

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

6 June 2017

Item: 3

Application No.:	17/00680/REM
Location:	Land West of Crown Lane Including Part Hines Meadow Car Park And La Roche And The Colonnade High Street Maidenhead
Proposal:	Reserved matters (Landscaping) for redevelopment following demolition of part of Hines Meadow car park, La Roche and The Colonnade to include 162 apartments, 363m ² of Class B1 office space, 1045sqm of retail space (Class A1) and 987sqm of restaurant/cafe space (Class A3), creation of basement car parking, a new footbridge over York Stream and the replacement of the existing vehicle bridge to the existing car park, new pedestrian links, landscaping and alterations to the waterway to create a new public realm as approved under planning permission 12/02762/OUT and varied by 15/04274/VAR [varied as follows: without complying with condition 1 (approved plans) to replace two plans and 65 (completion of waterways) to vary to the following, No dwelling within Block A (as identified on plan 747-2000E) shall be occupied until the works to the York Stream shown on plans 747-2000E and 747-3000B have been completed].
Applicant:	Shanly Homes
Agent:	Mrs Rosalind Gall
Parish/Ward:	Maidenhead Unparished/Oldfield Ward

If you have a question about this report, please contact: Antonia Liu on 01628 796697 or at antonia.liu@rbwm.gov.uk

1. SUMMARY

- 1.1 Outline planning permission was granted in 2014 and varied in 2016 for the redevelopment of the land to the north of the High Street in Maidenhead Town Centre. This is referred to as Phase 3 of the Chapel Arches development and will be a mixed use scheme with commercial uses on the ground floor and residential development above. The three buildings within the scheme will flank the York Stream, the High Street and Crown Lane. The Outline permission approved the access, layout, scale and appearance of the development.
- 1.2 Between the buildings both within and outside of the application site are spaces and pedestrian lanes and pavements ('the Public Realm'). Within the Public Realm would – as proposed by this landscaping reserved matters application – be paving materials, street furniture and planting. Both the hard and soft landscaping would ensure that Phase 3 of the Chapel Arches development would be high quality and would complement the Public Realm improvements that have already taken place in the pedestrianised part of the High Street and West Street. The landscaping within the Chapel Arches development will help to bring about a co-ordinated palette of materials, street furniture and planting across the town's streets and spaces. The landscaping proposed for the communal areas for future residents of the development and the green roofs to the buildings would also be acceptable that would contribute towards good living conditions and biodiversity enhancement.

It is recommended the Panel grants approval of the Landscaping Reserved Matters with the conditions listed in Section 9 of this report.

2. REASON FOR PANEL DETERMINATION

- The application site includes land owned by the Council. The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site contains a number of commercial premises including shops, beauticians and takeaways within the building known as 'The Colonnade'. To the north of The Colonnade was a private leisure centre building which has been demolished and the two storey wing of The Hines Meadow Public Car Park. Through the middle of the site are the York Stream and The Green Way. Outline Planning Permission has been granted on this site for the last Phase of the Chapel Arches development (Phase 3). The Chapel Arches development is a residential-led mixed use development to both the north and south of the High Street.
- 3.2 Phases 1 and 2 of the Chapel Arches development to the South of the High Street are largely built. The alterations to the York Stream are under construction by the Maidenhead Waterways Group to the north and south of Phase 3 of the Chapel Arches development.
- 3.3 Phases 1, 2 and 3 will be 'linked' together through renewed paving and planting in the High Street, the improved waterway and pieces of public art.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history is set out below:

Ref.	Description	Decision and Date
12/02762	Outline application with landscaping reserved for redevelopment following demolition of part of Hines Meadow Car Park, La Roche and The Colonnade to include 162 apartments, 363sqm of B1 office floorspace, 1045sqm of retail space and 987sqm of restaurant/café space, creation of basement car parking, a new footbridge over the York Stream and replacement of existing vehicle bridge to the existing car park, new pedestrian links, landscaping and alterations to the waterway.	Approved. May 2014.
15/03582	Reserved Matters application for landscaping	Approved. July 2016.
15/04274	Outline application with landscaping reserved for redevelopment following demolition of part of Hines Meadow car park, La Roche and The Colonnade to include 162 apartments, 363m2 of Class B1 office space, 1045sqm of retail space (Class A1) and 987sqm of restaurant/cafe space (Class A3), creation of basement car parking, a new footbridge over York Stream and the replacement of the existing vehicle bridge to the existing car park, new pedestrian links, landscaping and alterations to the waterway to create a new public realm as approved under planning permission 12/02762 without complying with condition 1 (approved plans) to replace two plans and 65 (completion of waterways) to vary to the following, No dwelling within Block A (as identified on plan 747-2000E) shall be occupied until the works to the York Stream shown on plans 747-2000E and 747-3000B have been completed.	Approved. August 2016.

- 4.2 Reserved Matters for landscaping has already been approved for the Outline planning permission. The varied Outline planning permission of 2016 enlarged the width of the waterway within the central part of the development. As such, the current Reserved Matters application addresses this change in the proposals.

4.3 The landscaping proposed is considered in more detail in Section 6 below. The proposals comprise of paving materials, street furniture and planting within the development.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections – Core Planning Principles and Section 7 ‘Requiring good design’.

Royal Borough Local Plan and Maidenhead Town Centre Area Action Plan

5.2 The main strategic planning considerations applying to the site and the associated policies are:

Within settlement area	
	✓
Local Plan	DG1
Maidenhead Area Action Plan	OA5, MTC1, MTC2, MTC3, MTC4

Other Local Strategies or Publications

5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment – view at:

6. EXPLANATION OF RECOMMENDATION

6.1 Outline planning permission has been granted which approved at that time matters of scale, layout, appearance and access with landscaping reserved for future consideration. The submitted Reserved Matters application is for landscaping with the key issue for consideration being:

- i The impact on the character and appearance of the area.

Character and appearance of the area

6.2 This application sets out the detailed proposals for the hard and soft landscaping works to pedestrian lanes, pavements and spaces (referred to as ‘the Public Realm’) within the development and also for the communal areas for the future residents of the development. Green roofs are also proposed to the floors of the buildings. It should be noted that they are almost identical to the landscaping details previous approved on the first Reserved Matters application. The only difference is that the enlarged waterway that was approved under the varied outline planning permission would result in less paved area on the lower levels either side of it. Notwithstanding this, the following is an assessment of the proposals set out in this current application.

6.3 The Public Realm which will flank the waterway at both the lower and upper levels will be a smooth, dark grey sett (antique) that will have a similar appearance to the central ‘tram line’ of paving that is found on the pedestrianised part of the High Street in the town centre. Marking the edges of these dark grey setts will be a slightly different grey coloured tumbled sett and alongside the waterway a bullnose concrete edge. Within this part of the Public Realm will be street furniture comprising of signs, benches and bins.

- 6.4 For the pavements between the buildings and both the High Street and Crown Lane, the paving to be used would be granite slabs in both silver grey, mid grey and green. The part of Crown Lane from the roundabout to the Hines Meadow Car Park and the basement car parking for Block B will be tarmac. The vehicular entrance to Block A will be paved with a concrete grey sett. Bollards are proposed along the pavement (West side) of Crown Lane.
- 6.5 Soft landscaping is proposed throughout the Public Realm. A line of trees is proposed to identify the Green Way route. Green Way signage, taken from the Council's Signage Strategy, will also be used to help with legibility for users of the town and this important route alongside the York Stream.
- 6.6 The Council has produced a Public Realm Strategy and sub-strategies of a 'Materials Masterplan' and 'Street Furniture' to bring about a co-ordinated approach to improvements to the town centre's streets and spaces primarily for those that are owned and controlled by the Council. While the Public Realm within The Chapel Arches development will be privately owned, there's a right of access over the streets and spaces. The proposals in this application will ensure the co-ordinated approach to the Public Realm is carried through into this development ensuring high quality for both the wider town centre and the development itself.
- 6.7 The hard and soft landscaping for the communal areas for the apartments will result in a good level of amenity for future occupiers and the green roofs to the buildings will help with biodiversity enhancement.
- 6.8 Overall the proposals are acceptable and comply with both national and local planning policies.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

279 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 13th April 2017 and the application was advertised in the Maidenhead & Windsor Advertiser on 20th April 2017.

1 letter has been received from the local community.

	Comment	Where in the report this is considered
1.	Support the redevelopment. Would like confirmation that any public parking that is lost will be replaced elsewhere. Local businesses need this parking in order to continue to operate in Maidenhead.	This is not a relevant matter for the Reserved Matters application. The loss of the car parking was addressed under the original outline planning permission (as varied). The Planning History part of this report provides the relevant application references.

Other consultees

Consultee	Comment	Where in the report this is considered
Historic England	Do not wish to offer any comments. Suggest that the views of your specialist conservation and archaeological advisers are sought.	
Runnymede Borough Council	No objection.	Noted.
Wokingham Borough Council	No observations.	Noted.
Natural England	The proposed amendments are unlikely to have significantly different impacts on the natural environment compared to the Outline Planning Permission.	Agreed.
Highways England	No objection.	Noted.
RBWM Environmental Protection	No objection.	Noted.
RBWM LLFA	No objection.	Noted.
Archaeologist	No comment to make.	Noted.
RBWM Tree Officer	The main part of the landscaping remains unchanged from the previous plans. If trees are proposed on the green roofs further information should be provided and green roofs are not usually compatible as amenity space for future occupiers. Details of the green roofs should be provided. The advice of a landscape architect should be sought.	The trees on the original plans have been removed and the benches re-located to hardstanding on the roof of Block C. The outdoor space for future residents of the development would be acceptable. A condition is recommended to secure the full details of the green roofs.

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – hard and soft landscaping plans

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED REASONS

- 1 Unless otherwise agreed in writing, the soft landscape works shall be carried out in accordance with the 'Typical Landscape Specification' (dated Jan 2016) by aspect landscape planning.
Reason: To ensure satisfactory landscaping in the interests of visual amenity and the character and appearance of the area, and in the interests of biodiversity enhancement. Relevant Policies - Local Plan DG1, Maidenhead Town Centre Area Action Plan MTC1, MTC2, MTC3, MTC4, OA5
- 2 Notwithstanding the submitted the 'Typical Landscape Specification', no development shall commence until full details of the irrigation system to be used to water and feed the planting

across the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved irrigation system and thereafter shall be retained.

Reason: To ensure satisfactory landscaping in the interests of visual amenity and the character and appearance of the area, and in the interests of biodiversity enhancement. Relevant Policies - Local Plan DG1, Maidenhead Town Centre Area Action Plan MTC1, MTC2, MTC3, MTC4, OA5

3 All hard landscaping shall be carried out in accordance with the construction details as set out in plan no. 1166/95-19.

Reason: To ensure satisfactory landscaping in the interests of visual amenity and the character and appearance of the area, and in the interests of biodiversity enhancement. Relevant Policies - Local Plan DG1, Maidenhead Town Centre Area Action Plan MTC1, MTC2, MTC3, MTC4, OA5

4 No development shall commence until details of the green roof, including irrigation and any rainwater harvesting, have been submitted to, and approved in writing by, the Local Planning Authority. The green roof and rainwater harvesting shall be provided in accordance with the approved details and retained as such thereafter.

Reason: To ensure satisfactory landscaping in the interests of visual amenity and the character and appearance of the area, and in the interests of biodiversity enhancement. Relevant Policies - Local Plan DG1, Maidenhead Town Centre Area Action Plan MTC1, MTC2, MTC3, MTC4, OA5

5 The landscaping hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.