

NOTICE  
OF  
MEETING



**MAIDENHEAD DEVELOPMENT CONTROL PANEL**

will meet on

**WEDNESDAY, 13TH APRIL, 2016**

at

**7.00 pm**

in the

**COUNCIL CHAMBER - TOWN HALL,**

TO: MEMBERS OF THE MAIDENHEAD DEVELOPMENT CONTROL PANEL

COUNCILLOR RICHARD KELLAWAY (CHAIRMAN)  
COUNCILLOR DEREK WILSON (VICE-CHAIRMAN)  
COUNCILLORS LEO WALTERS, CLIVE BULLOCK, GERRY CLARK,  
CLAIRE STRETTON (PRINCIPAL MEMBER FOR CULTURE AND  
COMMUNITIES), SIMON DUDLEY (CABINET MEMBER FOR FINANCE AND  
DEPUTY LEADER), MAUREEN HUNT, PHILIP LOVE (PRINCIPAL MEMBER  
FOR MAIDENHEAD REGENERATION), DEREK SHARP AND  
DAVID COPPINGER (LEAD MEMBER FOR ADULT SERVICES AND HEALTH)

SUBSTITUTE MEMBERS

COUNCILLORS STUART CARROLL, PAUL BRIMACOMBE, DAVID BURBAGE,  
CARWYN COX, MOHAMMED ILYAS, ASGHAR MAJEED, MARION MILLS,  
MJ SAUNDERS, HARI SHARMA AND ADAM SMITH

Karen Shepherd  
Democratic Services Manager  
Issued: Tuesday, 5 April 2016

Members of the Press and Public are welcome to attend Part I of this meeting.

The agenda is available on the Council's web site at [www.rbwm.gov.uk](http://www.rbwm.gov.uk) – if you are viewing this on the website and there are appendices you are unable to access, please contact the Panel Administrator **Shilpa Manek** 01628 796310, or [democratic.services@rbwm.gov.uk](mailto:democratic.services@rbwm.gov.uk)

**Fire Alarm** - In the event of the fire alarm sounding or other emergency, please leave the building quickly and calmly by the nearest exit. Do not stop to collect personal belongings and do not use the lifts. Congregate in the Town Hall Car Park, Park Street, Maidenhead (immediately adjacent to the Town Hall) and do not re-enter the building until told to do so by a member of staff.

**Recording of Meetings** – The Council allows the filming, recording and photography of public Council meetings. This

may be undertaken by the Council itself, or any person attending the meeting. By entering the meeting room you are acknowledging that you may be audio or video recorded and that this recording will be available for public viewing on the RBWM website. If you have any questions regarding the council's policy, please speak to the Democratic Services or Legal representative at the meeting.

## AGENDA

### PART 1

| ITEM | SUBJECT   | WARD | PAGE<br>NO |
|------|---|------|------------|
| 1.   | <u>APOLOGIES FOR ABSENCE</u><br>To receive any apologies for absence.   |      |            |
| 2.   | <u>DECLARATIONS OF INTEREST</u><br>To receive any declarations of interest.   |      | 3 - 4      |
| 3.   | <u>MINUTES</u><br>To confirm the part I minutes of the meeting of 16 March 2016.  |      | 5 - 10     |
| 4.   | <u>PLANNING APPLICATIONS (DECISION)</u><br>To consider the Head of Planning and Development's report on planning applications received.<br><br>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.<br><a href="http://www.rbwm.gov.uk/web/dc_public_apps.htm">http://www.rbwm.gov.uk/web/dc_public_apps.htm</a> |      | 11 - 26    |
| 5.   | <u>ESSENTIAL MONITORING REPORTS (MONITORING)</u><br>To consider the Appeals Decision Report and Planning Appeals Received.  |      | 27 - 30    |

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

In accordance with the requirements of the Local Government (Access to Information) Act

1985, each item on this report includes a list of Background Papers that have been relied

on to a material extent in the formulation of the report and recommendation.

The list of Background Papers will normally include relevant previous planning decisions, replies to formal consultations and relevant letter of representation received from local societies, and members of the public. For ease of reference, the total number of letters received from members of the public will normally be listed as a single Background Paper,

although a distinction will be made where contrary views are expressed. Any replies to consultations that are not received by the time the report goes to print will be recorded as

“Comments Awaited”.

The list will not include published documents such as the Town and Country Planning Acts

and associated legislation, Department of the Environment Circulars, the Berkshire Structure Plan, Statutory Local Plans or other forms of Supplementary Planning Guidance,

as the instructions, advice and policies contained within these documents are common to

the determination of all planning applications. Any reference to any of these documents will be made as necessary under the heading “Remarks”.

## **STATEMENT OF THE HUMAN RIGHTS ACT 1998**

The Human Rights Act 1998 was brought into force in this country on 2nd October 2000, and it will now, subject to certain exceptions, be directly unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular, Article 8 (respect

for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) apply to planning decisions. When a planning decision is to be made however, there is further provision that a public authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest, and therefore much of this authority's decision making will continue to take into account this balance.

The Human Rights Act will not be referred to in the Officer's report for individual applications beyond this general statement, unless there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues.

## MEMBERS' GUIDANCE NOTE

### DECLARING INTERESTS IN MEETINGS

#### **DISCLOSABLE PECUNIARY INTERESTS (DPIs)**

DPIs include:

- Any employment, office, trade, profession or vocation carried on for profit or gain.
- Any payment or provision of any other financial benefit made in respect of any expenses occurred in carrying out member duties or election expenses.
- Any contract under which goods and services are to be provided/works to be executed which has not been fully discharged.
- Any beneficial interest in land within the area of the relevant authority.
- Any license to occupy land in the area of the relevant authority for a month or longer.
- Any tenancy where the landlord is the relevant authority, and the tenant is a body in which the relevant person has a beneficial interest.
- Any beneficial interest in securities of a body where
  - a) that body has a piece of business or land in the area of the relevant authority, and
  - b) either (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body **or** (ii) the total nominal value of the shares of any one class belonging to the relevant person exceeds one hundredth of the total issued share capital of that class.

#### **PREJUDICIAL INTERESTS**

This is an interest which a reasonable fair minded and informed member of the public would reasonably believe is so significant that it harms or impairs your ability to judge the public interest. That is, your decision making is influenced by your interest that you are not able to impartially consider only relevant issues.

#### **DECLARING INTERESTS**

If you have not disclosed your interest in the register, you **must make** the declaration of interest at the beginning of the meeting, or as soon as you are aware that you have a DPI or Prejudicial Interest. If you have already disclosed the interest in your Register of Interests you are still required to disclose this in the meeting if it relates to the matter being discussed. A member with a DPI or Prejudicial Interest **may make representations at the start of the item but must not take part in discussion or vote at a meeting.** The term 'discussion' has been taken to mean a discussion by the members of the committee or other body determining the issue. You should notify Democratic Services before the meeting of your intention to speak. In order to avoid any accusations of taking part in the discussion or vote, you must move to the public area, having made your representations.

If you have any queries then you should obtain advice from the Legal or Democratic Services Officer before participating in the meeting.

If the interest declared has not been entered on to your Register of Interests, you must notify the Monitoring Officer in writing within the next 28 days following the meeting.

# Agenda Item 3

## MAIDENHEAD DEVELOPMENT CONTROL PANEL

16.03.16

To listen to audio recordings of this meeting, go to:  
[http://www.rbwm.gov.uk/web/meetings\\_audio\\_recordings\\_august2015.htm](http://www.rbwm.gov.uk/web/meetings_audio_recordings_august2015.htm)

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  
15

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  
15

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

56/  
15 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><b>15/02081/FULL<br/>Land Adjacent To<br/>Weir Sound Lock<br/>Avenue<br/>Maidenhead</b></p>           | <p>Construction of detached dwelling.</p> <p><b>The PANEL VOTED UNANIMOUSLY that the application be APPROVED against the Planning Officer’s report for the reasons listed below:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• The Panel also agreed that due to the siting of the proposed house there would be no undue overlooking to neighbouring sites.</li> <li>• Standard conditions with additional condition for flood evacuation plan were delegated to Borough Planning Manager.</li> </ul> <p>(Speakers: The Panel was addressed by Matt Taylor, the applicants agent).</p> |
| <p><b>15/02107/FULL<br/>Land To The North of<br/>Longlea Fifield Road<br/>Fifield<br/>Maidenhead</b></p> | <p>Re-location of Phoenix gym club including building, access, car parking and landscaping.</p> <p><b>The PANEL VOTED UNANIMOUSLY that the application be APPROVED against the Planning Officer’s report for the reasons listed below:</b></p> <ul style="list-style-type: none"> <li>• 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: <ul style="list-style-type: none"> <li>i)To enable the gymnastics club to provide</li> </ul> </li> </ul>  |

|   |  |
|---|--|
|   | <p>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>(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><b>15/02135/FULL<br/>Land South of<br/>Horwoods Yard Green<br/>Lane<br/>Maidenhead</b></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><b>The PANEL VOTED UNANIMOUSLY that the application be APPROVED against the Planning Officer's report for the reasons listed below and following referral to the Secretary of State:</b></p> <ol style="list-style-type: none"> <li>1. VSC – Accept the applicant's case for VSC.</li> <li>2. Character – no harm to the character and appearance of the area.</li> <li>3. Oak Tree – condition(s) to protect tree.</li> <li>4. Town Centre First approach - The location is acceptable for this type of use.</li> <li>5. Highways – improvements to the bridge.</li> <li>6. Flooding Sequential Test - passed.</li> <li>7. Surface water drainage – applicant to provide a solution.</li> <li>8. Bats – Surveys and mitigation to be carried out before approval.</li> <li>9. Green Way – no harmful impact.</li> <li>10. Infrastructure – improvements to the bridge</li> <li>11. Flood Risk – applicant to amend plans and then re-consultation with EA.</li> </ol> <p>(Speakers: The Panel was addressed by Roger Wyatt and Kevin Scott, Applicants).</p> |
| <p><b>15/03388/OUT<br/>Woodlands Farm<br/>Spring Lane<br/>Cookham Dean<br/>Maidenhead<br/>SL6 9PN</b></p> | <p>Outline application with all matters reserved:<br/>Erection of 3 x detached dwellings.</p> <p><b>The PANEL VOTED UNANIMOUSLY that the application be DEFER AND DELEGATE as per the panel update report.</b></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).   |
| <b>15/03901/FULL<br/>Former Stiefel<br/>Laboratories (Ireland)<br/>Ltd Whitebrook Park<br/>68 Lower Cookham<br/>Road<br/>Maidenhead</b>      | 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.<br><br><b>The PANEL VOTED UNANIMOUSLY that the application be DEFER AND DELEGATE as per the panel update report.</b>  |
| <b>15/04201/VAR<br/>All Saints CE Junior<br/>School Westborough<br/>Road<br/>Maidenhead<br/>SL6 4AR</b>                                      | 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.<br><br><b>The PANEL VOTED UNANIMOUSLY that the application be APPROVED. The Application was approved subject to the conditions in the Borough Planning Manager's report.</b> |
| <b>16/00098/FULL<br/>1 Cannon Down<br/>Cottages And Land At<br/>1 Cannon Down<br/>Cottages<br/>Maidenhead Road<br/>Maidenhead</b>            | Two storey rear extension at No. 1 and 1x new attached dwelling with associated works.<br><br><b>The PANEL VOTED UNANIMOUSLY that the application be APPROVED. The Application was approved subject to the conditions in the Borough Planning Manager's report.</b><br><br>(Speakers: The Panel was addressed by Councillor Susan Ground, Cookham Parish Council).   |
| <b>16/00395/FULL<br/>Land And Buildings<br/>To Rear of Oakley<br/>Green Lodge Oakley<br/>Green Road Oakley<br/>Green Windsor SL4<br/>4PZ</b> | Erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding.<br><br><b>The PANEL VOTED UNANIMOUSLY that the application be DEFER AND DELEGATE as per the panel update report.</b><br><br>(Speakers: The Panel was addressed by Mark Carter, Applicant).  |

57/ ESSENTIAL MONITORING REPORTS (MONITORING)



15

The Panel noted the appeal decisions.

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

Chairman.....

Date.....

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# Agenda Item 4

## ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

### Maidenhead Panel

13th April 2016

#### INDEX

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

|   |  |                        |              |                       |               |                 |                 |           |
|---|--|------------------------|--------------|-----------------------|---------------|-----------------|-----------------|-----------|
| <b>Item No.</b>   | 1  | <b>Application No.</b> | 16/00229/VAR | <b>Recommendation</b> | PERM          | <b>Page No.</b> | 13              |           |
| <b>Location:</b>  | Waitrose 48 Moorbridge Road Maidenhead SL6 8AF   |                        |              |                       |               |                 |                 |           |
| <b>Proposal:</b>  | Extensions and alterations of the existing retail unit, alterations to pedestrian and vehicle access, erection of a new upper parking deck, provision of external lighting; provision of 14 No flats on 1st, 2nd and 3rd floors together with associated parking as approved under planning permission 05/03074 without complying with condition 15 for extension to delivery timings. |                        |              |                       |               |                 |                 |           |
| <b>Applicant:</b>   | Waitrose Ltd   | <b>Member Call-in:</b> | N/A          | <b>Expiry Date:</b>   | 21 April 2016 |                 |                 |           |
| <hr/>   |  |                        |              |                       |               |                 |                 |           |
| <b>Item No.</b>   | 2  | <b>Application No.</b> | 16/00360/LBC | <b>Recommendation</b> | PERM          | <b>Page No.</b> | 19              |           |
| <b>Location:</b>  | Maidenhead Public Library St Ives Road Maidenhead SL6 1QU  |                        |              |                       |               |                 |                 |           |
| <b>Proposal:</b>  | Consent for upgrade of electrical supply system to interior and addition of window opening actuation system.   |                        |              |                       |               |                 |                 |           |
| <b>Applicant:</b>   | The Royal Borough of Windsor And Maidenhead  | <b>Member Call-in:</b> | N/A          | <b>Expiry Date:</b>   | 14 April 2016 |                 |                 |           |
| <hr/>   |  |                        |              |                       |               |                 |                 |           |
| <b>TPO 015 of 2015 – Land Between Lightlands Lane and Strande View Walk And Strande Lane Cookham Maidenhead</b> |  |                        |              |                       |               |                 | <b>Page No.</b> | <b>23</b> |
| <b>Planning Appeals Received</b>  |  |                        |              |                       |               |                 | <b>Page No.</b> | <b>27</b> |
| <b>Appeal Decision Report</b>   |  |                        |              |                       |               |                 | <b>Page No.</b> | <b>28</b> |

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## MAIDENHEAD DEVELOPMENT CONTROL PANEL

13 April 2016

Item: 1

|  |  |
|--|--|
| <b>Application No.:</b>  | 16/00229/VAR   |
| <b>Location:</b>   | Waitrose 48 Moorbridge Road Maidenhead SL6 8AF   |
| <b>Proposal:</b>   | Extensions and alterations of the existing retail unit, alterations to pedestrian and vehicle access, erection of a new upper parking deck, provision of external lighting; provision of 14 No flats on 1st, 2nd and 3rd floors together with associated parking as approved under planning permission 05/03074 without complying with condition 15 for extension to delivery timings. |
| <b>Applicant:</b>  | Waitrose Ltd   |
| <b>Agent:</b>  | Mr Tim Williams- Firstplan Ltd   |
| <b>Parish/Ward:</b>  | Oldfield Ward  |
| <b>If you have a question about this report, please contact:</b> Diane Charlton on 01628 685699 or at <a href="mailto:diane.charlton@rbwm.gov.uk">diane.charlton@rbwm.gov.uk</a> |  |

### 1. SUMMARY

- 1.1 The Waitrose store in Maidenhead experiences logistical issues due to a current restriction on the hours of deliveries of goods. Originally deliveries were only permitted during the following times:
- Between 0700 and 2300 hours from Mondays to Saturdays; and
  - Between 1000 and 1600 hours on Sundays and Bank Holidays.

As deliveries do not occur at other times, operational problems have occurred which include lack of efficient re-stocking of goods.

- 1.2 Under planning permission 15/03456, the original delivery times were expanded to allow a maximum of 3 deliveries to the store between the hours of 2200 and 0700 each day.
- 1.3 The store are now seeking one further variation to extend the allowable delivery time window further to remove the restriction on a Sunday and Bank Holidays which applies from 1600 to 2200 hours to increase flexibility to bring this day in line with permitted hours for Mondays to Saturdays. This involves amending the wording of the condition to the following:

“Deliveries by any vehicle used for commercial purposes shall only be made to the retail premises between the hours of 0700 and 2300 on Mondays to Sundays, with the exception of a maximum of three deliveries to the retail premises between the hours of 2300 and 0700 on Monday to Sundays. No vehicles used for commercial purposes including fork lift trucks shall be started up, manoeuvred operated, loaded or unloaded other than when there is a delivery being carried out on the retail premises”.

- 1.4 The application is supported by a Delivery Noise Impact Assessment which concludes that there should be no time restriction on deliveries. Notwithstanding this, Waitrose are keen to maintain good relations with the surrounding properties and therefore propose to amend the condition but retain a frequency restriction during the night time period. The residential properties above Waitrose store are screened by the intervening one/two storey Waitrose building and are further away than the closest properties on Moorbridge Road. As such, the nearest noise sensitive properties are the residential properties located to the north-east of the delivery bay around 20m from the access door to the service yard. It is considered that any deliveries on a Sunday evening between 1600 and 2200 hours would not impact on those properties in this edge of town location, close to the main A4 busy road.
- 1.5 The revised delivery times could be viewed as a highway gain due to vehicles delivering outside the peak traffic times on the local highway network. Furthermore Waitrose do not intend to increase the overall number of delivery vehicles to the Maidenhead store instead it will redistribute the existing deliveries throughout a full 24 hours.

**It is recommended the Panel grants planning permission subject to the conditions listed in Section 9 of this report.**

**2. REASON FOR PANEL DETERMINATION**

- The Council’s Constitution does not give the Borough Planning Manager delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

**3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

3.1 This site is situated on Moorbridge Road in Maidenhead. There are residential properties above the store to the west of the delivery bay. These residential properties benefit from distance and screening provided by the Waitrose building. There are offices and residential properties located to the north east of the delivery bay. The car park for the store is located to the south of the buildings overlooking Cedars Road.

**4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY**

| <b>Ref.</b> | <b>Description</b>  | <b>Decision and Date</b> |
|-------------|---|--------------------------|
| 15/03456    | Extensions and alterations of the existing retail unit, alterations to pedestrian and vehicle access, erection of a new upper parking deck, provision of 14 No. flats on 1st, 2nd and 3rd floors together with associated parking as approved under planning permission 05/03074 without complying with condition 15 for extension to delivery timings. | Permitted<br>23.12.2015  |
| 15/00327    | Installation of new external seating area to the front of store and relocation of 6x bicycle hoops.   | 25.03.2015               |
| 05/03074    | Extensions and alterations of the existing retail unit, alterations to pedestrian and vehicle access, erection of a new upper parking deck, provision of external lighting; provision of 14 No flats on 1st, 2nd and 3rd floors together with associated parking.   | 11.07.2006               |

4.1 This application seeks to extend the hours deliveries can be made to the store to remove the restriction currently in place on a Sunday between the hours of 1600 and 2200.

**5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION**

5.1 National Planning Policy Framework Chapter 4 – Promoting sustainable transport and Core Planning Principles to protect residential amenity.

**Royal Borough Local Plan**

5.2 The main strategic planning considerations applying to the site and the associated policies are:

|            | <b>Neighbouring Amenities</b> | <b>Highways/Parking issues</b> |
|------------|-------------------------------|--------------------------------|
| Local Plan | NAP3                          | T5 and P4                      |

[http://www.rbwm.gov.uk/web/pp\\_supplementary\\_planning.htm](http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm)

## Other Local Strategies or Publications

- 5.3 Other Strategies or publications relevant to the proposal are:
- RBWM Parking Strategy - view at:  
[http://www.rbwm.gov.uk/web\\_pp\\_supplementary\\_planning.htm](http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm)

## 6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:
- i Noise Impacts on Neighbouring Amenity; and
  - ii Highway Implications.

### Noise Impacts on Neighbouring Amenity

- 6.2 An environmental noise survey was undertaken in order to establish the ambient noise levels at nearby residential dwellings overlooking the service yard of the Waitrose store. The results of the survey were used to undertake an assessment of the likely noise impact from night time deliveries at the store. The results of the assessments show that due to the low predicted impact from deliveries during the night time there should be no restrictions on deliveries. The report does recommend that the amount of deliveries (i.e. no more than say 5 in a 24 hour period) and adherence to the delivery noise management plan should be conditioned.
- 6.3 Officers have conditioned that there should be no more than 3 deliveries between the hours of 2200 and 0700 and that all deliveries should be carried out in accordance with the noise management plan. Given the restriction over night, it is not considered that it would be reasonable to condition the number of deliveries during the daytime. For these reasons the variation is not considered to result in a detrimental impact on neighbouring amenity.

### Highway Implications

- 6.4 The site occupies a prominent position on the corner of Forlease Road and Moorbridge Road. Access to the site is derived from Moorbridge Road, which is a no through public highway where parking is either prohibited or restricted to 1 hour. Parking on this section of Forlease Road is also prohibited. The applicant seeks permission to vary delivery hours to between 0700 and 2300 hours on Mondays to Sundays with a maximum of three deliveries to the store between 2300 and 0700 hours each day. The proposal would have little to no effect on the public highway since deliveries will occur during the less sensitive periods of the day.

## 7. CONSULTATIONS CARRIED OUT

### Comments from interested parties

52 occupiers were notified directly of the application.  
The application was advertised in the Maidenhead & Windsor Advertiser 4<sup>th</sup> February 2016.  
The planning officer posted a statutory notice advertising the application at the site on 4<sup>th</sup> February 2016.

No letters were received supporting or objecting to the application.

### Other consultees and organisations

| Consultee                | Comment   | Where in the report this is considered |
|--------------------------|---|--|
| Environmental Protection | No objection subject to a condition securing the implementation of the Noise Management Plan for Deliveries. (See condition 10 in section 9 of this report) | 6.2 and 6.3                            |
| Highways                 | No objection.   | 6.4                                    |

|                            |   |       |
|----------------------------|---|-------|
| Lead Local Flood Authority | Given the nature of the application no comments are raised. | Noted |
|----------------------------|---|-------|

## 8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – layout drawings

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPFF.

In this case the issues have been successfully resolved.

## 9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1. The approved landscape management plan shall continue to be implemented as approved by the Local Planning Authority. Reason: To ensure the continuing standard of landscape provision in the interests of the visual amenity of the area. Relevant Policies - Local Plan DG1.
2. No plant shall be installed on the building without the prior approval in writing of the Local Planning Authority. Reason: In the interests of visual amenity. Relevant Policies - Local Plan DG1.
3. Irrespective of the provisions of Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modifications), no telecommunications equipment shall be installed on the building without planning permission having first been obtained from the Local Planning Authority. Reason: In the interests of the visual amenities of the area. Relevant Policy - Local Plan DG1.
4. The noise levels on all boundaries of the site shall not as a result of this development exceed International Standards Organisation (I.S.O) Noise Rating 45 between the hours of 07.00 - 23.00 and 35 between 23.00 - 07.00 when plotted on an I.S.O. Noise Rating Curve Chart. Reason: To protect the amenities of the area and prevent nuisance arising from noise and to accord with the Local Plan Policy NAP3.
5. Works of repair or maintenance of plant, machinery or equipment shall only be carried out at the site between 0800 and 1800 hours Mondays to Fridays, and at no time on Saturdays, Sundays, or Bank or Public Holidays without the prior written consent of the Local Planning Authority, except in emergencies. Reason: To protect the residential amenity of the area and to accord with the Local Plan Policy NAP3.
6. Deliveries by any vehicle used for commercial purposes shall only be made to the retail premises between the hours of 0700 and 2300 on Mondays to Sundays, with the exception of a maximum of three deliveries to the retail premises between the hours of 2300 and 0700 on Monday to Sundays. No vehicles used for commercial purposes including fork lift trucks shall be started up, manoeuvred operated, loaded or unloaded other than when there is a delivery being carried out on the retail premises. Reason: To protect the residential amenities of the area and to prevent noise and nuisance and to accord with the Local Plan Policy NAP3.
7. The approved travel plan shall be adhered to. Reason: In the interests of encouraging sustainable modes of travel to the site. Relevant policies: Local Plan T7, T11.
8. The service delivery yard shall be kept clear of any obstructions at all times; no goods, packaging, refuse awaiting disposal or recycling, plant, machinery or structures other than those shown on the approved plans shall be placed in the service yard at any time without the express written consent of the local planning authority, nor shall any vehicle be parked therein except for the duration of loading and unloading operations. Reason: To ensure that delivery vehicles can



enter and leave the site in a forward gear in the interests of personal and highway safety and amenity. Relevant Policy - Local Plan T5

9. The lighting to the upper car deck and along the southern boundary of the site shall be turned off by an automatic time clock within one hour of the closure of the store each day and in the course of the working day by light sensitive switch when natural light is available. Reason: To minimise light intrusion in the interests of the amenities of neighbouring residential occupiers, to contribute to the preservation of dark skies and for the conservation of energy. Relevant Policy - Local Plan DG1
10. The proposed development shall be implemented in accordance with the submitted Noise Management Plan for Deliveries produced and contained within the Delivery Noise Impact Assessment. This document shall be adhered to at all times. This should also include that all cages should be maintained and have rubber wheels with nothing hanging from them to minimise the noise impact.  
Reason: To protect the residential amenities of the area. Relevant Policy - Local Plan NAP3.

Appendix A – Location Plan



Site Location Plan

Waitrose Foodstore  
 48 Moorbridge Road  
 Mantonhead  
 Bentham  
 SL6 8AF

Map Information  
 Scale: 1:1250  
 Date: 13/10/15  
 Reference: PLAN 1  
 Order No: 1578774



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## MAIDENHEAD DEVELOPMENT CONTROL PANEL

13 April 2016

Item: 2

|   |  |
|---|--|
| <b>Application No.:</b>   | 16/00360/LBC   |
| <b>Location:</b>  | Maidenhead Public Library St Ives Road Maidenhead SL6 1QU  |
| <b>Proposal:</b>  | Consent for upgrade of electrical supply system to interior and addition of window opening actuation system. |
| <b>Applicant:</b>   | The Royal Borough of Windsor And Maidenhead  |
| <b>Agent:</b>   | Mrs Alison Davidson  |
| <b>Parish/Ward:</b>   | Oldfield Ward  |
| <b>If you have a question about this report, please contact:</b> Rachel Fletcher on 01628 685687 or at <a href="mailto:rachel.fletcher@rbwm.gov.uk">rachel.fletcher@rbwm.gov.uk</a> |  |

### 1. SUMMARY

- 1.1 This is an application for listed building consent for the installation of an upgraded and rationalised electrical supply system to the interior of Maidenhead Library plus the addition of a window opening activation system.
- 1.2 The proposal would achieve heritage benefits to the building through rationalising existing wiring and cables. By updating the much needed electrical supply system this enables the building to continue its important community role effectively. The window opening system would not harm the special interest of the building.

**It is recommended the Panel grants planning permission subject to the conditions listed in Section 10 of this report.**

### 2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Borough Planning Manager delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

### 3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 Maidenhead Library is Grade II listed and sits on the eastern side of St Ives Road, opposite the Town Hall. The building backs onto The Cut (waterway) currently undergoing work.
- 3.2 The special interest of the listed building is due to its Modern Movement design ethos of clearly showing the structure of the building (i.e. not hiding metal and concrete structural elements behind a pretty facade) and aimed to provide all the spaces required in a modern library building and adjacent hard landscaping. The heritage statement provides an excellent commentary on the special interest of the building and its history, together with the assessment of how the proposals would affect the special interest.

### 4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

| Ref.          | Description  | Decision and Date   |
|---------------|--|---------------------|
| 11/02408/LBC  | Installation of feral bird proofing measures   | Approved 22.11.2011 |
| 11/00041/LBC  | Consent for 5 'fin' cycle stands   | Approved 17.03.2011 |
| 07/0296/LBC   | Consent to undertake improvements and upgrading of access routes to building including surfaces, ramp gradient, handrails and stepped access | Approved 24.01.2008 |
| 07/02960/FULL | Improvements and upgrading of access routes to building including surfaces, ramp gradient, handrails and stepped access                      | Approved 20.12.2007 |
| 07/00072/LBC  | General improvements and refurbishments  | Refused 25.06.2007  |

|               |   |                     |
|---------------|---|---------------------|
| 06/01384/LBC  | Consent to replace inner and outer doors to main and St Ives Road entrances and replacement of window film with solar security film   | Approved 27.10.2006 |
| 04/41497/FULL | Internal refurbishment and remodelling, external refurbishment, external plant enclosure and associated ancillary and external works  | Approved 20.05.2004 |
| 01/36787/FULL | Change of use of part of library to internet café (to provide Internet and computer access, sell hot and cold beverages, sandwiches, jacket potatoes, newspapers, stationary etc. including use of patio area adjoining). | Refused 12.09.2001  |

- 4.1 The proposed work would provide a safe electrical supply system to the building which is in need of upgrading. The work would remove obsolete, messy surface mounted cabling and replace it with a new system. The new system will sit in coloured conduits that will also be surface mounted. The new conduits will largely be coloured to match the interior frame of the building.
- 4.2 Additional power sockets to computers are also proposed and these will be white to match those that exist.
- 4.3 The proposed window opening system requires a small weather station to be located on the exterior of the building. It is proposed to locate this high up in a discrete position not visible from the ground. On each high level window a small mechanical opening system will be fitted. This opening system is activated by the weather and would negate the need for long poles and library staff to operate.
- 4.4 In conclusion, the proposed work would not harm the special interest of the listed building.

## 5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework, Section 12

### Royal Borough Local Plan

- 5.2 The main strategic planning considerations applying to the site and the associated policies are:

|            |                 |
|------------|-----------------|
|            | Listed Building |
| Local Plan | LB2             |

## 6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issue for consideration is:

### The impact of the work on the special interest of the listed building

- 6.2 The Council must, when considering this application, pay special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses, as required under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.3 This new electrical system will be more sympathetic than the existing messy cabling and coloured conduits will ensure the system sits neatly with the existing frame of the building.
- 6.4 The window operating system would not harm the special interest of the building as it will be very discrete and barely visible, additionally it would not require the removal or alteration to the fundamental design of the building.

## **7. CONSULTATIONS CARRIED OUT**

The application was advertised in the Maidenhead & Windsor Advertiser on 11<sup>th</sup> February 2016.

A planning officer posted a statutory notice advertising the application at the site on 11/02/2016.

No comments were received.

## **8. APPENDICES TO THIS REPORT**

- Appendix A - Site location plan
- Appendix B – Indicative layout drawings

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPFF.

In this case the issues have been successfully resolved.

## **9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

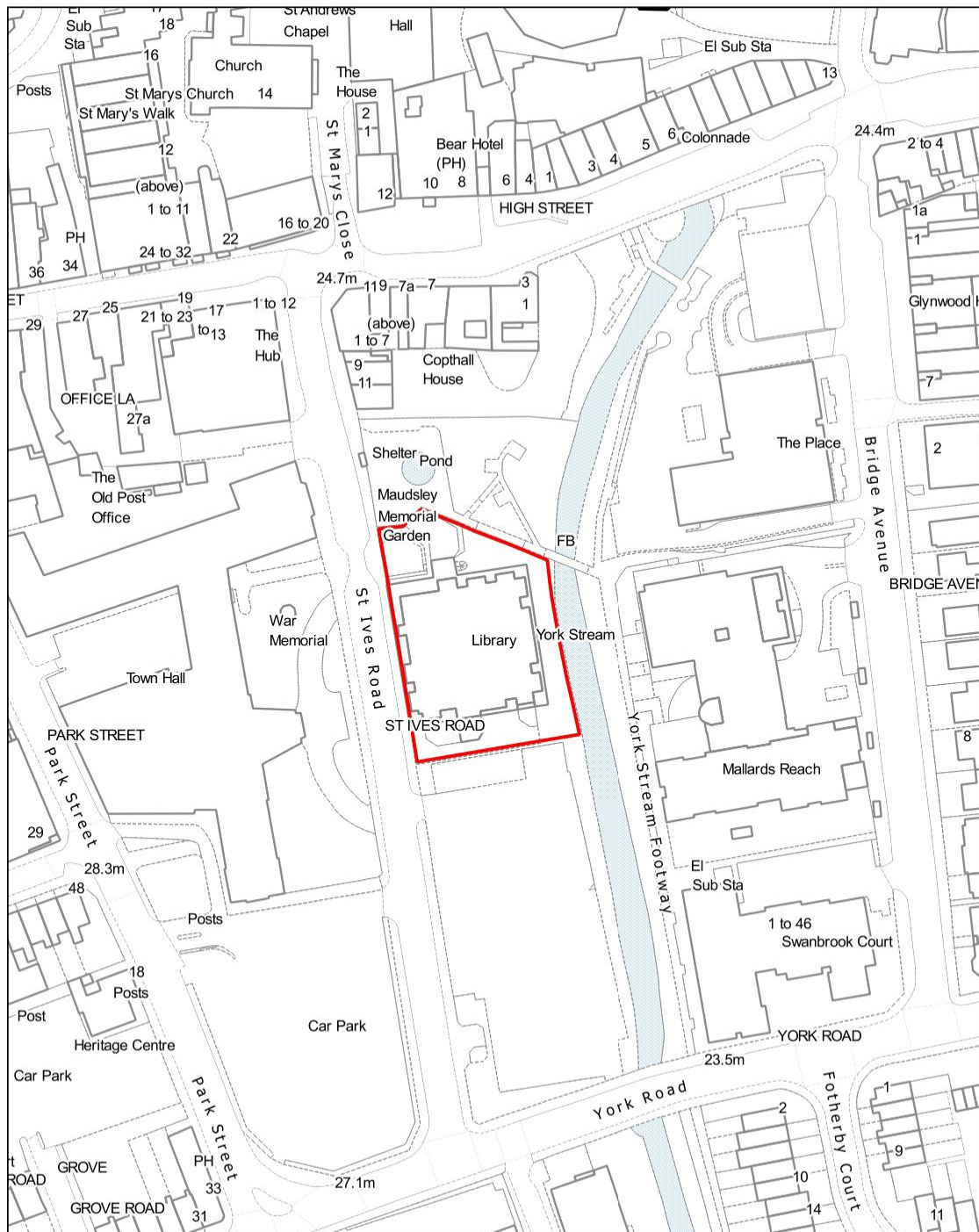
1. The works/demolition shall commence not later than three years from the date of this consent.  
Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to avoid unimplemented consents remaining effective after such lapse of time that relevant considerations may have changed.

2. The new conduits to be introduced shall be coloured as follows:
  - running along the metal frame of the building will match the colour of that frame;
  - running along the ceiling will match the colour of that ceiling;
  - running along brickwork where not serving a desk will match the colour of the brick; and,
  - running along brickwork where serving a desk will match existing conduits.

Other new conduits not in accordance with the schedule above will be required to be agreed in writing by the Local Planning Authority. The approved conduit works shall be carried out in accordance with the approved details.

Reason: To protect and preserve the character of the listed building. Relevant Policies - Local Plan LB2.

Appendix A – Site Location



|   |  |  |
|---|--|--|
| <p>Maidenhead Library</p> <p>Proposed Electrical Re-wiring</p> <p>Location Plan</p> | <p><b>Royal Borough Of Windsor and Maidenhead</b></p> <p>Drawing No: EO...</p> <p>OS SU8981 sw</p> | <p>© Crown copyright and database right 2016. Ordnance Survey 100018817</p> <p>Date: 01/02/2016    Scale 1:1250 @ A4</p>                           |
|  |  |  <p>The Royal Borough<br/><b>Windsor &amp; Maidenhead</b></p> |

## Tree Preservation Order 015 of 2015

### Land Between Lightlands Lane And Strande View Walk and Strande Lane Cookham Maidenhead

#### 1. Background:

Tree Preservation Order (TPO) 015 of 2015 was created on 20 November 2015 to protect a line of Oak trees growing in a field between Lightlands Lane and Strande View Walk and Strande Lane. The TPO was made in response to concerns raised by local residents following applications for development on the land.

TPO 010 of 2013 relates to trees as per the specification below:

- G1 x2 English oak (Quercus robur)
- G2 x4 English oak (Quercus robur)

#### 2. Objections:

An objection in respect of the Order was received from the owner of the site. The objection is stated in full below.

- Objection to the tree preservation order on the parameters of the sterilisation zone being excessive.

#### 3. Response to the objection and justification for the Order:

From discussion with the site owner it is understood that his objection is referring to the size of the root protection area required to ensure that the trees are successfully retained as part of the continued use of the site or as part of any future development.

The preservation order is not designed to prevent the continued use of the area around the trees for activities that do not damage or destroy the trees. The preservation order is also not intended to prevent development but will enable the trees to be fully considered as part of any development application that we receive for this site.

A TPO should not hinder the appropriate management of the trees. The Council's Tree Team can provide pre-application advice and any application to undertake work would be judged against good arboricultural practice and consent for appropriate works is unlikely to be withheld.

**Under the Town and Country Planning Act (1990) local authorities may make a TPO if it appears to them to be expedient in the interests of amenity to make provision for the preservation of trees or woodland in their area. The Act does not define amenity, nor does it prescribe the circumstances in which it is in the interests of amenity to make a TPO. In the Secretary of State's view, a TPO should be used to protect selected trees and woodlands if their removal would have a significant impact upon the local environment and its enjoyment by the public. Local planning authorities should be able to show that a reasonable degree of public benefit would accrue before the TPO is made or confirmed. The trees, or at least part of them, should therefore normally be visible from a public place, such as a road or footpath. Trees may be worthy of preservation, amongst other reasons, for their intrinsic beauty or for their contribution to the landscape or because they serve to screen an eyesore or future development; the value of the trees may be enhanced by their scarcity; and the value of a group of trees or woodland may be collective only. Other factors such as importance as a wildlife habitat may be taken into account which alone would not be sufficient to warrant a TPO.**

**In this case it is considered the groups of trees, due to their position and size, are principal landscape features of significant amenity value within the local and wider landscape, providing seasonal interest, and contributing to the character and appearance of the area. The trees are clearly visible from Lightlands Lane, Strande Lane and the footpath no.48. The trees also provide important habitat and act as a wildlife corridor.**

The removal of any dead or dangerous branches may be carried out under an exemption in the legislation without the need for prior written consent from the Council. In the Secretary of State's view, this exemption allows the removal of dead branches from a tree or the removal of dangerous branches from an otherwise sound tree. Determining whether a tree is dead, or dangerous, for the purpose of a statutory exemption, is not always a straightforward matter. The Council's Tree Team can provide advice should there be any uncertainty. Anyone proposing to cut down a tree under this exemption is required to give the Council five days' notice before carrying out the work, except in an emergency. If work is carried out on a protected tree under this exemption, the burden of proof to show, on the balance of probabilities, that the tree was dead, or dangerous rests with the defendant.

Confirmation of the Tree Preservation Order will ensure these trees are adequately protected through the Town and Country Planning Act 1990. If the order is not confirmed, there is a risk that these trees may be removed or pruned without due consideration.

Notwithstanding the representation that has been received, it is recommended that the Tree Preservation Order should be confirmed without modification.

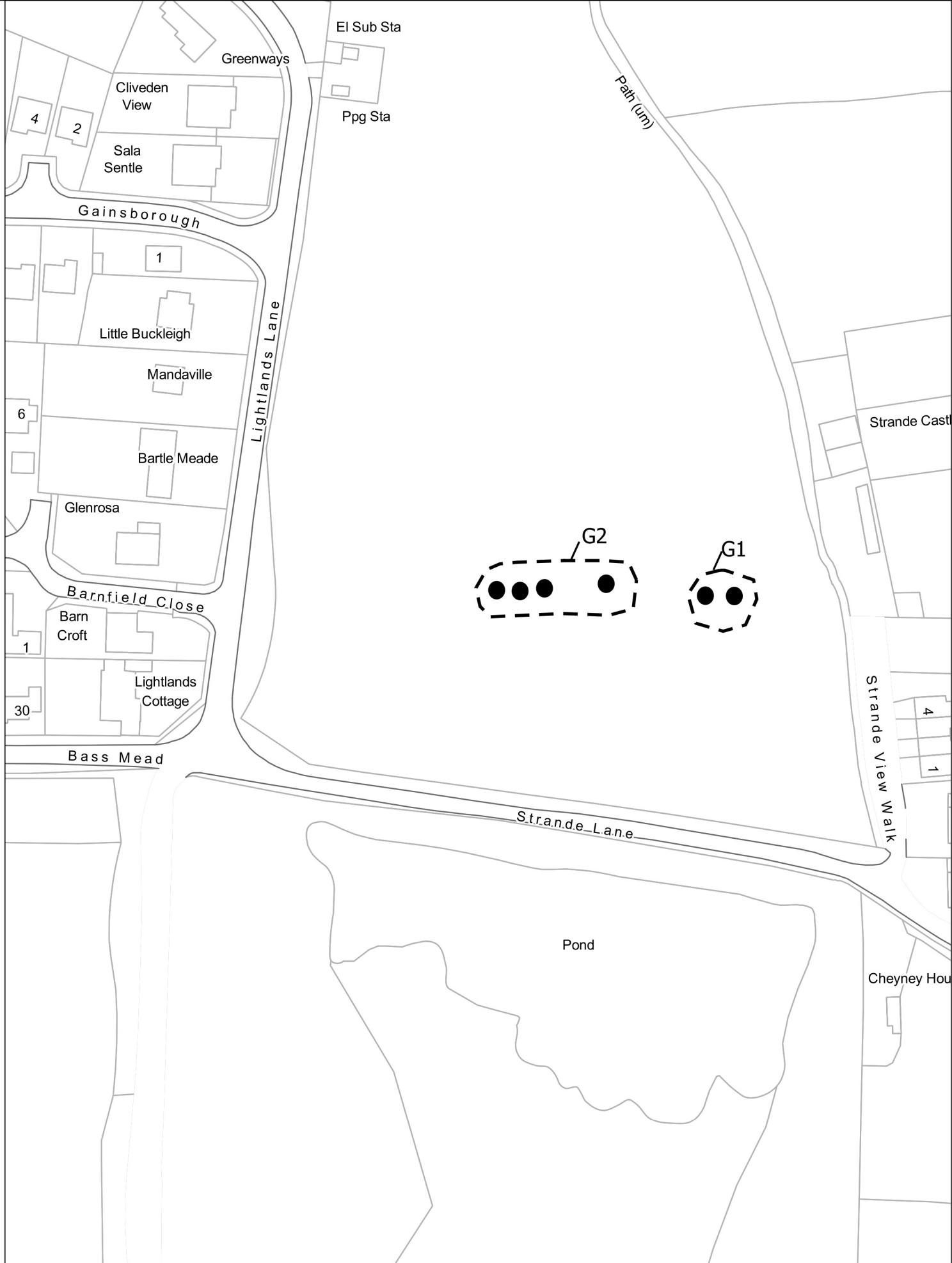
The formally adopted Tree and Woodland Strategy states the Council will make Tree Preservation Orders to protect healthy trees that are of significant amenity value, where it is considered expedient to do so.

**4. Sustainable Development Implications:**

In terms of the sustainable development policy the recommendation contained in the report will have the following significant beneficial sustainable development implications: A positive impact on the natural environment by retaining the tree stock.

**RECOMMENDATION that Tree Preservation Order 015 of 2015 is confirmed with modifications**





TPO 015 OF 2015

Date: 20/11/2015

Scale: 1:1,250

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Ordnance Survey 100018817

Land North of Strande Lane, Cookham,  
Maidenhead SL6 9DN

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## Planning Appeals Received

8 March 2016 - 30 March 2016

### MAIDENHEAD

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Further information on planning appeals can be found at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs) Should you wish to make comments in connection with an appeal, please use the Plns reference number and write to the relevant address, shown below.

**Enforcement appeals:** The Planning Inspectorate, Room 3/23 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or email [teame1@pins.gsi.gov.uk](mailto:teame1@pins.gsi.gov.uk)

**Other appeals:** The Planning Inspectorate Room 3/10A Kite Wing Temple Quay House 2 The Square Bristol BS1 6PN or email [teamp13@pins.gsi.gov.uk](mailto:teamp13@pins.gsi.gov.uk)

**Parish/Ward:**

**Appeal Ref.:** 16/00033/REF      **Planning Ref.:** 15/00393/FULL      **Plns Ref.:** APP/T0355/W/16/3143139  
**Date Received:** 14 March 2016      **Comments Due:** 18 April 2016  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Construction of a detached dwelling with integral garage and new access to Altwood Road  
**Location:** **Land At 59 Altwood Road Maidenhead**  
**Appellant:** Mr Stuart Thorn **c/o Agent:** Mr Jake Collinge JCPC Ltd 5 Buttermarket Thame Oxfordshire OX9 3EW

**Parish/Ward:**

**Appeal Ref.:** 16/00034/REF      **Planning Ref.:** 15/03317/CPD      **Plns Ref.:** APP/T0355/X/16/3145610  
**Date Received:** 14 March 2016      **Comments Due:** 25 April 2016  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Certificate of lawfulness to determine whether a detached outbuilding to serve as a garage block and an area of hard-standing is lawful.  
**Location:** **Farthings Bridge Road Maidenhead SL6 8DF**  
**Appellant:** Mr Lillington **c/o Agent:** Miss Emma Runesson JSA Architects Ltd Tavistock House Waltham Road Maidenhead SL6 3NH

**Parish/Ward:**

**Appeal Ref.:** 16/00035/REF      **Planning Ref.:** 15/03864/FULL      **Plns Ref.:** APP/T0355/D/16/3146523  
**Date Received:** 21 March 2016      **Comments Due:** Not Applicable  
**Type:** Refusal      **Appeal Type:** Householder  
**Description:** Double garage and car port  
**Location:** **Oak Cottage West End Road Waltham St Lawrence Reading RG10 0NL**  
**Appellant:** Mr Lee Hall **c/o Agent:** Mr Peter M Salmon Camber Broad Lane Bracknell Berkshire RG12 9BY

**Parish/Ward:**

**Appeal Ref.:** 16/00036/REF      **Planning Ref.:** 15/01185/OUT      **Plns Ref.:** APP/T0355/W/16/3145536  
**Date Received:** 22 March 2016      **Comments Due:** 26 April 2016  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Outline application with some matters reserved (Appearance, Landscaping, Layout and Scale) for the development for a health and leisure club with new access  
**Location:** **Land At Excelsior Rowing Club Maidenhead Road Windsor**  
**Appellant:** Mr Nick Pellew - Castle Members Club Ltd **c/o Agent:** Mr John Andrews John Andrews Associates The Lodge 66 St Leonards Road Windsor Berkshire SL4 3BY



## Appeal Decision Report

8 March 2016 - 30 March 2016

### MAIDENHEAD

**Appeal Ref.:** 15/00059/ENF      **Enforcement Ref.:** 14/50467/ENF      **Plns Ref.:** APP/T0355/C/15/3128805

**Appellant:** Mr Lall Hussain **c/o Agent:** Mr Nadeem Kayani 2 Sunnyside Cottages Colham Green Road Hillingdon UB8 3QP

**Decision Type:**      **Officer Recommendation:**

**Description:** Appeal against the Enforcement Notice: Unauthorised change of use from garage to rented accommodation.

**Location:** **70 North Town Road Maidenhead SL6 7JH**

**Appeal Decision:** Dismissed      **Decision Date:** 16 March 2016

**Main Issue:** The matter concerns an Enforcement Notice which was served to cease the unauthorised residential use of an outbuilding situated in the rear garden of this property. The use of the outbuilding amounted to unacceptable back land development and that it would adversely affect the amenity of the neighbouring properties. The outbuilding was also situated in Flood Zone 2 and also resulted in the loss of two parking spaces, given that this outbuilding was formerly a double garage. The Inspector found that the requirement for both the kitchen and bathroom to be removed was acceptable as this would bring about the full cessation of the unauthorised use.

**Appeal Ref.:** 15/00082/REF      **Planning Ref.:** 15/02047/FULL      **Plns Ref.:** APP/T0355/D/15/3135389

**Appellant:** Mr Richard Ground **c/o Agent:** Ms Deirdre Wells Red Kite Development Consultancy Redlands Wing Maidenhead Court Park Maidenhead SL6 8HN

**Decision Type:** Delegated      **Officer Recommendation:** Refuse

**Description:** Single storey side extension and raising of existing roof to accommodate bedroom en-suite on first floor

**Location:** **The Lodge Frayle Alleyns Lane Cookham Maidenhead SL6 9AD**

**Appeal Decision:** Dismissed      **Decision Date:** 10 March 2016

**Main Issue:** The Inspector concludes that the resulting form of roof would be very bulky and top heavy and would clearly dominate the diminutive footprint of the original dwelling. The Inspector concludes that given that the dwelling would be disproportionately extended it would inevitably have an adverse impact on the openness of the Green Belt. The Inspector concludes that the roof would appear top heavy with design features including the projecting catslide roof and truncated half hip to the rear elevation appearing contrived and primarily aimed at achieving the desired increases in floorspace within the tightly confined building footprint rather than respecting the overall appearance of the dwelling.

**Appeal Ref.:** 15/00094/REF      **Planning Ref.:** 15/02575/FULL      **Plns Ref.:** APP/T0355/D/15/3139929

**Appellant:** Mr Jonathan Light Twin Cedars Moneyrow Green Holyport Maidenhead SL6 2ND

**Decision Type:** Delegated      **Officer Recommendation:** Refuse

**Description:** Creation of first floor to create additional habitable accommodation

**Location:** **Twin Cedars Moneyrow Green Holyport Maidenhead SL6 2ND**

**Appeal Decision:** Dismissed      **Decision Date:** 10 March 2016

**Main Issue:** The proposal would be for a disproportionate increase in the size of the original house, which would be inappropriate development in the Green Belt. It would be contrary to Policies GB1 and GB4 of the Local Plan and the NPPF. It would adversely affect the openness of the Green Belt, contrary to Policy GB2 of the Local Plan. There are no very special circumstances to outweigh the harm.

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**Appeal Ref.:** 16/00016/REF      **Planning Ref.:** 15/02252/FULL      **Plns Ref.:** APP/T0355/W/15/3140382

**Appellant:** Mr Simon Davies - SSIDEWLLP c/o **Agent:** Mr Paul Dickinson Paul Dickinson And Associates Highway House Lower Froyle Hants GU34 4NB

**Decision Type:** Delegated      **Officer Recommendation:** Refuse

**Description:** Construction of 4 x 2 bed and 5 x 1 bed flats following demolition of existing dwelling

**Location:** **23 Braywick Road And Land To The Rear Providing Access From Greenfields Maidenhead**

**Appeal Decision:** Withdrawn      **Decision Date:** 29 March 2016

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