

MAIDENHEAD DEVELOPMENT MANAGEMENT PANEL

05.07.17

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

In Attendance: Non Voting Councillors speaking on Agenda Item 6 - Simon Dudley, Judith Diment, Asghar Majeed, Mohammed Ilyas, Hari Sharma, Jesse Grey and Derek Sharp.

Officers: Tony Carr (Traffic & Road Safety Manager), Victoria Gibson (Development Management Team Manager), Charlotte Goff (Senior Planning Officer), Jenifer Jackson (Head of Planning), Mary Kilner (Head of Law and Governance), Antonia Liu (Principal Planning Officer) and Shilpa Manek (Clerk) and Matthew Tucker (Legal Advisor).

1 APOLOGIES FOR ABSENCE

No apologies for absence were received from Panel Members.

2 DECLARATIONS OF INTEREST **VOTING PANEL MEMBERS**

Councillor Hunt declared a personal interest for item 6 as they visited the application site, but was attending with an open mind.

Councillor Kellaway declared an interest for item 3 as he was a Member of PRoM and MTP and a personal interest for item 6 as they visited the application site, but was attending with an open mind.

Councillor Love declared an interest for item 3 as he was a Member of PRoM and MTP.

Councillor Smith declared a personal interest for item 6.

Councillor Wilson declared an interest for item 3 as he was a Member of PRoM and MTP and a personal interest for item 6 as they visited the application site, but was attending with an open mind.

NON VOTING MEMBERS

Councillor Diment declared a non pecuniary interest for item 6.

Councillor Dudley declared a non pecuniary interest for item 6.

Councillor Sharma declared an interest for item 3 as he was a Member of PRoM.

3 MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting held on 6 June 2017 be approved.

4 PLANNING APPLICATIONS (DECISION)

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.

<p>*Item 1 16/01292/FULL</p> <p>Hedsor Cottage 11 Maidenhead Court Park Maidenhead SL6 8HN</p>	<p>Erection of detached dwelling following demolition of existing garage and annexe.</p> <p>The Officers recommendation to refuse the application was put forward by Councillor Smith and seconded by Councillor Stretton.</p> <p>Seven Councillors voted for refusal of the application (Councillors Bullock, Hunt, Kellaway, Love, Stretton, Smith and Wilson) Councillor Burbage abstained from voting.</p> <p>The PANEL VOTED that the application be REFUSED as per the officer's recommendation.</p> <p>(Speakers: The Panel was addressed by Deirdre Wells, Objector and Mr Taylor and Mr Maniar, Applicant Agents).</p>
<p>Item 2 16/03934/FULL</p> <p>34 - 36 Laggan Road Maidenhead</p>	<p>Construction of 2x two storey semi-detached dwellings and 4x two storey three bed dwellings with associated access, landscaping and parking following demolition of 34 and 36 Laggan Road.</p> <p>The Officers recommendation to refuse the application was put forward by Councillor Stretton and seconded by Councillor Bullock.</p> <p>Seven Councillors voted for refusal of the application (Councillors Bullock, Hunt, Kellaway, Love, Stretton, Smith and Wilson) Councillor Burbage abstained from voting.</p> <p>The PANEL VOTED that the application be REFUSED as per the officer's recommendation.</p>
<p>*Item 3 17/00786/VAR</p> <p>Land South of Horwoods Yard Green Lane Maidenhead</p>	<p>Variation of Condition 27 (under Section 73) to substitute amended plans for those plans approved to allow for the lowering of the outdoor green and associated external alterations, and variation of pre-commencement Conditions 4 (hard and soft landscape works), 7 (details of the proposed drainage and services), 22 (Bio-Diversity Enhancements), 23 (security measures) so that details are approved for the construction of an indoor bowling green and clubhouse with associated facilities and construction of outdoor bowling green and green-keepers store with car parking and associated landscaping approved under 15/02135/FULL.</p> <p>The Officers recommendation to defer and delegate the application was put forward by Councillor Love and seconded by Councillor Wilson.</p> <p>The PANEL VOTED UNANIMOUSLY that the application</p>

	<p>be DEFERRED AND DELEGATED as per the officer's recommendation and subject to no adverse comment received from the Environment Agency within the 28 day consultation period being treated the same as no adverse comment.</p> <p>(Speakers: The Panel was addressed by Mr Kevin Scott, Applicant Agents).</p>
<p>*Item 4 17/00817/FULL</p> <p>Kingfisher Cottage Spade Oak Reach Cookham Maidenhead SL6 9RQ</p>	<p>Replacement dwelling following demolition of existing dwelling.</p> <p>Councillor Kellaway put forward a motion to approve the application against the Officer's recommendation. This was seconded by Councillor Love.</p> <p>The reasons given were:</p> <ul style="list-style-type: none"> given the position and siting of the development and the character of area, the proposal was not considered to harm openness and did not therefore constitute inappropriate development, because the development was not considered to be materially larger than the dwelling which would result from the fallback position As such the proposal was considered to comply with Green Belt policy. the PD fall back position and the high likelihood of these extensions being built and the fact that there was no objection from the EA, Members considered that the proposal would not increase flood risk, and would be safe for its lifetime. Furthermore the environmental credentials of the building provided wider sustainable benefits to the community. As such the proposal was considered to comply with Policy F1 and NPPF paragraph 101, 102, and 103. <p>The Conditions were delegated to the Head of Planning in consultation with Councillor Kellaway.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be APPROVED, against the officer's recommendation.</p> <p>(Speakers: The Panel was addressed by Mr S Backshall, Applicant).</p>
<p>Item 5 17/00879/FULL</p> <p>Pinkneys Green Youth And Community Centre Blenheim Road Maidenhead SL6 5HE</p>	<p>Single storey front extension, provision of 2x additional parking space.</p> <p>The Officers recommendation to approve the application was put forward by Councillor Wilson and seconded by Councillor Stretton.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be APPROVED as per the officer's recommendation.</p>

<p>*Item 6 17/01107/FULL</p> <p>RBWM Boulters Lock Car Park Lower Cookham Road Maidenhead SL6 8JT</p>	<p>Construction of a new community centre for use by the Hindu Society of Maidenhead and the wider community, to include associated parking, bin storage and cycle store.</p> <p>Councillor Smith put forward a motion to refuse the application against the Officer's recommendation. This was seconded by Councillor Bullock.</p> <p>The reasons given were:</p> <ul style="list-style-type: none"> • The proposed development would not be provided with sufficient parking given the size and layout of building and given the high demand of parking within the area particularly within the spring and summer months and weekends. As such the proposal would increase the need for additional street parking which would be detrimental to the free flow of traffic and the provisions of saved policy P4 and DG1 of the Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations adopted June 2003) and paragraph 32 of the NPPF. • It has not been demonstrated that the proposal would not cause harm to reptiles and Great Crested Newts. As such the proposal is contrary to paragraph 118 of the NPPF and the provisions of saved policy N9 of the Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations adopted June 2003). <p>Five Councillors voted for refusal of the application (Councillors Bullock, Hunt, Kellaway, Stretton and Smith). Councillors Burbage, Love and Wilson abstained from voting.</p> <p>The PANEL VOTED that the application be REFUSED, against the officer's recommendation.</p> <p>(Speakers: The Panel was addressed by Mr Mick Jarvis and Martin McNamee, Objectors and Ms Sujata Sharma, Miss Kyra Vij and Miss Jasmine Walia, Applicants).</p>
<p>Item 7 17/01220/FULL</p> <p>Cox Green School Highfield Lane Maidenhead SL6 3AX</p>	<p>Two storey new build teaching block with ancillary works.</p> <p>Councillor Bullock put forward a motion to defer the application for one cycle to try and negotiate additional parking with the applicant. This was seconded by Councillor Love.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be DEFERRED for one cycle.</p> <p>(Speakers: The Panel was addressed by Rose Rutland and Parish Councillor Ian Harvey, Objectors.</p>
<p>Item 8 17/01442/FULL</p> <p>130 - 132 Clare Road</p>	<p>Construction of out buildings.</p> <p>The Officers recommendation to refuse the application was put forward by Councillor Wilson and</p>

Maidenhead	<p>seconded by Councillor Love.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be REFUSED, as per the officer's recommendation.</p>
-------------------	---

5 ESSENTIAL MONITORING REPORTS (MONITORING)

The Panel noted the appeal decisions.

The meeting, which began at 7.00 pm, ended at 9.50 pm

Chairman.....

Date.....