

NOTICE  
OF  
MEETING



**MAIDENHEAD DEVELOPMENT CONTROL PANEL**

will meet on

**WEDNESDAY, 11TH MAY, 2016**

at

**7.00 pm**

in the

**COUNCIL CHAMBER - TOWN HALL,**

TO: MEMBERS OF THE MAIDENHEAD DEVELOPMENT CONTROL PANEL

COUNCILLOR RICHARD KELLAWAY (CHAIRMAN)  
COUNCILLOR DEREK WILSON (VICE-CHAIRMAN)  
COUNCILLORS CLIVE BULLOCK, GERRY CLARK, DAVID COPPINGER (LEAD MEMBER FOR ADULT SERVICES AND HEALTH), SIMON DUDLEY (CABINET MEMBER FOR FINANCE AND DEPUTY LEADER), MAUREEN HUNT, PHILIP LOVE (PRINCIPAL MEMBER FOR MAIDENHEAD REGENERATION), MARION MILLS, DEREK SHARP, CLAIRE STRETTON (PRINCIPAL MEMBER FOR CULTURE AND COMMUNITIES) AND LEO WALTERS

SUBSTITUTE MEMBERS

COUNCILLORS STUART CARROLL, PAUL BRIMACOMBE, DAVID BURBAGE, CARWYN COX, MOHAMMED ILYAS, ASGHAR MAJEED, MJ SAUNDERS, HARI SHARMA AND ADAM SMITH

Karen Shepherd  
Democratic Services Manager  
Issued: Tuesday, 3 May 2016

Members of the Press and Public are welcome to attend Part I of this meeting.

The agenda is available on the Council's web site at [www.rbwm.gov.uk](http://www.rbwm.gov.uk) – if you are viewing this on the website and there are appendices you are unable to access, please contact the Panel Administrator **Shilpa Manek** 01628 796310, or [democratic.services@rbwm.gov.uk](mailto:democratic.services@rbwm.gov.uk)

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## **AGENDA**

### **PART 1**

ITEM	SUBJECT	WARD	PAGE NO
4.	<p><b><u>PLANNING APPLICATIONS (DECISION)</u></b> To consider the Head of Planning and Development's report on planning applications received.</p> <p>Full details on all planning applications (including application forms, site plans, objections received, correspondence etc.) can be found by accessing the Planning Applications Public Access Module by selecting the following link. <a href="http://www.rbwm.gov.uk/web/dc_public_apps.htm">http://www.rbwm.gov.uk/web/dc_public_apps.htm</a></p>		3 - 10

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD  
PANEL UPDATE

Maidenhead Panel

Application No.:	<b>15/03118/FULL</b>
Location:	<b>Elva Lodge Hotel Castle Hill Maidenhead SL6 4AD</b>
Proposal:	<b>Erection of new building comprising 12 x two bedroom and 2 x one bedroom flats with associated car parking refuse and cycle storage and landscaping works, following demolition of existing hotel</b>
Applicant:	<b>Kingsway Homes (Berkshire) Limited</b>
Agent:	<b>Mr David Howells - DMH Planning</b>
Parish/Ward:	<b>Boyn Hill Ward</b>

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

## 1. SUMMARY

- 1.1 No additional comments have been received from local residents following re-consultation.
- 1.2 The Lead Local Flood Authority comments are still pending following request for further information. The recommendation in the main report is changed accordingly.
- 1.3 The Tree Officer has suggested conditions which are listed in section 3 of this report.

The recommendation in the main report is changed. It is now recommended that the Panel authorises the Borough Planning Manager:

To grant planning permission subject to details and approval of an acceptable sustainable drainage system and any necessary conditions to secure implementation and maintenance; and with the conditions listed in Section 10 of the main report, and Section 3 of the update report.

To refuse planning permission if a substantive objection to the proposal is made by the Lead Local Flood Authority as it has not been demonstrated that the development complies with the non-statutory technical standards for sustainable drainage (March 2015).

## 2. ADDITIONAL INFORMATION

- 2.1 No additional representations from local residents have been received following neighbour re-consultation on the amendments to the siting, form, design and detailing of the proposed building.
- 2.2 An amended drainage statement was submitted by the applicant for further consideration. The Lead Local Flood Authority has requested that infiltration tests are undertaken at the site to demonstrate that the proposal for surface water drainage is technically feasible and could reasonably be achieved.
- 2.3 The Tree Officer maintains their objection (section 8 of the main report) but if minded to approve suggest conditions listed in section 3 in addition to condition 7 listed in section 10 of the main report.

### **3. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

#### **20. Arboricultural method statement**

Prior to the commencement of development or other operations on site, an arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority and shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies – Local Plan DG1, N6.



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ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD  
PANEL UPDATE

Maidenhead Panel

Application No.:	<b>16/00325/OUT</b>
Location:	<b>Oakland And Donne Mede Harvest Hill Road Maidenhead</b>
Proposal:	<b>Outline application (access, layout and scale) with some matters reserved for the construction of three detached and two semi-detached dwellings following the demolition of two existing dwellings (Oakland and Donne Mede)</b>
Applicant:	<b>Amberleigh Homes</b>
Agent:	<b>Mr Paul Dickinson</b>
Parish/Ward:	<b>Bray Parish</b>
If you have a question about this report, please contact: <b>Antonia Liu on 01628 796697 or at antonia.liu@rbwm.gov.uk</b>	

**1. SUMMARY**

- 1.1** Since writing the main report, comments have been received by the Council's Ecologist and the recommendation has been amended to reflect these comments.
- 1.2** Further amendment to remove reference to satisfactory completion of an undertaking to secure the infrastructure improvements as no planning obligations are sought.

Following receipt of comments from the Council's Ecologist the recommendation in the main report is changed to:

To grant planning permission subject to an up-to-date ecological appraisal with details and approval of suitable mitigation strategy where appropriate; and with the conditions listed in Section 10 of the main report and Section 3 of the update.

To refuse planning permission if a substantive objection to the proposal is made by the Ecologist as it has not been demonstrated that the development would not harm protected species.

**2. ADDITIONAL INFORMATION**

- 2.1** Section 7 of the main report states that no planning obligations are sought in this case, while the recommendation to grant planning permission required a satisfactory completion of an undertaking to secure the infrastructure or to refuse if a undertaking has not been completed by 30 June. For clarity the recommendation has been amended to remove this reference.

**Comments from Consultees**

**2.2**

<b>Comment</b>	<b>Officer response</b>	<b>Change to recommendation</b>
<b>Ecology Officer</b> The submitted Phase 1 habitat survey was	Noted, change in	Yes

<p>undertaken in 2013 by the applicant's ecologist and a re-inspection survey for bats of the buildings and trees has not been provided. It is recommended that an up-to-date ecological appraisal is undertaken prior to the determination of this application to ensure compliance under Regulation 53 (9) (b) of the Conservation of Habitats and Species Regulations 2010 with regards to protected species and in line with National policy and standing advice.</p> <p>The vegetation (hedges, shrubs and trees) and out buildings on site were recorded as having the potential to support breeding birds. Building demolition and tree, shrub and hedgerow removal should be undertaken outside the breeding bird season (which spans from March to August inclusive) or else undertaking vegetation clearance immediately subsequent to checks by a qualified ecologist. It is recommended that this secured by a suitably worded condition.</p> <p>The ecology report submitted as part of this application makes recommendations for biodiversity enhancements including installation of bird and bat boxes within the new development. It is recommended that this secured by a suitably worded condition</p>	<p>recommendation</p> <p>Noted, condition 1 in Section 3 of the update</p> <p>Noted, condition 2 in Section 3 of the update</p>	
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### 3. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

21. No building demolition, or tree, shrub and hedgerow removal should be undertaken inside the breeding bird season (March to August inclusive) or such works to be undertaken immediately following inspection by a qualified ecologist. Reason: To provide for the protection of wildlife at the site. National policy: NPPF 118.
22. No development shall commence until full details of biodiversity enhancements have been submitted to and approved in writing by the council. Biodiversity enhancements shall include but not be limited to details of nest boxes and bat boxes, schedule of native species planting and provision of log piles. The biodiversity enhancements shall be implemented as approved and retained thereafter. Reason: To accord with paragraph 109 of the NPPF.





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