



MAIDENHEAD DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 22ND NOVEMBER, 2017

At 7.00 pm

in the

COUNCIL CHAMBER - TOWN HALL, MAIDENHEAD

SUPPLEMENTARY AGENDA

PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
4.	<p><u>PLANNING APPLICATIONS (DECISION)</u></p> <p>To consider the Borough Planning Managers 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. http://www.rbwm.gov.uk/web/dc_public_apps.htm</p>	3 - 6

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8. CONSULTATIONS CARRIED OUT

Comments from interested parties

8.1 86x occupiers were notified directly of the application. The planning officer posted a notice advertising the application at the site on 14.06.2017 and the application was advertised in the Maidenhead & Windsor Advertiser on 20.07.17

8.2 1x letters was received supporting the application, summarised as:

Comment		Where in the report this is considered
1.	Support the demolition and overall regeneration of Maidenhead Town Centre	Noted

3x letters were received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	Queries about the retention of the disable on street parking provision adjacent to the site	Para 7.19
2.	Wish to see the retention of the Colonnade	Para 7.14
3.	Concerns about the hours of construction	Para 7.25

Consultees

Consultee	Comment	Where in the report this is considered
Historic Buildings Officers	No objections.	Para 7.2- 7.14
Environmental Protection	No objections subject to the demolition being completed inline with the method statement.	Para 7.18
Berkshire Archaeology	With reference to their consultation response to application 17/01726/FULL for the redevelopment of this site no object to the development, and any conditions are further to the demolition/ construction below ground level	Para 7.23
Highway Authority	No object subject to confirmation that unloading and loading will be undertaken within the construction site.	Para 7.21
Rights of Way Officer	No objection on public rights of way grounds	Para 7.27
Historic England	Letter dated 06.07.17 in relation to application 17/01726/FULL HE stated that 'It is not necessary for us to be consulted on this application again.'	Para 7.7

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8 CONSULTATIONS CARRIED OUT

Comments from interested parties

- 8.1 275 occupiers of adjacent properties were notified directly of the application. The planning officer posted a notice advertising the application at the site on 07.06.2017 and the application was advertised in the Maidenhead & Windsor Advertiser on 15.07.2017.
- 8.2 2 x letters were received objecting to the application and 1 x letters from the Maidenhead Civic Society commenting on the scheme, comments made can be summarised as follows:

Comment		Where in the report this is considered
1.	Would like to see part of the Colonnade retained	7.4
2.	Support the redevelopment but concerned about suitable water supply for the town centre waterways	The current waterway is damned to allow for work to the stream to take place.
3.	Concerns about the hours of construction	7.39

Consultees

Consultee	Comment	Where in the report this is considered
Council Historic Building's Advisor	Following the submission of amended plans no objection is raised subject to conditions.	7.12
Historic England	No comments to make on this application	7.4
Highways England	Does not affect the M4 and there no objections	Noted
Buckinghamshire County Council	Requested a Transport Assessment. Further to its submission no further comments have been received	No comments to add
Highway Authority	Request further information to overcome concerns	7.28
Lead Local Flood Authority	Request further information to overcome concerns	7.51
Maidenhead Waterways	No objections subject to conditions relating to the details of the replacement bridge	7.58
Berkshire Archaeological	No objections subject to conditions	7.66
Environment Agency	No objection, subject to conditions	7.50
Ecology Officer	No objections subject to conditions	7.65
Tree Officer	Insufficient information to demonstrate that the proposed trees can be accommodated above the basement. Recommend refusal.	7.40
Environmental Protection	No objections subject to conditions	7.63
Contaminated Land Officer	The applicant is required to investigate further any contamination from previous uses on the site.	7.60
Runnymede Borough Council	No objections	Acknowledged
Bracknell Forest Council	No objections	Acknowledged
Wycombe District Council	No objections	Acknowledged
Surrey Heath Borough	No objections	Acknowledged

Council		
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