

# Public Document Pack

## Notice of Meeting

### Maidenhead Development Management Committee

Councillors Joshua Reynolds (Chair), Siân Martin (Vice-Chair), Maureen Hunt, Leo Walters, Mandy Brar, Geoff Hill, Helen Taylor, Gary Reeves and Kashmir Singh

Wednesday 20 September 2023 7.00 pm

Council Chamber - Town Hall, Maidenhead & on [RBWM YouTube](#)

www.rbwm.gov.uk



*The following papers have been added to the meeting's agenda as they were not available for publication when the notice of meeting was issued, 5 working days prior to the meeting date.*

### Supplement

| Item | Description   | Page  |
|------|---|-------|
| 4    | <p><b>21/02963/FULL - Land West of Switchback Road North And North of Nightingale Lane Maidenhead</b></p> <p><b>PROPOSAL:</b> New poly tunnels for rearing turkeys with associated feed silos and substantial formation of road chippings to form a network of tracks.</p> <p><b>RECOMMENDATION:</b> PERMIT</p> <p><b>APPLICANT:</b> Copas</p> <p><b>MEMBER CALL-IN:</b> Councillor Brar</p> <p><b>EXPIRY DATE:</b> 27 September 2023</p> | 3 - 6 |

By attending this meeting, participants are consenting to the audio & visual recording being permitted and acknowledge that this shall remain accessible in the public domain permanently.

Please contact Will Ward, [Will.Ward@RBWM.gov.uk](mailto:Will.Ward@RBWM.gov.uk), with any special requests that you may have when attending this meeting.



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## ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD PANEL UPDATE

### Maidenhead Panel

|  |   |
|--|---|
| <b>Application No.:</b>  | 21/02963/FULL   |
| <b>Location:</b>   | Land West of Switchback Road North And North of Nightingale Lane<br>Maidenhead  |
| <b>Proposal:</b>   | New poly tunnels for rearing turkeys with associated feed silos and substantial formation of road chippings to form a network of tracks |
| <b>Applicant:</b>  | Copas   |
| <b>Agent:</b>  | Mr Mumtaz Alam  |
| <b>Parish/Ward:</b>  | Cookham Parish/Bisham And Cookham   |
| <b>If you have a question about this report, please contact:</b> Dariusz Kusyk on 01628796812 or at <a href="mailto:dariusz.kusyk@rbwm.gov.uk">dariusz.kusyk@rbwm.gov.uk</a> |   |

#### 1. SUMMARY

- 1.1 This report seeks to update the Committee on representations received since the Committee Report was published.

**There is no change to the recommendation in the Committee Report.**

#### 2. ADDITIONAL INFORMATION

##### Comments from interested parties

- 2.1 In response to the published Committee Report, one further representation has been received from the Cookham Society stating:

| Comment  | Officer Response  | Change to recommendation? |
|--|---|---------------------------|
| <p>Note the documents posted on the planning portal on 6 September from the Environment Agency (EA) and Vector Structures Ltd regarding groundwater.</p> <p>Regrettably, these documents do not allay our concerns regarding the possible effect of this development on our water supply. Part of the proposed site is in Source Protection Zone (SPZ) 1 with the remainder of it in SPZ2. The</p> | <p>The detail contained within both the Hydrogeological Risk Assessment (HRA) and the Flood Risk Assessment (FRA) has been the subject of consultation with the EA who have reviewed the submission with regard to the impact of the development on groundwater, given the location of the site within SPZ1 and upon a Principal Aquifer.</p> <p>It is identified both by the EA and within the submitted HRA, that given that the proposed</p> | <p>No change.</p>         |

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|---|--|--|
| <p>site is underlain by the chalk aquifer which may be karstic thus allowing rapid movement of ground water from the site area to the water supply wells in Whyteladyes. Lane.</p> <p>The documentation provided appears to deal only with nitrate pollution. We would like to see an unequivocal statement from the EA that there is no danger to human health from pathogens originating in the turkey droppings entering the water supply and adversely effecting human health.</p> <p>As this application is due to come to Panel on 20 September, please can the requested assurance be obtained urgently.</p> | <p>development involves the rearing of turkeys, turkey litter presents a risk to groundwater resources in the area, with the HRA identifying the main risk as nitrogen. There would be no slaughter or processing activities on the site. The site will only be used for the placement of turkeys during the rearing season (17 weeks).</p> <p>In their comments, the EA has confirmed that the HRA and FRA provides them with the confidence that it will be possible to suitably manage the risks posed to groundwater resources by the development which is the subject of this planning application.</p> <p>The EA has therefore removed their objection to this application. However, as set out in sections 10 and 13 of the Officer's Report, conditions are recommended to ensure that this is suitably controlled, including in relation to manure control and a surface water drainage scheme.</p> <p>With regard to pathogens, Appendix G of the HRA contains a South East Water Visit Report from January 2022. As part of the duties of a Water Supply Company, South East Water have to ensure the highest safety standards for any water abstracted for treatment and distribution from their abstraction boreholes at Whyteladyes Lane. The report from South East Water following their visit raised no concerns regarding pathogens migrating to the point of abstraction as a result of the proposed development. Furthermore, any potential risk would be eliminated by proper water treatment processes deployed by the water supply company.</p> |  |
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