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MAIDENHEAD DEVELOPMENT CONTROL PANEL

31.08.16

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

Officers: Victoria Gibson (Development Management Team Manager), Daniel Gigg (Principal Planning Officer), Shilpa Manek and Mary Severin (Head of Legal - Wokingham)

Also Present: Councillors Judith Diment and Simon Dudley.

84/15 APOLOGIES FOR ABSENCE

Apologies for absence received from Councillors Bullock and Sharp. Councillor Saunders was substituting.

85/15 DECLARATIONS OF INTEREST

Councillor Hunt declared a pecuniary interest for item 1 and would leave the room during discussions.

Councillor Kellaway declared a personal interest for items 1 and 3 as he is a Member of Maidenhead Town Partnership and 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 Saunders declared an interest in item 4 as he was Chairman of Cookham Parish Council Planning Committee and would leave the room after his representation.

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

Councillor Wilson declared a personal interest in items 1 and 3 as he is a Member of and PRoM.

86/15 MINUTES

The Panel unanimously agreed the minutes of the last meeting, 3 August 2016.

87/ PLANNING APPLICATIONS (DECISION)

15

The Panel considered the Borough Planning Manager'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.

Item 1 *15/04274/VAR Land West of Crown Lane Including Part Hines Meadow Car	Outline application with landscaping reserved for redevelopment following demolition of part of Hines Meadow car park, La Roche and The Colonnade to include 162 apartments, 363m ² of Class B1 office space, 1045sqm of retail space (Class A1) and 987sqm of restaurant/cafe space (Class A3),
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<p>Park And La Roche And The Colnade High Street Maidenhead</p>	<p>creation of basement car parking, a new footbridge over York Stream and the replacement of the existing vehicle bridge to the existing car park, new pedestrian links, landscaping and alterations to the waterway to create a new public realm as approved under planning permission 12/02762 without complying with condition 1 (approved plans) to replace two plans and 65 (completion of waterways) to vary to the following, No dwelling within Block A (as identified on plan 747- 2000E) shall be occupied until the works to the York Stream shown on plans 747-2000E and 747-3000B have been completed.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be PERMITTED as per the officer's recommendation.</p> <p>The Officers recommendation was put forward by Councillor Stretton and seconded by Councillor Wilson.</p> <p>(Speakers: The Panel was addressed by Kevin Scott, Applicant.)</p>
<p>Item 2 *16/00811/FULL</p> <p>Green Trees Widbrook Maidenhead SL6 8HS</p> <p>Road</p>	<p>Erection of 10 x 2 bed and 2 x 1 bed flats with associated vehicular access, car parking, refuse and cycle storage following demolition of existing buildings.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be REFUSED as per the officer's recommendation but only for reason no. 2 as set out in the main report.</p> <p>The Panel didn't agree that flooding should be a reason for refusal because local knowledge is that there is not a flood issue in this area, and maps held by the Environment Agency are wrong having not been updated to reflect the Jubilee River effect.</p> <p>The Officers recommendation was put forward by Councillor Smith and seconded by Councillor Stretton.</p> <p>(Speakers: The Panel was addressed by Deirdre Wells, Objector and David Howells, Applicant. Councillors Diment and Dudley addressed the Panel.)</p>
<p>Item 3 *16/01063/VAR</p> <p>Nene Stafferton Maidenhead SL6 1AY</p> <p>Overland Way</p>	<p>Two-year extension of prior limited period permission [12/02226] for siting of temporary buildings (two workshops, office buildings and stores) with external display of cars for sale within the site boundary, and ancillary parking, for a motor vehicle dealership as approved under planning permission 14/00158 without complying with condition 1 (timescale) to</p>

	<p>extend timescale for a further 2 years.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be REFUSED as per the officer's recommendation.</p> <p>The Officers recommendation was put forward by Councillor Wilson and seconded by Councillor Hunt.</p> <p>(Speakers: The Panel was addressed by Anton de Leeuw, Applicant.)</p>
<p>Item 4 *16/02164/CLASSM</p> <p><i>Pump House</i> <i>Kennel Lane Cookham</i> <i>Dean Maidenhead</i></p>	<p>(Class Q) Change of use from an agricultural building to a dwellinghouse (C3) and associated operational development.</p> <p>The Officers recommendation was moved by Councillor Wilson and seconded by Councillor Coppinger.</p> <p>(Five Councillors voted for Officers recommendation to grant prior approval, Councillors Coppinger, Hunt, Love, Smith and Wilson. Five Councillors voted against Officers recommendation, Councillors Burbage, Clark, Kellaway, Stretton and Walters. The Chairman used his casting vote against officer recommendation. The motion fell.</p> <p>The application was then moved for refusal for the reason below by Councillor Burbage and seconded by Councillor Wilson.</p> <p>(Five Councillors voted to grant prior refusal, against Officers recommendation, Councillors Burbage, Clark, Kellaway, Stretton and Walters. Five Councillors voted against granting prior refusal, Councillors Coppinger, Hunt, Love, Smith and Wilson. The Chairman used his casting vote and therefore it was agreed to grant prior refusal.</p> <p>It was agreed to grant prior refusal, against Officers recommendation. The justification was due to its isolated location and siting of the building, residential use and associated paraphilia is out of keeping with the rural and open character, and therefore undesirable. The proposal would therefore be contrary Class Q, Q2, 1(e).</p> <p>(Speakers: The Panel was addressed by Mr Evert Groeneweg, Cookham Society and Mr Copas, Applicant).</p>
<p>Item 5 *16/02247/FULL</p>	<p>Extension to form new classroom, washrooms, lobby and outside breakout area.</p>

Lowbrook Academy Fairlea Maidenhead SL6 3AS	<p>The PANEL VOTED UNANIMOUSLY that the application be DEFER AND DELEGATE as per the officer’s recommendation.</p> <p>The Officers recommendation was put forward by Councillor Burbage and seconded by Councillor Wilson.</p>
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88/15 ESSENTIAL MONITORING REPORTS (MONITORING)
The Panel discussed and noted the appeal decisions.

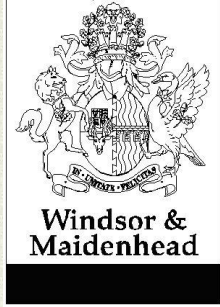
The meeting, which began at 7.00 pm, ended at 8.16 pm

Chairman.....

Date.....

Please reply to: Councillor Simon Dudley
Maidenhead Riverside Ward
Leader of The Royal Borough of Windsor and Maidenhead
Bray Parish Council - Holyport Ward

Email: Cllr.Dudley@rbwm.gov.uk



Sir James Bevan, Chief Executive
Environment Agency Head Office
Horizon House
Deanery Road
Bristol
BS1 5AH

4th August 2016

Dear Sir James Bevan,

Mapping of fluvial flood risk

Members of the Council at the Royal Borough of Windsor & Maidenhead continue to express concern regarding the reliability of fluvial flood risk mapping prepared by the Environment Agency, the difficulties this can lead to in obtaining house hold insurance for some residents, and the difficulties this can lead to in making informed development control decisions in response to planning applications.

The following motion was passed at Council on 21st June 2016.

RESOLVED UNANIMOUSLY: That this Council:

- i) Notes with concern how unreliable flood mapping can impede planning and cause mispricing of insurance, and:
- ii) Calls on the Environment Agency to revise its flood maps in Maidenhead to take account of evidence accumulated since the 'Jubilee River' flood relief scheme was commissioned in 1999, including the heavy local flooding in January and February 2014.

I am obviously aware of the extensive hydraulic modelling work being undertaken by the Environment Agency in support of the River Thames Scheme, and would be grateful to receive your assurances that the outcomes of this modelling will be incorporated into the published fluvial flood risk mapping sets at the earliest opportunity.

I would also be grateful if you would confirm the likely timescale for a complete revision of the published fluvial flood risk mapping sets.

Yours sincerely

Cllr Simon Dudley
Leader of The Royal Borough of Windsor and Maidenhead

cc. Rt Hon Theresa May MP - Prime Minister
Rt Hon Andrea Leadsom MP - Secretary of State for Environment, Food and Rural Affairs

Alison Alexander - Managing Director, Strategic Director, Adults, Children & Health
Town Hall, St. Ives Road, Maidenhead, SL6 1RF

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