

## MAIDENHEAD DEVELOPMENT CONTROL PANEL

06.07.16

PRESENT: Councillors David Burbage (Chairman), Derek Wilson (Vice-Chairman), Gerry Clark, David Coppinger, Geoff Hill, Maureen Hunt, Richard Kellaway, Philip Love, Adam Smith, Claire Stretton and Leo Walters.

Officers: Tony Carr (Traffic & Road Safety Manager), Rachel Fletcher (Conservation Officer), Jenifer Jackson (Borough Planning Manager), Shilpa Manek, Susan Sharman (Senior Planning Officer) and Matthew Tucker (Solicitor - Shared Legal Solutions)

Also Present but not Members: Councillors Judith Diment and Simon Dudley.

### 73/15 APOLOGIES FOR ABSENCE

Apologies for absence received from Councillors Bullock and Sharp. Councillor Hill is substituting.

### 74/15 DECLARATIONS OF INTEREST

Councillor Burbage declared a personal interest for item 1 as he is a member of Bray Parish Council but attends the meeting with an open mind.

Councillor Dudley declared a non pecuniary interest for item 1 as he is the Chair of Governors at Riverside Primary School, which is the preferred site if there was to be a relocation. Councillor Dudley is also a member of Bray Parish Council but attends the meeting with an open mind for item 1 and he knows the speaker of item 2.

Councillor Hunt declared a non pecuniary interest for item 3 as she owns a property on St Ives Road.

Councillor Kellaway declared a personal interest for items 2 and 3 as he is a Member of PRoM.

Councillor Love declared a personal interest for items 2 and 3 as he is a Member of the Maidenhead Town Partnership and PRoM.

Councillor Smith declared a non pecuniary interest for item 1 as he is the Governor at Riverside Primary School, which is the preferred site if there was to be a relocation.

Councillor Stretton declared a personal interest for items 2 and 3 as he is a Member of PRoM.

Councillor Walters declared a personal interest for item 1 as he is a member of Bray Parish Council but attends the meeting with an open mind.

Councillor Wilson declared a personal interest for item 1 as he is a member of Bray Parish Council but attends the meeting with an open mind and also a personal interest for items 2 and 3 as he is a Member of the Maidenhead Town Partnership and PRoM.

### 75/15 MINUTES

**RESOLVED: That the Part I minutes of the meeting of the Maidenhead Development Control Panel held on 8 June 2016 be approved, subject to the clerk checking the note and audio of the meeting and amending the minutes if required.**

### 76/15 PLANNING APPLICATIONS (DECISION)

**RESOLVED UNANIMOUSLY: That the order of business as detailed in the agenda be**

varied.

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>*16/00984/FULL Braywick Court School Hibbert Road Maidenhead SL6 1UU</b></p>	<p><b>Construction of part single part two storey school building (Class D1) with associated external works, following demolition of existing buildings.</b></p> <p><b>The PANEL VOTED that the application be PERMITTED as per the officers panel update report. The Application was approved subject to amending condition 12 as per the update report.</b></p> <p>The Officers recommendation was put forward by Councillor Wilson and seconded by Councillor Love.</p> <p>(Ten Councillors voted for Officers recommendation, Councillors Burbage, Clark, Coppinger, Hill, Hunt, Kellaway, Love, Smith, Stretton and Wilson. Councillor Walters abstained from voting.)</p> <p>(Speakers: The Panel was addressed by Sir Michael Alcock, Objector, Councillor Ken Elvin, Bray Parish Council and Gemma Donnelly, Applicant)</p>
<p><b>*16/00973/FULL Church of Christ Science Marlow Road And The Cloisters Sun Lane Maidenhead</b></p>	<p><b>Erection of B1(a) office building with associated landscaping, car parking and cycle parking following demolition of existing buildings.</b></p> <p>Cllr Stretton put a motion to refuse the application as it failed to comply with Policies DG1 and E10 of the Local Plan and Policies MTC4 and MTC5 of the Area Action Plan which was seconded by Cllr Walters.</p> <p>Two Councillors (Councillors Stretton and Walters) voted for the motion, Eight Councillors (Councillors Burbage, Clark, Coppinger, Hill, Hunt, Kellaway and Smith) voted against the motion and Councillor Love abstained from voting. The motion fell.</p> <p>The Officers recommendation to permit the application was put forward by Councillor Wilson and seconded by Councillor Hill.</p> <p>(Eight Councillors voted for the motion to be permitted, Councillors Burbage, Clark, Coppinger, Hill, Hunt, Kellaway, Smith and Wilson. Councillors Stretton and Walters voted against Officers recommendation and Councillor Love abstained from voting.)</p> <p><b>The PANEL VOTED that the application be PERMITTED as per the officer's recommendation</b></p>

	<p><b>and the panel update report.</b></p> <p>(Speakers: The Panel was addressed by Kathryn Harlow and Miles Dagnall, Objectors and Asher Ross, Applicants Agent)</p>
<p><b>*16/01667/FULL</b>  <b>Hard Edge</b>  <b>100 - 102 High Street</b>  <b>Maidenhead</b>  <b>SL6 1PT</b></p>	<p><b>Construction of building with retail at ground floor and 1 x 1 bed and 4 x 2 bed flats following demolition of existing building.</b></p> <p><b>The PANEL VOTED UNANIMOUSLY that the application be PERMITTED as per the officer's report subject to deletion of condition 6 and addition of an archaeology condition.</b></p> <p>The Officers recommendation was put forward by Councillor Wilson and seconded by Councillor Stretton.</p>
<p><b>16/01129/FULL</b>  <b>105 Brunel Road</b>  <b>Maidenhead</b>  <b>SL6 2RU</b></p>	<p><b>Erection of 6 x 1 bed flats with associated parking and communal amenity space.</b></p> <p><b>The PANEL VOTED UNANIMOUSLY that the application be PERMITTED as per the officer's report.</b></p> <p>The Officers recommendation was put forward by Councillor Wilson and seconded by Councillor Love.</p>
<p><b>*16/01236/FULL</b>  <b>Herons Court Terrys</b>  <b>Lane Cookham</b>  <b>Maidenhead</b>  <b>SL6 9RR</b></p>	<p><b>Erection of new detached dwelling following demolition of existing dwelling and buildings.</b></p> <p>The Borough Planning Manager was asked to provide follow up advice to the applicant. It was also noted that the Officer report erroneously referred to two applications in the planning history which did not relate to this site.</p> <p>Cllr Mrs Hunt moved to approve the motion on the basis that the design was acceptable and the removal of the stables and outbuildings amounted to very special circumstances, this was seconded by Cllr Kellaway. Three Councillors (Councillors Coppinger, Hunt and Kellaway) voted for this motion. Seven Councillors (Councillor Burbage, Hill, Love, Smith, Stretton, Walters and Wilson) voted against the motion and Councillor Clark abstained from voting and the motion fell. During the debate the Borough Planning Manager advised that a pragmatic approach had been taken to not include the volume/additional floor area in the calculation. This was noted by the Panel.</p> <p>The Officers recommendation to refuse the application was put forward by Councillor Wilson and seconded by Councillor Walters.</p> <p>(Eight Councillors voted for Officers recommendation, Councillors Burbage, Clark, Hill, Love, Smith, Stretton, Walters and Wilson. Councillors Coppinger, Hunt and Kellaway abstained</p>

	<p>from voting. There were no votes against the recommendation.)</p> <p><b>The PANEL VOTED that the application be REFUSED as per the officer's report and the revised reason for refusal 2 in the panel update report.</b></p> <p>(Speakers: The Panel was addressed by David Ashwandan, Cookham Society and Andrew Scott, Applicant)</p>
<p><b>*16/01292/FULL Hedsor Cottage 11 Maidenhead Court Park Maidenhead SL6 8HN</b></p>	<p><b>Erection of detached dwelling following demolition of existing garage and annexe.</b></p> <p><b>The PANEL VOTED that the application be PERMITTED against the officers recommendation and be DELEGATED to the Officers to agree conditions.</b></p> <p>Councillor Smith put forward a motion that the application be approved contrary to Officer recommendation and this was seconded by Councillor Coppinger. Cllr Smith considers that Policy F1 of the Plan was met as, like an application for a site at Velmead and the Chef Peking which was similar, flood mitigation can be sufficiently provided. Other Members of the Panel agreed that their local knowledge is that there is not a flood issue in this area and the maps held by the Environment Agency are wrong having not been updated to reflect the Jubilee River effect.</p> <p>(Ten Councillors voted for approval of the application, against the officers recommendation, Councillors Burbage, Clark, Coppinger, Hill, Hunt, Kellaway, Love, Smith, Walters and Wilson. Councillors Stretton abstained from voting.)</p> <p>(Speakers: The Panel was addressed by Dierdre Wells, Objector and Nicola Hock, Applicant. Ward Cllr Diment addressed the Panel and raised concern that the proposal fails the sequential and the exceptions test and might set a precedent).</p>
<p><b>15/03548/FULL St Lukes CE Primary School Cookham Road Maidenhead SL6 7EG</b></p>	<p><b>Construction of new staff car park.</b></p> <p><b>The PANEL VOTED UNANIMOUSLY that the application be PERMITTED as per the officers panel update report. The Application was approved subject to the conditions in the Borough Planning Manager's report.</b></p> <p>The Officers recommendation was put forward by Councillor Love and seconded by Councillor Kellaway.</p>
<p><b>16/01360/FULL Cookham Rise</b></p>	<p><b>Rear classroom extension.</b></p>

<p><b>Primary School High Road Cookham Maidenhead SL6 9JF</b></p>	<p><b>The PANEL VOTED UNANIMOUSLY that the application be PERMITTED as per the officers panel update report. The Application was approved subject to the conditions in the Borough Planning Manager's report.</b></p> <p>The Officers recommendation was put forward by Councillor Clark and seconded by Councillor Kellaway.</p>
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77/15 ESSENTIAL MONITORING REPORTS (MONITORING)

The Panel noted the appeal decisions.

Councillor Hunt enquired about the type “non –determination” on the three Glebeland Farm appeals received. The comments due date was not until 20 July so she was questioning how these can be non determined. Jenifer Jackson explained that through discussions, the applicant had been advised that the applications may be refused. Since the council was out of its 13 week period, the applicants could appeal.

The meeting, which began at 7.00 pm, ended at 9.00 pm

Chairman.....

Date.....