

MAIDENHEAD DEVELOPMENT CONTROL PANEL

16.03.16

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PRESENT: Councillors Richard Kellaway (Chairman), Derek Wilson (Vice-Chairman), Clive Bullock, Gerry Clark, Simon Dudley, Maureen Hunt, Philip Love, Claire Stretton and Leo Walters.

Officers: Tony Carr (Traffic & Road Safety Manager), Victoria Gibson (Development Management Team Manager), Daniel Gigg (Principal Planning Officer), Shilpa Manek, Sean O'Connor (Senior Lawyer - Property - Shared Legal Solutions), Susan Sharman (Senior Planning Officer) and Antonia Liu

Also Present:

53/ APOLOGIES FOR ABSENCE
15

Apologies for absence received from Councillors David Coppinger and Derek Sharp.

54/ DECLARATIONS OF INTEREST
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Councillor Burbage declared that he was a Bray Parish Councillor and had previously considered the applications for items 2 and 8 but was attending with an open mind. Councillor Burbage also declared a personal interest in items 3 as he knew some people associated with the development.

Councillor Dudley declared a non personal pecuniary prejudicial interest as he was a Bray Parish Council matters but was attending with an open mind. In relation to Item 2 Councillor Dudley declared a Prejudicial Interest as he was aware of material non public information on sites and would speak on the application but leave for the debate and the vote.

Councillor Kellaway declared a personal interest for item 3 as he was a member of PRoM.

Councillor Love declared a personal interest for item 3 as he is the Principal member of Maidenhead Regeneration.

Councillor Stretton declared a personal interest for items 2, 3 and 4 as they were leisure related and Councillor Stretton is the Principal member of Culture and Communities. Also a personal interest in item 7 as sister lived in no 13.

Councillor Walters declared that he was a Bray Parish Councillor and had not taken part in deliberations for items 2 and 8 and was attending with an open mind.

Councillor Wilson declared that he was a Bray Parish and had a personal interest for item 2 and had completed a declaration of interest. Also a personal interest for item 3 as a member of PRoM, a personal interest in item 8 but was attending with an open mind.

55/ MINUTES
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RESOLVED: That the Part I minutes of the meeting of the Maidenhead Development Control Panel held on 17 February 2016 be approved.

56/ PLANNING APPLICATIONS (DECISION)

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PLANNING APPLICATIONS (DECISION)

The Panel considered the Head of Planning and Development's report on planning applications and received updates in relation to a number of applications, following the publication of the agenda.

NB: *Updates were received in relation to planning applications marked with an asterisk.

<p>15/02081/FULL Land Adjacent To Weir Sound Lock Avenue Maidenhead</p>	<p>Construction of detached dwelling.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be APPROVED against the Planning Officer's report for the reasons listed below:</p> <ul style="list-style-type: none"> • The Panel considered that due to existing flood defences a flood evacuation plan was appropriate in relation to safety for the occupants of the development for its lifetime, and the flood compensation scheme provided a benefit for the wider locality. • The house would be set back within a spacious plot and views from a public vantage point would be limited, and so there was no unreasonable harm to character of the area. • The Panel also agreed that due to the siting of the proposed house there would be no undue overlooking to neighbouring sites. • Standard conditions with additional condition for flood evacuation plan were delegated to Borough Planning Manager. <p>(Speakers: The Panel was addressed by Matt Taylor, the applicants agent).</p>
<p>15/02107/FULL Land To The North of Longlea Fifield Road Fifield Maidenhead</p>	<p>Re-location of Phoenix gym club including building, access, car parking and landscaping.</p> <p>The PANEL VOTED that the application be APPROVED against the Planning Officer's report for the reasons listed below:</p> <ul style="list-style-type: none"> • The panel considered that there would be little harm to the openness of the Green Belt and considered that the VSC as detailed in the Panel Update Report 1 – 10 and the following additional reasons:

	<p>i)To enable the gymnastics club to provide the full range of gymnastics training facilities to the standards required by Sport England/British Gymnastics in a purpose built structure.</p> <p>ii)To provide a permanent home with security of tenure for an important community and sporting facility.</p> <p>iii)The harm resulting from the use already occurs on adjacent land clearly outweighed the harm to the Green Belt.</p> <p>The panel also agreed that the outstanding SUD's information could be secured by condition.</p> <p>Standard conditions were delegated to Borough Planning Manager with additional conditions requiring the building to remain in gymnastic use and to limit the amount of competitions per year</p> <p>(Six Councillors voted in favour of the motion to approve the application (Councillors Bullock, Clark, Mrs Hunt, Kellaway, Love and Stretton). Four councillors voted against the motion to approve the application (Councillors Burbage, Smith, Walters and Wilson).</p> <p>(Speakers: The Panel was addressed by John Foulger and Robyn Howard, objectors, Grenville Annetts, objector, Oakley Green, Fifield and District Community Association, Cllr Michael Airey, objector, Brae Parish Council and Chris Brett and Debbie Johnson, Applicants).</p>
<p>15/02135/FULL Land South of Horwoods Yard Green Lane Maidenhead</p>	<p>Construction of indoor bowling green and clubhouse with associated facilities and construction of outdoor bowling green and green-keepers store with car parking and associated landscaping.</p> <p>The PANEL VOTED that the application be APPROVED against the Planning Officer's report for the reasons listed below and following referral to the Secretary of State:</p> <ol style="list-style-type: none"> 1. VSC – Accept the applicant's case for VSC. 2. Character – no harm to the character and appearance of the area. 3. Oak Tree – condition(s) to protect tree. 4. Town Centre First approach - The location is acceptable for this type of use. 5. Highways – improvements to the bridge. 6. Flooding Sequential Test - passed. 7. Surface water drainage – applicant to provide a solution. 8. Bats – Surveys and mitigation to be carried

	<p>out before approval.</p> <p>9. Green Way – no harmful impact.</p> <p>10. Infrastructure – improvements to the bridge</p> <p>11. Flood Risk – applicant to amend plans and then re-consultation with EA.</p> <p>Standard conditions were delegated to Borough Planning Manager.</p> <p>(Eight Councillors voted in favour of the motion to approve the application (Councillors Bullock, Burbage, Clark, Dudley, Kellaway, Love and Smith). Two councillors voted to abstain (Councillors Mrs Hunt & Mrs Stretton).</p> <p>(Speakers: The Panel was addressed by Roger Wyatt and Kevin Scott, Applicants).</p>
<p>15/03388/OUT Woodlands Farm Spring Lane Cookham Dean Maidenhead SL6 9PN</p>	<p>Outline application with all matters reserved: Erection of 3 x detached dwellings.</p> <p>The PANEL VOTED that the application be DEFERRED AND DELEGATED as per the panel update report.</p> <p>(Five Councillors voted in favour of the motion to approve the application (Councillors Mrs Hunt, Kellaway, Love, Smith and Stretton). Five Councillors abstained from voting (Councillors Bullock, Burbage, Clark, Dudley and Wilson)</p> <p>(Speakers: The Panel was addressed by Alexa Reynaga and Chris Lewis, objectors, Mr Scarf, Cookham Society, Councillor Christine Jannetta, Cookham Parish Council and Matt Taylor and Mr Simmonds, Applicants).</p>
<p>15/03901/FULL Former Stiefel Laboratories (Ireland) Ltd Whitebrook Park 68 Lower Cookham Road Maidenhead</p>	<p>Construction of a new part two/three storey office (use class B1) building with associated landscaping, tree works and car parking following demolition of existing buildings.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be DEFERRED AND DELEGATED as per the panel update report.</p>
<p>15/04201/VAR All Saints CE Junior School Westborough Road Maidenhead SL6 4AR</p>	<p>Construction of 2 storey building to form 4x additional classrooms, two court sports MUGA with parking on site as approved under planning permission 15/00620 without complying with condition 2 (external surface materials) to change the materials to be used.</p> <p>The PANEL VOTED UNANIMOUSLY that the</p>

	<p>application be APPROVED. The Application was approved subject to the conditions in the Borough Planning Manager's report.</p>
<p>16/00098/FULL 1 Cannon Down Cottages And Land At 1 Cannon Down Cottages Maidenhead Road Maidenhead</p>	<p>Two storey rear extension at No. 1 and 1x new attached dwelling with associated works.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be APPROVED. The Application was approved subject to the conditions in the Borough Planning Manager's report.</p> <p>(Speakers: The Panel was addressed by Councillor Susan Ground, Cookham Parish Council).</p>
<p>16/00395/FULL Land And Buildings To Rear of Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ</p>	<p>Erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding.</p> <p>The PANEL VOTED that the application be DEFERRED AND DELEGATED as per the panel update report.</p> <p>Nine Councillors voted in favour of the motion to defer and delegate the application (Councillors Bullock, Clark, Dudley, Mrs Hunt, Kellaway, Love, Smith, Stretton and Wilson). One Councillor abstained from voting (Councillor Burbage).</p> <p>(Speakers: The Panel was addressed by Mark Carter, Applicant).</p>

CONTINUATION OF MEETING

At this point in the meeting, and in accordance with Rule of Procedure Part 4A 23.1 of the Council's Constitution, the Chairman called for a vote in relation to whether or not the meeting should continue, as the time had exceeded 9.30pm.

RESOLVED UNANIMOUSLY: That the meeting continue past 9.30pm.

57/ ESSENTIAL MONITORING REPORTS (MONITORING)
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The Panel noted the appeal decisions.

The meeting, which began at 7.00 pm, ended at 10.15 pm

Chairman.....

Date.....