARATIONS OF INTEREST

Cllr Sharma and Cllr Love informed the Panel that they both lived very close to the application site of Item 4. However both stated that they had no personal interest to declare.

Cllr Saunders declared a personal interest in Item 6 as Chairman of Cookham Parish Council's Planning Committee, as he had been present at the meeting where the application was discussed and had been involved in the discussions. He confirmed that he had attended Panel with an open mind and stated that he did not consider he had pre-determined the application.

Cllr Wilson declared a personal interest in Item 7 as a member of Bray Parish Council, as he had been present at the meeting where the application was discussed. He confirmed that he had attended Panel with an open mind.

Cllr Beer declared a personal interest in Item 8 as he knew of the agent, although he stated that he had not had contact with him for a long time.

31 MINUTES

RESOLVED: That the minutes of the meeting held on 27 September 2017 be approved.

Cllr Beer abstained from voting to approve the minutes as he had not been present at the meeting.

32 PLANNING APPLICATIONS (DECISION)

RESOLVED UNANIMOUSLY: That the order of business as detailed in the agenda be varied.

The Panel considered the Head of Planning and Development's report on planning applications 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.

Item 1 17/01499/FULL Great Oaks Forest	<i>Change of use of field from polo and equestrian to D2 Leisure for playing fields to be used by the school.</i> <i>The item was withdrawn from the agenda.</i>
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Green Road Holyport Maidenhead SL6 3LQ	
<p>*Item 2 17/01885/FULL</p> <p>157 - 159 Boyn Valley Road Maidenhead</p>	<p>Construction of 35 apartments, comprising of 1 and 2 bedrooms with ground level car parking following demolition of the existing building.</p> <p>A motion to permit the Application, contrary to the Officer's recommendation, was put forward by Councillor Love and seconded by Councillor Hunt.</p> <p>A Named Vote was carried out.</p> <p>The PANEL UNANIMOUSLY VOTED that the application be deferred and delegated to the Head of Planning in conjunction with the Chairman of the Panel to APPROVE, subject to a legal agreement being made regarding Affordable Housing and a satisfactory Sustainable Urban Drainage design being agreed.</p> <p>Reason for overturning Officer recommendation: The scheme would not give rise to an unacceptable impact on neighbouring occupiers given the urban location of the development and the set back of the 3rd and 4th floors. The moving of the building back was welcomed and gave a better relationship to neighbouring properties than existing. The proposal was not considered harmful to the street scene given the other industrial buildings in the vicinity, and whilst there was a small shortfall in parking this was not considered to have a severe impact on the highway.</p> <p>(Speakers: The Panel was addressed by Dan Shepherd, Objector, and Paul Butt, Agent.)</p>
<p>*Item 3 17/02051/FULL</p> <p>55 St Marks Road Maidenhead SL6 6DP</p>	<p><i>Erection of 14 x dwellings, car parking, landscaping and associated works following demolition of existing building and structures.</i></p> <p>Cllr Love put forward a motion to refuse the Application, contrary to Officer's recommendation. The reasons for this were that the Application represented a cramped form of development due to the size of the houses on the existing amenity space, and that it was out of keeping with the locality, contrary to policies DG1, H10 and H11. The motion was seconded by Cllr Wilson.</p> <p>A Named Vote was carried out. Three Councillors (Cllrs Beer, Love and Wilson) voted in favour of the motion, four Councillors (Cllrs Burbage, Hunt, Saunders and Smith) voted against the motion and two Councillors (Cllrs Bullock and Kellaway) abstained. The motion fell.</p> <p>Councillor Hunt put forward a motion to approve the Application, in line with the Officer's recommendation in the Panel Update Report. This was seconded by Councillor Burbage.</p>

	<p>A Named Vote was carried out. Six Councillors (Cllrs Burbage, Bullock, Hunt, Kellaway, Saunders and Smith) voted in favour of the motion and three Councillors (Cllrs Beer, Love and Wilson) voted against the motion.</p> <p>The PANEL VOTED that the application be APPROVED as per the Officer's recommendation, subject to the receipt of satisfactory Sustainable Urban Drainage details and the conditions listed in Section 10 of the main report.</p> <p>(Speakers: The Panel was addressed by Katie Harley, Agent.)</p>
<p>*Item 4 17/02259/FULL</p> <p><i>Furze Platt Senior School Furze Platt Road Maidenhead SL6 7NQ</i></p>	<p><i>The construction of a 3 storey teaching block and school hall following demolition of two existing buildings on the site, and the partial demolition of two additional buildings.</i></p> <p>Cllr Smith put forward a motion to permit the application, in line with the Officer's recommendation. This was seconded by Cllr Wilson.</p> <p>A Named Vote was carried out. Eight Councillors (Cllrs Beer, Burbage, Bullock, Hunt, Love, Saunders, Smith and Wilson) voted in favour of the motion and one Councillor (Cllr Kellaway) abstained.</p> <p><i>The PANEL VOTED that the application be APPROVED as per the Officer's recommendation.</i></p> <p>(Speakers: The Panel was addressed by Glen Bown and Valeria Riso, applicants, and by Ward Councillors Sharma and Ilyas.)</p>
<p>*Item 5 17/02401/FULL</p> <p><i>Baldasarre Farm Baldasarre The Straight Mile Shurlock Row Reading RG10 0QR</i></p>	<p><i>Replacement poultry shed with ancillary works (Part retrospective) and new security fence on eastern side boundary.</i></p> <p>Cllr Hunt put forward a motion to approve the Application, in line with the Officer's recommendation. This was seconded by Cllr Wilson.</p> <p><i>The PANEL VOTED UNANIMOUSLY that the application be APPROVED as per the Officer's recommendation.</i></p>
<p>*Item 6 17/02444/FULL</p> <p><i>Land At Greythatch Terrys Lane Cookham Maidenhead</i></p>	<p><i>Detached dwelling with basement, parking, swimming pool, landscaping, amenity and new access following demolition of Greythatch Cottage.</i></p> <p>Cllr Kellaway put forward a motion to approve the Application, contrary to the Officer's recommendation. This was seconded by Cllr Saunders.</p> <p>A Named Vote was carried out. Seven Councillors (Cllrs Beer, Burbage, Bullock, Kellaway, Love, Saunders and Smith) voted in favour of the motion and two Councillors (Cllrs Hunt and Wilson) voted against the motion.</p> <p><i>The PANEL VOTED that the application be APPROVED, subject to a list of conditions, including a landscaping requirement, being agreed with the Head of Planning in conjunction with the Ward Councillor.</i></p> <p><i>Reason for overturning Officer recommendation: Not materially larger than existing house to be demolished.</i></p>

	<p>Furthermore the basement has a negligible impact on openness. Nature of design in Cookham is very broad and the proposal would be appropriate to its locality where there is no strong architectural theme. The materials are appropriate to the modern design.</p> <p>(Speakers: The Panel was addressed by Dick Scarf, Objector, Lisette Penston, Cookham Society, and Jeremy Spratley, Agent.)</p>
<p>*Item 7 17/02772/FULL</p> <p>Lorien Brayfield Road Bray Maidenhead SL6 2BN</p>	<p>Attached garage.</p> <p>Cllr Burbage put forward a motion to approve the Application, contrary to the Officer's recommendation. This was seconded by Cllr Love. A Named Vote was carried out.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be APPROVED, subject to agreement of conditions being deferred to the Officers.</p> <p>Reason for overturning Officer's recommendation: The proposed extension, due to its siting and design in a fairly built up part of the Green Belt, would not result in a disproportionate addition and neither would it harm the openness. The use of non-dig driveway and given the advice of the arboricultural statement submitted by the applicant the proposal was not considered to be detrimental to the trees.</p> <p>(Speakers: The Panel was addressed by Robert Williams, applicant. A written submission from Ward Councillor Coppinger was read to the Panel.)</p>
<p>*Item 8 17/02830/VAR</p> <p>Green Trees Widbrook Road Maidenhead SL6 8HS</p>	<p>Erection of 10 x 2 bed and 2 x 1 bed flats with associated vehicular access, car parking, refuse and cycle storage following demolition of existing buildings as approved under planning permission 16/00811 (allowed on appeal) without complying with condition 2 (approved plans) to replace the approved plans with amended plans.</p> <p>Cllr Saunders put forward a motion to approve the Application, in line with the Officer's recommendation. This was seconded by Cllr Wilson.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be APPROVED as per the Officer's recommendation.</p> <p>(Speakers: The Panel was addressed by Ashley Wheaton, Objector, and David Howells, Agent.)</p>

33 ESSENTIAL MONITORING REPORTS (MONITORING)

The Panel noted the appeal decisions.

34 LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF PUBLIC **RESOLVED UNANIMOUSLY: That the resolution be agreed.**

The meeting, which began at 7.00 pm, ended at 9.43 pm

Chairman.....

Date.....