

MAIDENHEAD AREA DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 28TH AUGUST, 2019

At 7.00 pm

in the

DESBOROUGH SUITE - TOWN HALL,

SUPPLEMENTARY AGENDA

PANEL UPDATE

This page is intentionally left blank

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD PANEL UPDATE

Maidenhead Panel

Application No.:	17/04026/OUT
Location:	Ridgeway The Thicket Cannon Lane Maidenhead SL6 3QE
Proposal:	Outline planning permission for the development of 2 new artificial grass hockey pitches, two artificial grass practice areas, a new pavilion building for shared use by the hockey club and school together with an artificial grass rugby pitch together with associated other recreation grass pitches
Applicant:	Clares Court Schools Ltd
Agent:	PRP Planning
Parish/Ward:	Cox Green Parish/Cox Green Ward
If you have a question about this report, please contact: Antonia Liu on 01628 796034 or at antonia.liu@rbwm.gov.uk	

1. SUMMARY

- 1.1 Corrections to the report and further representations from interested parties are provided below.

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

2. CORRECTIONS TO THE REPORT

- 2.1 There is an online petition submitted via the Council's website titled 'Stop Claire's Court Expansion and Proposed Development, Cannon Lane, Cox Green' objecting the proposal with 2,358 signatures.
- 2.2 In relation to paragraph 9.170, harm to the Green Belt and significant weight is attributed to the character of the area and the landscape character and setting of the settlement of Maidenhead only, and not in relation to Maidenhead Thicket.
- 2.3 Paragraph 9.76 should read '(see paragraph 9.53 – 9.54 of this report)

3. ADDITIONAL COMMENTS RECEIVED

- 3.1 As of 9am on the 28 August 2019, 19 additional representations have been received supporting the application which are summarised as:

Comment	Officer response	Change to recommendation?
Would facilitate relocation and provision of high quality education securing the future of Claire's Court School, and high quality sports facilities, including new homes for Maidenhead Hockey Club.	Section i and xi of main report	No change

Includes transport infrastructure improvements	Section xi of main report	No change
Would reduce traffic in town centre and across the Borough as teachers and parents will not have to travel between the 3 Claire's Court sites, and solve on-street parking problems during drop-off / pick up peaks	Appears to relate to proposed development for the school at the Ridgeway, unclear how this relates to this application.	No change
Would provide much needed houses, including affordable housing within the Borough.	Section xi of main report	No change
Would provide 2 acres of public open land at the Ridgeway site for community use	Section xi of main report	No change
Less than half the site is built on with green space and astroturf and site is surrounded by woodland, therefore concerns over wildlife are not so relevant.	Section viii of main report	No change
No concerns over light pollution as lighting will be screened by hedges and trees, and if necessary additional planting, furthermore floodlights are directional and at a distance from houses.	Section vi and viii of main report	No change
No noise and disturbance from hockey, as hockey is not like that, and sessions are limited.	Section vi and viii of main report	No change
Would retain the 10 th largest employer in Maidenhead.	Section xi of main report	No change
Building on this land is inevitable, and this development is better than something else. The provision of other facilities in the future, including a gymnasium.	Development on this land will be subject to planning permission, and each application would be assessed on its merits.	No change

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

Maidenhead Panel

Application No.:	17/04018/FULL
Location:	Clares Court Senior Girls And Boys And Ridgeway Schools The Thicket Cannon Lane Maidenhead
Proposal:	Construction of an all-through school comprising nursery and junior building; central building and senior building. Provision of landscaping, amenity area, sport/running track, environmental garden and covered multi-use games area. Provision of staff and visitor car parking, parent drop off and coach parking area
Applicant:	Clares Court School Ltd
Agent:	Mr Andrew Black
Parish/Ward:	Cox Green Parish/Cox Green Ward
If you have a question about this report, please contact: Antonia Liu on 01628 796034 or at antonia.liu@rbwm.gov.uk	

1. SUMMARY

- 1.1 Corrections to the report and recommendation, and further representations from interested parties are provided below.

Amended recommendation in the main report.

2. CORRECTIONS TO THE REPORT

- 2.1 There is an online petition submitted via the Council's website titled 'Stop Claire's Court Expansion and Proposed Development, Cannon Lane, Cox Green' objecting the proposal with 2,358 signatures.
- 2.2 In relation to summarised reasons for refusal in paragraph 1.9 and the recommended reasons for refusal in Section 13, reason 4 is amended to 'highway works if the housing development subject to 18/00130/OUT also comes forward' rather than if 'the school development subject to 17/04018/FULL also comes forward'.

3. ADDITIONAL COMMENTS RECEIVED

- 3.1 As of 9am on the 28 August 2019, 27 additional representations have been received supporting the application which are summarised as:

Comment	Officer response	Change to recommendation?
Would facilitate relocation and provision of high quality education securing the future of Claire's Court School, and high quality sports facilities, including	Section xi of main report	No change

new homes for Maidenhead Hockey Club.		
Includes transport infrastructure improvements	Section v of main report	No change
Would reduce traffic in town centre and across the Borough as teachers and parents will not have to travel between the 3 Claire's Court sites, and solve on-street parking problems during drop-off / pick up peaks	Not evidenced and if evidenced should be weighed against the impact on the local highway infrastructure in the vicinity of the relocated school considered in section vii	No change
Would provide much needed houses, including affordable housing within the Borough.	Section xi of main report	No change
Would provide 2 acres of public open land at the Ridgeway site for community use	Section xi of main report	No change
Less than half the site is built on with green space and astroturf and site is surrounded by woodland, therefore concerns over wildlife are not so relevant.	Section viii of main report	No change
No concerns over light pollution as lighting will be screened by hedges and trees, and if necessary additional planting, furthermore floodlights are directional and at a distance from houses.	Section vi and viii of main report	No change
No noise and disturbance from hockey, as hockey is not like that, and sessions are limited.	Section vi and viii of main report	No change
Would retain the 10 th largest employer in Maidenhead.	Section xi of main report	No change
Building on this land is inevitable, and this development is better than something else. The provision of other facilities in the future, including a gymnasium.	Development on this land will be subject to planning permission, and each application would be assessed on its merits.	No change
General support, no reason given.	Noted.	No change

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

Maidenhead Panel

Application No.:	18/00130/OUT
Location:	Ridgeway The Thicket Cannon Lane Maidenhead SL6 3QE
Proposal:	Outline application for layout, scale and mean of access only to be considered at this stage with all other matters to be reserved for 157 residential units
Applicant:	PRP Planning
Agent:	PRP Planning
Parish/Ward:	Cox Green Parish/Cox Green Ward
If you have a question about this report, please contact: Antonia Liu on 01628 796034 or at antonia.liu@rbwm.gov.uk	

1. SUMMARY

- 1.1 Corrections to the report and further representations from interested parties are provided below.

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

2. CORRECTIONS TO THE REPORT

- 2.1 There is an online petition submitted via the Council's website titled 'Stop Claire's Court Expansion and Proposed Development, Cannon Lane, Cox Green' objecting to the proposal with 2,358 signatures.

3. ADDITIONAL COMMENTS RECEIVED

- 3.1 As of 9am on the 28 August 2019, 27 additional representations have been received supporting the application which are summarised as:

Comment	Officer response	Change to recommendation?
Would facilitate relocation and provision of high quality education securing the future of Claire's Court School, and high quality sports facilities, including new homes for Maidenhead Hockey Club.	Section xiii of main report	No change
Includes transport infrastructure improvements	Section vii of main report	No change
Would reduce traffic in town centre and across the Borough as teachers and parents will not have to travel between the 3	Not evidenced and if evidenced should be weighed against the impact on the local	No change

Claire's Court sites, and solve on-street parking problems during drop-off / pick up peaks	highway infrastructure in the vicinity of the relocated school considered in section vii	
Would provide much needed houses, including affordable housing within the Borough.	Section xiii of main report	No change
Would provide 2 acres of public open land at the Ridgeway site for community use	Section iv of main report	No change
Less than half the site is built on with green space and astroturf and site is surrounded by woodland, therefore concerns over wildlife are not so relevant.	Section x of main report	No change
No concerns over light pollution as lighting will be screened by hedges and trees, and if necessary additional planting, furthermore floodlights are directional and at a distance from houses.	Section viii and x of main report	No change
No noise and disturbance from hockey, as hockey is not like that, and sessions are limited.	Section viii and x of main report	No change
Would retain the 10 th largest employer in Maidenhead.	Section xiii of main report	No change
Building on this land is inevitable, and this development is better than something else. The provision of other facilities in the future, including a gymnasium.	Development on this land will be subject to planning permission, and each application would be assessed on its merits.	No change

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

Maidenhead Panel

Application No.:	17/04001/OUT
Location:	Claire's Court School Senior Girls 1 College Avenue Maidenhead SL6 6AW
Proposal:	Outline planning permission with means of access only to be considered at this stage with all other matters to be reserved for redevelopment of the existing school facilities and the erection of 53no. dwellings
Applicant:	Berkeley Homes
Agent:	PRP Planning
Parish/Ward:	Maidenhead Unparished/Belmont Ward
If you have a question about this report, please contact: Antonia Liu on 01628 796034 or at antonia.liu@rbwm.gov.uk	

1. SUMMARY

- 1.1 Further representations from interested parties are provided below, and additional reason for refusal.

Additional Reason for Refusal.

2. ADDITIONAL COMMENTS RECEIVED

- 2.1 As of 9am on the 28 August 2019, 26 additional representations have been received supporting the application which are summarised as:

Comment	Officer response	Change to recommendation?
Would facilitate relocation and provision of high quality education securing the future of Claire's Court School, and high quality sports facilities, including new homes for Maidenhead Hockey Club.	Para. 9.56 of main report	No change
Includes transport infrastructure improvements	Section 10 of main report	No change
Would reduce traffic in town centre and across the Borough as teachers and parents will not have to travel between the 3 Claire's Court sites, and solve on-street parking problems during drop-off / pick up peaks	Not evidenced and para. 9.34 – 9.36 of main report	No change
Would provide much needed houses, including affordable housing within the Borough.	Para. 9.56 of main report	No change

Would provide 2 acres of public open land at the Ridgeway site for community use	Para. 9.6.- 9.11 of main report	No change
Less than half the site is built on with green space and astroturf and site is surrounded by woodland, therefore concerns over wildlife are not so relevant.	Appears to relate to proposed development for the housing, school and sports facilities at the Ridgeway, unclear how this relates to this application.	No change
No concerns over light pollution as lighting will be screened by hedges and trees, and if necessary additional planting, furthermore floodlights are directional and at a distance from houses.	Para. 9.41 of main report Floodlights appear to relate to the sports facilities proposed at the Ridgeway, unclear how this is applicable to this application.	No change
No noise and disturbance from hockey, as hockey is not like that, and sessions are limited.	Comments appear to relate to the sports facilities proposed at the Ridgeway, unclear how this is applicable to this application.	No change
Would retain the 10 th largest employer in Maidenhead.	Para. 4.11	No change
Building on this land is inevitable, and this development is better than something else. The provision of other facilities in the future, including a gymnasium.	Comments appear to relate to the proposed development at the Ridgeway.	No change
General support, no reason given	Noted.	No change.

3 ADDITIONAL REASON FOR REFUSAL

- 3.1 It is noted in paragraph 9.32 of the main report that the affordable housing provision and tenure mix can be secured by section 106. In the absence of a S106 legal agreement the proposed development fails to secure the agreed level and tenure of affordable housing. Therefore it is recommended that the following reason should be added:
3. *In the absence of a S106 legal agreement the proposed development fails to secure a satisfactory level of affordable housing. Consequently the proposal is contrary to policy H3 of the Windsor and Maidenhead Local Plan, 1999 (including Adopted Alterations 2003), policy HO3 of the Borough Local Plan Submission Version 2018 and paragraph 64 of the National Planning Policy Framework (2019).*

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

Maidenhead Panel

Application No.:	17/04002/OUT
Location:	Claire's Court School Senior Boys Ray Mill Road East Maidenhead SL6 8TE
Proposal:	Outline application for access only to be considered at this stage with all other matters to be reserved for the redevelopment of the existing school facilities and the erection of 11 no. four and five bed detached private dwellings
Applicant:	Berkeley Homes (Western) Ltd
Agent:	PRP Planning
Parish/Ward:	Maidenhead Unparished/Maidenhead Riverside Ward
If you have a question about this report, please contact: Antonia Liu on 01628 796034 or at antonia.liu@rbwm.gov.uk	

1. SUMMARY

- 1.1 Further representations from interested parties are provided below.

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

2. ADDITIONAL COMMENTS RECEIVED

- 2.1 As of 9am on the 28 August 2019, 26 additional representations have been received supporting the application which are summarised as:

Comment	Officer response	Change to recommendation?
Would facilitate relocation and provision of high quality education securing the future of Claire's Court School, and high quality sports facilities, including new homes for Maidenhead Hockey Club.	Para. 9.2 – 9.5 of main report	No change
Includes transport infrastructure improvements	Para. 9.5 of main report	No change
Would reduce traffic in town centre and across the Borough as teachers and parents will not have to travel between the 3 Claire's Court sites, and solve on-street parking problems during drop-off / pick up peaks	Not evidenced para. 9.52 – 9.55 of main report	No change
Would provide much needed houses, including affordable housing within the Borough.	Para. 9.45 – 9.49 of main report	No change
Would provide 2 acres of public	Para. 4.12 of main	No change

open land at the Ridgeway site for community use	report	
Less than half the site is built on with green space and astroturf and site is surrounded by woodland, therefore concerns over wildlife are not so relevant.	Appears to relate to proposed development for the housing, school and sports facilities at the Ridgeway, unclear how this relates to this application.	No change
No concerns over light pollution as lighting will be screened by hedges and trees, and if necessary additional planting, furthermore floodlights are directional and at a distance from houses.	Para. 9.58 – 9.61 of main report Floodlights appear to relate to the sports facilities proposed at the Ridgeway, unclear how this is applicable to this application.	No change
No noise and disturbance from hockey, as hockey is not like that, and sessions are limited.	Comments appear to relate to the sports facilities proposed at the Ridgeway, unclear how this is applicable to this application.	No change
Would retain the 10 th largest employer in Maidenhead.	Para. 4.11 of main report	No change
Building on this land is inevitable, and this development is better than something else. The provision of other facilities in the future, including a gymnasium.	Comments appear to relate to the proposed development at the Ridgeway.	No change
General support, no reason given	Noted.	No change.