

MAIDENHEAD AREA DEVELOPMENT MANAGEMENT PANEL

WEDNESDAY, 18TH DECEMBER, 2019

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>
	<p><u>PLANNING APPLICATIONS (DECISION)</u></p> <p>To consider the Interim Head of Planning'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 at http://www.rbwm.gov.uk/pam/search.jsp</p> <p>APP = Approval CLU = Certificate of Lawful Use DD = Defer and Delegate DLA = Defer Legal Agreement PERM = Permit PNR = Prior Approval Not Required REF = Refusal WA = Would Have Approved WR = Would Have Refused</p>	<p>3 - 8</p>

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ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD PANEL UPDATE

Maidenhead Panel

Application No.:	18/03167/MINW
Location:	Land South of Windsor Road Includes East of The Guild House And East of Fifield Road Bray Maidenhead
Proposal:	Sand and gravel extraction and restoration to agriculture by infilling with inert waste, portable site office building, parking, fencing and gate, new vehicular access and public rights of way
Applicant:	Summerlease Limited
Agent:	Mr Steve Lamb
Parish/Ward:	Bray Parish/Bray Ward
If you have a question about this report, please contact: Jo Richards on 01628 682955 or at jo.richards@rbwm.gov.uk	

1. SUMMARY

- 1.1 For clarification, the number of letters received objecting to the application is 4.
- 1.2 An additional condition is recommended which limits the time limit of the extraction, infilling and restoration to 10 years.
- 1.3 An additional condition is recommended which requests details of planting on the bunds.

It is recommended the Panel grants planning permission with the conditions listed in Section 12 of the main report with the additional conditions in section 3 below

2. ADDITIONAL INFORMATION

- 2.1 Given that the application is for works within the Green Belt, the limited duration of the works is afforded weight in the case of Very Special Circumstances, and therefore a time limit is to be imposed on the permission.
- 2.2 A condition requesting landscaping on the outer slopes of the bunds is recommended to visually enhance the site screening.

3. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 3.1 All extraction, infilling and restoration operations hereby permitted shall cease no later than 10 years from the date of commencement.

Reason: To provide for the completion and progressive restoration of the site within the approved timescale in the interest of the protection of the Green Belt and the amenities of the area. Policies GB1 and DG1.

- 3.2 Prior to the commencement of extraction works, details of the soft landscaping of the bunds shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping shall then be implemented within the first planting season following the commencement of works and shall be retained for the duration of the works.

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

Application No.:	19/01660/FULL
Location:	St Cloud Gate St Cloud Way Maidenhead SL6 8XD
Proposal:	Demolition of the existing office building, and the construction of a new grade A office building with associated cafe, communal roof terrace, car parking, new pedestrian access and landscaping.
Applicant:	Ms Broughton
Agent:	Mr James Brown
Parish/Ward:	Maidenhead Unparished/St Marys
If you have a question about this report, please contact: Claire Pugh on 01628 685739 or at claire.pugh@rbwm.gov.uk	

1. SUMMARY

- 1.1** It is considered that the Town Centre Sequential Test is passed.
- 1.2** The Lead Local Flood Authority raises no objection to the Sustainable Drainage Strategy, subject to the imposition of a planning condition.
- 1.3** The agent has submitted correspondence from Thames Water, who advise that there is sufficient foul and surface water capacity in the sewerage network to serve the proposed development.
- 1.4** The Highway Authority has made comments over the proposed cycle storage within the basement, and advise that greater separation between the cycle stands is needed. This is accepted, but this detail could be secured by planning condition if planning permission was being granted.

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

2. ADDITIONAL INFORMATION

- 2.1** The applicant has provided further information in relation to a sequentially preferable site (Kings Chase) which is located within the town centre. The applicant's sequential test assessment concluded that the Kings Chase site is suitable, available and viable. However, with the caveat that the development in the short term is questionable as the development is dependent on securing pre-lets. They advise that they understand that there have been some pre-let discussions with prospective occupiers but no tenants have been secured for the building. They further advise that pre-lets typically take a long time to negotiate and it is likely that the developer will need to secure multiple lettings in order to have the confidence to proceed with the development.
- Officer response:** Given that there is doubt as to whether the development is available in the short term at Kings Chase, it is considered that the Town centre Sequential Test is passed.

- 2.2** The applicant has provided correspondence from Thames Water to the developer in relation to the proposed development which sets out that there would be sufficient foul and surface water capacity in our sewerage network to serve the proposed development.

Officer response: Noted, this does not alter the recommendation.

- 2.3** The applicant submitted a flyer which summarises the feedback they received from previous public consultation on the scheme, and how the scheme was amended to address these concerns. The flyer also responds to some of the concerns raised by the public through the planning application process.

Officer response: Noted, but this does not alter the recommendation to Panel.

Comments from Consultees

2.3

Comment	Officer response	Change to recommendation?
<p>Lead Local Flood Authority: We recommend that should the Local Planning Authority be minded to grant planning permission the following condition be attached: Prior to commencement (excluding demolition) a surface water drainage scheme for the development, based on the submitted Drainage Strategy Addendum, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:</p> <ul style="list-style-type: none"> -Full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert levels, cover levels and relevant construction details. - Supporting calculations confirming compliance with, the Non-statutory Technical Standards for Sustainable Drainage Systems, and the agreed discharge rate of 5 l/s and the attenuation volumes to be provided. -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. <p>The surface water drainage system shall be implemented and maintained in accordance with the approved details thereafter. Reason: To ensure compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems, and to ensure the proposed development is safe from flooding and does not increase flood risk elsewhere.</p>	Noted. If planning permission was being approved, a planning condition would be imposed.	No
Highways: Raise concerns over the proposed separation distances between the cycle racks and	Noted, however, a revised cycle parking	No

the aisle widths within the basement levels.	detail could be secured by planning condition.	
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