

# 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. <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 - 14

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## ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD PANEL UPDATE

Item 1

### Maidenhead Panel

<b>Application No.:</b>	17/02409/FULL
<b>Location:</b>	Queensgate House 14 - 18 Cookham Road Maidenhead
<b>Proposal:</b>	Change of use from B1 (Offices) to C3 (Residential) at No.18 Queensgate House to provide a single townhouse and a new mansard roof forming part of the townhouse, 1 x 1 bed flat and 1 x 2 bed flat at No.14-18 Queensgate House.
<b>Applicant:</b>	Mr Spencer
<b>Agent:</b>	Miss Natasha Gandhi
<b>Parish/Ward:</b>	Maidenhead Unparished/Oldfield Ward

**If you have a question about this report, please contact:** Alys Hughes on 01628 796040 or at [alys.hughes@rbwm.gov.uk](mailto:alys.hughes@rbwm.gov.uk)

#### 1. SUMMARY

- 1.1 An amended site plan has been received which increases the amount of proposed amenity space available. An existing site plan has also been provided to clearly demonstrate the proposed changes.

**There is no change to the recommendation in the main report.**

**It is recommended the Panel grants planning permission with the reasons listed in Section 10 of the main report with the additional condition outlined in section 3 below.**

#### 2. ADDITIONAL INFORMATION

- 2.1 In the approved plans list, drawing number 2283-PL-205 (received 27.07.17) is substituted for drawing number 2283-PL-205 Rev A (received 21.11.17). The proposed site plan has been amended to increase the amount of amenity space that would be provided to the rear of the site from that previously proposed. An increased amount of the area is shown to be laid to lawn. The parking spaces remain the same as previously proposed.
- 2.2 When comparing the existing and proposed site plan, it is evident that the amount of hardstanding would be increased however it should be noted that this would be less than that previously granted permission under application reference 16/00765/FULL.
- 2.3 It is considered that it would be reasonable to include a condition requiring further details on the proposed landscaping to ensure that a sufficient amount of soft landscaping is implemented to soften the appearance of the additional hard standing proposed.
- 2.4 Therefore, based on the above and subject to one condition, no objection is raised to the proposed amended site plan received.

**CONDITION RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

8. No development shall take place until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development and retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written consent to any variation.

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1.

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD  
PANEL UPDATE**

**Maidenhead Panel**

<b>Application No.:</b>	17/02230/FULL
<b>Location:</b>	Lowbrook Academy The Fairway Maidenhead SL6 3AS
<b>Proposal:</b>	Proposed two storey detached building to accommodate 4 additional classrooms and sports hall
<b>Applicant:</b>	Mrs Reid
<b>Agent:</b>	Not Applicable
<b>Parish/Ward:</b>	Cox Green Parish/Cox Green Ward
<b>If you have a question about this report, please contact:</b> Christine Ellera on 01628 795963 or at <a href="mailto:chrissie.ellera@rbwm.gov.uk">chrissie.ellera@rbwm.gov.uk</a>	

**1. SUMMARY**

- 1.1 Further to the publication of the Panel Agenda clarification has been received regrading how the proposed works to the highway should be undertaken. Amendments to condition 8 are therefore recommended.
- 1.2 The applicants have now signed the correct Ownership Certificates and served notice on the Council (as landowners). This does not affect the recommendation set out in the initial Panel Report, however a decision cannot be issued until after 21 days from the notice served on the Council regarding the proposed development (5 December 2017).

**It is recommended the Panel authorises the Head of Planning to grant planning permission with the conditions listed in Section 9 of the main report and the below amended conditions after 5 December 2017 and is subject to no further issues being raised from the serving of Notice on the owners of the land in question (i.e. the Council).**

**2. ADDITIONAL INFORMATION**

- 2.1 Further to the publication of the Panel Agenda the Highway Authority have advised the Local Planning Authority that a Section 278 agreement, not a Traffic Regulation Order is required to undertake the highway works needed to make the proposed development acceptable in planning terms. These works should be secured under minor highways works under 'Section 171' of the Highways Act 1980. Accordingly the following amendments are recommended to condition 8 (set out on p35 of the agenda)

No development shall commence until a Section 171 (of the Highways Act 1980) application (or related process as maybe required) has been secured with the Council for implementing the double yellow lines and associated traffic alterations along the The Fairway as well as the construction of the uncontrolled crossing on the Fairlea junction with The Fairway. The development shall not be occupied until the aforementioned works have been carried out in full.

Reason: In the interest of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5

- 2.3 With reference to para 6.31 of the Panel Report it should also be noted that the applicants have submitted Certificate B and confirmed that the Council as landowners have been notified of this application on 13.11.2017. A decision cannot be issued until the expiry of 21 days from the date of notice (5 December 2017). It is therefore recommended that the Panel delegates authority to the Head of Planning to approve this application after this date, subject to no further matters being raised from the owners of the land.

Item 4

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD  
PANEL UPDATE

Maidenhead Panel

<b>Application No.:</b>	17/02124/FULL
<b>Location:</b>	Colonnade High Street Maidenhead SL6 1QL
<b>Proposal:</b>	Demolition of The Colonnade
<b>Applicant:</b>	Shanly Homes Limited
<b>Agent:</b>	Mrs Rosalind Gall
<b>Parish/Ward:</b>	Maidenhead Unparished/Oldfield Ward
<b>If you have a question about this report, please contact:</b> Christine Ellera on 01628 795963 or at <a href="mailto:chrissie.ellera@rbwm.gov.uk">chrissie.ellera@rbwm.gov.uk</a>	

1. SUMMARY

- 1.1 This update also provides clarification on some formatting issues which have occurred to the report.
- 1.2 This does not affect the recommendations within the initial report.

**It is recommended the Panel grants planning permission with the conditions listed in Section 9 of the main report.**

2. ADDITIONAL INFORMATION

- 2.1 A formatting error has resulted in the referencing in Section 7 of the Panel report not pulling through. Members were advised of this in an email on the 16.11.2017 and an updated report placed on the Council's website. However for completeness this is set out below:

7. CONSULTATIONS CARRIED OUT

**Comments from interested parties**

- 7.1 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
- 7.2 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 disabled 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 in line 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

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD  
PANEL UPDATE**

Item 5

**Maidenhead Panel**

<b>Application No.:</b>	17/01726/FULL
<b>Location:</b>	Land West of Crown Lane Including Part Hines Meadow Car Park And La Roche And The Colonnade High Street Maidenhead
<b>Proposal:</b>	Demolition of the Colonnade and redevelopment of land to the north of Chapel Arches to provide a mixed use scheme comprising 182 apartments, 605qm commercial space, 1030sqm retail and restaurant use (classes A1 and A3), the creation of basement car parking; the erection of a new footbridge over the York Stream and the replacement of the existing vehicular bridge to the existing car park; the creation of new pedestrian links, landscaping and alterations to waterways to create new public realm.
<b>Applicant:</b>	Shanly Homes Ltd
<b>Agent:</b>	Mrs Rosalind Gall
<b>Parish/Ward:</b>	Maidenhead Unparished/Oldfield Ward
<b>If you have a question about this report, please contact:</b> Christine Ellera on 01628 795963 or at <a href="mailto:chrissie.ellera@rbwm.gov.uk">chrissie.ellera@rbwm.gov.uk</a>	

**1. SUMMARY**

- 1.1 Since the Panel Report was drafted consultation responses have been received from the Highway Authority and the Lead Local Flood Authority in regards to the additional information which was provided by the applicants. Whilst neither of the statutory consultees considers that the additional information overcomes the matters raised they consider that in the event that the application is approved such outstanding matters can be dealt with by way of condition.
- 1.2 Further to the publication of the Panel Agenda the applicants have requested some minor amendments to the flue/ ducting conditions set out in condition 30. These are considered to be reasonable. Amendments to conditions are also recommended.
- 1.3 This update also provides further clarification on some formatting issues which have occurred to the report.

**It is recommended the Panel grants planning permission with the conditions listed in Section 9 of the main report and the below amended conditions.**

**2. ADDITIONAL INFORMATION**

- 2.1 Following the initial consultation response from the Highway Authority the applicants have submitted additional information including a plan showing changes to the size of the parking spaces and further details of the cycle design and access arrangement and information on the refuse servicing strategy for the commercial unit in Block B. The Highway Authority consider that the additional information has not overcome their initial concerns notably:
  - Plans are not clear is the parking bays located close to a solid surface/wall have been increased to 2.7 metres.
  - The cycle storage arrangement is poor and should be designed to cater for all users and

bikes.

- No information provided on how the refuse and recycling bins for the commercial units in Block B will be collected.

- 2.2 In this instance it is considered that such matters can be dealt with by way of condition. Therefore amendments to conditions 14, 15, 17 and 36 of the initial Panel Report are recommended and are set out at the end of this report.
- 2.3 Following the initial consultation response from the Lead Local Flood Authority (LLFA) the applicant has submitted additional information regarding Sustainable Urban Drainage. However, no details of the construction of the green roof were been provided, i.e. depths or nature of the proposed planting medium, the nature of the proposed planting and how runoff from the green roof will be controlled and drained. In addition no details of how the surface water runoff from the remaining proposed hard surfaces will be drained have been provided. It is therefore currently impossible to assess the potential flood risk impacts of the proposed development. However the LLFA are mindful of the extant planning permission on this site.
- 2.4 Therefore amendments to condition 26 in the initial Panel report are recommended and are also set out below at the end of this report.
- 2.5 Further to the publication of the agenda the applicants have requested amendments to condition 30 (fixed plant and equipment). Whilst they agree that any flue or ducting needs to be considered from the outset they claim it is not possible to identify the specific requirements of individual occupiers until the operator is known. The applicants are therefore proposing to create a strategy for the building with internal flues and ducting etc. into which the extraction equipment proposed by an operator would be connected. The detail of this would be finalised prior to each unit being occupied. Officers consider this a reasonable approach.
- 2.6 There is a typo in the last sentence of para 6.42. This should read as:  
*'Conditions 3 in section 10 deals with this matter.'*
- 2.7 A formatting error has resulted in the referencing in Section 7 of the Panel report not pulling through. Members were advised of this in an email on the 16.11.2017 and placed on the Council's website. However for completeness this is set out below, along with the updated consultee comments:

### 3. CONSULTATIONS CARRIED OUT

Comments from interested parties

- 3.1 275 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.
- 3.2 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

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	The additional information has not overcome their initial concerns. If Members of the Development Panel are minded to approve this application then in this instance conditions can overcome these concerns.	See para 2.1 and 2.2 of Panel Update
Lead Local Flood Authority	The additional information has not overcome their initial concerns. If Members of the Development Panel are minded to approve this application then in this instance conditions can overcome these concerns.	See para 2.3 and 2.4 of Panel Update
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 Council	No objections	Acknowledged

#### 4. Updated conditions (to be considered alongside initial Panel Report)

##### Condition 14 (Cycle Spaces): Amended

No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.

Reason: To ensure that the development is provided with adequate parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1

##### Condition 15 (Construction Management Plan): Amended

Prior to the commencement of any works or demolition, a construction management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority. 11

Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.

Condition 16 (servicing strategy): remain unaffected as proposed in initial report

Condition 17 (Parking Spaces): Amended

No part of the development shall be occupied until vehicle parking space has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The space approved shall be retained for parking in association with the development.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Local Plan P4, DG1.

Condition 26 (Drainage): Amended

No development (part from demolition to existing ground level) shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. Details shall include

- Full details of all components of the proposed surface water drainage system and proposed areas of green roof, including dimensions, locations, gradients, invert levels, cover levels and relevant construction details.
- Supporting calculations confirming pre-development and post-development runoff rates and any attenuation measures to be provided
- Agreement in principle from the Environment Agency for connection of surface water runoff to the York Stream
- Agreement in principle from the sewerage undertaker should connection to the public sewer system be proposed
- Details of the maintenance arrangements relating to the proposed surface water drainage system, confirming who will be responsible for its maintenance and the maintenance regime to be implemented

The surface water drainage system shall be implemented and maintained in accordance with the approved details thereafter.

Reason: To ensure compliance with National Planning Practice Guidance and the Non- Statutory Standards for Sustainable Drainage Systems, and to ensure the proposed development is safe from flooding and does not increase flood risk elsewhere.

Condition 30 (fixed plant and equipment): Amended

Notwithstanding the approved plans or any indication given otherwise no development above slab level shall commence until a strategy for the installation of all fixed plant and equipment associated with air moving equipment, compressors, generators, ventilation or plant and machinery of a like kind has been submitted to and approved by the Local Planning Authority. The strategy shall ensure that any flue or ducting shall be fully integrated into the buildings hereby approved.

Prior to the installation of all fixed plant and equipment associated with air moving equipment, compressors, generators, ventilation or plant and machinery of a like kind which shall accord with this approved strategy, details shall first be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of future, and adjoining, occupiers of land and buildings and in the interest of the visual amenity of Conservation Area and setting of the adjacent listed buildings . Relevant Policies - Local Plan NAP3, DG1, CA2 AAP MTC4.

Condition 36(Refuse and Recycling Strategy): Amended

The development shall be carried out in accordance with the Waste Management Plan prepared by RCP and received by the Local Planning Authority on the 25.05.2017. No part of the

development shall be occupied until a refuse and recycling strategy has first been submitted to and approved in writing by the Local Planning Authority. These facilities shall be kept available for use in association with the development at all times.

Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policies - Local Plan T5, DG1.

Condition 48 (Approved Plan) Amended:

Insert: 971\_DF\_100: Location Plan received by the Local Planning Authority on the 25.05.2017

Delete: Verti-Apex WM: Cycle stores received by the Local Planning Authority on the 17.10.2017

