

## MAIDENHEAD DEVELOPMENT MANAGEMENT PANEL

14.02.18

PRESENT: Councillors Derek Wilson (Chairman), Clive Bullock, Maureen Hunt, Richard Kellaway, Philip Love MJ Saunders and Adam Smith.

Officers: Laura Ashton (Principal Planning Officer), Tony Carr (Traffic & Road Safety Manager), Victoria Gibson (Development Management Team Manager), Mary Kilner (Head of Law and Governance) and Andy Carswell (Democratic Services Officer).

60 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Sharp and Stretton. Councillor Saunders was attending as a substitute.

61 DECLARATIONS OF INTEREST

Councillor Wilson stated that all Members would have a personal interest in item 5 as the applicant was a Councillor. Councillor Saunders declared a prejudicial interest in item 5 as the applicant and indicated that he would make representations to the Panel but would not take part in any further discussions until the application was determined. Councillor Kellaway declared a personal interest in item 5 as the applicant was his fellow ward councillor and he had known him for a number of years. He stated that he would not take part in the discussions on the item.

Councillor Saunders stated that Members had been actively involved in the deliberations relating to item 3. As he had been the supporting Member when the paper on the application had been discussed at Full Council, Councillor Saunders stated that he would abstain from any vote, although he indicated that he had attended Panel with an open mind. The Head of Law and Governance confirmed that all Members had been given dispensation to vote on the application, despite having previously been present when it was discussed at Full Council.

Councillor Smith declared a personal interest in item 4 as it related to Holyport College, where his wife was employed.

Councillor Wilson declared a personal interest in items 4 and 6 as they had been discussed previously at a meeting of Bray Parish Council, of which he was also a member.

62 MINUTES

The minutes of the meeting held on January 17<sup>th</sup> 2018 were unanimously agreed as an accurate record.

63 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.

<b>*Item 1 17/02812/OUT</b>	<b>Outline application (means of access, appearance, layout and scale only to be determined) for demolition of existing buildings, erection of a three storey</b>
---------------------------------	---

<p><b>Land including Thames Auto Sales and the Amber Centre and former Unit 5, Oldfield Road, Maidenhead</b></p>	<p>building in the southern part of the site, erection of a part two/part three/part four storey building in the northern part of the site to provide 67 residential dwellings and associated parking.</p> <p>Councillor Saunders put forward a motion to defer the application for two cycles in order to consider the viability report and sequential assessment, and to allow further discussions regarding the arrangements for affordable housing. This was seconded by Councillor Love.</p> <p>The Panel voted to defer the application for two cycles, in line with the motion proposed by Councillor Saunders. Six Councillors (Bullock, Kellaway, Love, Saunders, Smith and Wilson) voted in favour of the motion and Councillor Hunt abstained.</p> <p>(Speakers: The Panel was addressed by Kevin Scott, the agent.)</p>
<p><b>*Item 2 17/03288/FULL</b></p> <p><b>The Keleher Water Treatment Works, Monkey Island Lane, Bray, Maidenhead SL6 2AZ</b></p>	<p><b>Proposed improvement works to water treatment works including new process and filter plant, tanks, kiosks and associated works, replacement landscaped areas, alterations to internal access road within the site and creation of areas of hardstanding for operational purposes. Replacement of existing fence along the western boundary with a security fence 3.5m high. Temporary contractor's compound with temporary offices, welfare facilities, parking area and storage areas on land north of the existing operational site, with temporary gated access off Monkey Island Lane.</b></p> <p>Councillor Kellaway put forward a motion to defer and delegate the Head of Planning to approve the application, subject to the conditions listed in the main report and the additional conditions listed in the update report being met, as per the Officer's recommendation. This was seconded by Councillor Love.</p> <p>The Panel VOTED UNANIMOUSLY that the application be deferred and delegated to the Head of Planning to <b>APPROVE</b>, subject to the conditions listed in the main report and the additional conditions listed in the update report being met, as per the Officer's recommendation, and for officers to check that the construction routes cannot be secured by condition.</p> <p>(Speakers: The Panel was addressed by Chris Love, Project Delivery Manager with South East Water)</p>
<p><b>*Item 3 17/03372/FULL</b></p> <p><b>Braywick Park</b></p>	<p><b>Erection of new leisure centre; formation of outdoor sports pitches; vehicle parking; and associated works including retention of adventure golf course and hire shop/office building.</b></p>

<p><b>Driving Range, Braywick Road, Maidenhead</b></p>	<p>Councillor Love put forward a motion to defer and delegate the Head of Planning to grant planning permission subject to the conditions listed in the main report and the additional conditions listed in the update report being met, and with the additional condition that floodlights on the outside pitches are used between 07.00-21.00 on a Sunday, and for the application to be referred to the Secretary of State through the National Planning Casework Unit and there being no call-in as a result of the referral, as per the Officer's recommendation. This was seconded by Councillor Wilson.</p> <p>The Panel VOTED that the application be deferred and delegated to the Head of Planning to APPROVE planning permission subject to the conditions listed in the main report and the additional conditions listed in the update report being met, and with the additional condition that floodlights on the outside pitches are used between 07.00-21.00 on a Sunday, and for the application to be referred to the Secretary of State through the National Planning Casework Unit and there being no call-in as a result of the referral, as per the Officer's recommendation. Six Councillors (Bullock, Kellaway, Hunt, Love, Smith and Wilson) voted in favour of the motion and Councillor Saunders abstained.</p> <p>(Speakers: The Panel was addressed by Simon Hughes, Derek Roberts, Dr David Humphreys and Geoffrey Sutton, in objection to the application, and by Gina MacGregor, Zara Stughtard, Paul Lloyd, Matthew Shaw and Councillor Samantha Rayner in support of the application.)</p>
<p><b>Item 4 17/03949/FULL</b></p> <p><b>Great Oaks, Forest Green Road, Holyport SL6 3LQ</b></p>	<p><b>Change of use of land for sports use in association with Holyport College and continuing use of the existing land as Polo/Equestrian.</b></p> <p>Councillor Saunders put forward a motion to approve the application, as per the Officer's recommendation. This was seconded by Councillor Love.</p> <p>The Panel VOTED UNANIMOUSLY to APPROVE the application, as per the Officer's recommendation.</p>
<p><b>*Item 5 17/04000/FULL</b></p> <p><b>Walnut Tree Cottage, Cookham Dean Common, Cookham SL6 9NZ</b></p>	<p><b>Two storey side extension</b></p> <p>Councillor Hunt proposed a motion to approve the application, as per the Officer's recommendation. This was seconded by Councillor Smith.</p> <p>The Panel VOTED to APPROVE the application, as per the Officer's recommendation. Five Councillors (Bullock, Hunt, Love, Smith and Wilson) voted in favour of the motion and two Councillors (Kellaway and Saunders) abstained.</p>

	(Speakers: The Panel was addressed by Councillor Saunders, the applicant.)
<b>Item 6</b> <b>17/04031/FULL</b>  <b>Delmere, Moneyrow Green, Holyport SL6 2NA</b>	<b>Replacement dwelling.</b>  <b>Councillor Saunders proposed a motion to approve the application as the proposed replacement dwelling represented an increase in floor area of less than 30% and this coupled with the low increase in height, good design and fairly built up nature of the area was considered to comply with Green Belt policies GB1, GB2 and GB3 and paragraph 89 of the NPPF, subject to a condition relating to construction materials used being agreed by the Conservation Officer and the removal of Permitted Development Rights, contrary to the Officer's recommendation. This was seconded by Councillor Love.</b>  <b>The Panel VOTED UNANIMOUSLY to APPROVE the application, subject to a condition relating to construction materials used being agreed by the Conservation Officer and the removal of Permitted Development Rights, contrary to the Officer's recommendation.</b>  (Speakers: The Panel was addressed by Matt Taylor, the agent. A written submission from the ward member, Councillor David Coppinger, was also read out to Members.)

64 ESSENTIAL MONITORING REPORTS (MONITORING)

The Panel noted the appeal decisions.

Councillor Wilson informed Members that the appeal relating to the Berkshire College of Agriculture had been withdrawn by the developer, so the planning enquiry had fallen away.

The meeting, which began at 7.00 pm, ended at 9.36 pm

Chairman.....

Date.....