

MAIDENHEAD DEVELOPMENT MANAGEMENT PANEL

11.04.18

PRESENT: Councillors Derek Wilson (Chairman), Leo Walters (Vice-Chairman), Clive Bullock, Maureen Hunt, Richard Kellaway, Philip Love, MJ Saunders, Derek Sharp and Claire Stretton.

Officers: Tony Franklin (Planning), Tony Carr (Traffic & Road Safety Manager), Jenifer Jackson (Head of Planning), Neil Allen (Legal Officer), Alan Brier (Tree Officer) and Andy Carswell (Democratic Services Officer)

70 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Smith. Councillor Saunders was attending as a substitute.

71 DECLARATIONS OF INTEREST

Councillor Hunt declared a personal interest in items 3 and 5 as she owned a property in Bridge Street, near to the application sites. She stated she was attending Panel with an open mind.

Councillor Saunders declared a personal interest in item 1 as he was Chairman of Cookham Parish Council's Planning Committee. He stated he was attending Panel with an open mind.

Councillors Kellaway, Stretton and Love declared personal interests in items 2, 3 and 5 as members of PRoM. Councillors Kellaway and Love also declared personal interests in those items as members of the Maidenhead Town Partnership.

Councillor Wilson also declared personal interests in items 2, 3 and 5 as a member of PRoM and the Maidenhead Town Partnership, and a personal interest in items 6 and 7 as a member of Bray Parish Council, where the applications had been discussed previously. He stated that he was attending Panel with an open mind.

Councillor Sharp declared a personal interest in item 2 as he lived near to the application site. He stated that he was attending Panel with an open mind.

Non-voting Member

Cllr Dudley declared a non pecuniary interest in item 2 as he lived near to the application site. He stated that he wished to address the Panel on this application.

72 MINUTES

The minutes of the meeting held on March 14th 2018 were agreed as an accurate record.

73 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.

Item 1	Change of use of agricultural land for the keeping of horses.
17/02729/FULL	Councillor Kellaway put forward a motion to APPROVE the application, contrary to the Officer's recommendation. This was

<p>Land At Lower Mount Farm And To West of Unit 2B And South of Long Lane, Cookham, Maidenhead</p>	<p>seconded by Councillor Saunders.</p> <p>The Panel VOTED to APPROVE the application on the grounds that it preserved the openness of the Green Belt, subject to it being implemented within three years of permission being granted, contrary to the Officer recommendation. Cllr Stretton abstained from the vote, all other Members voted in favour of the motion.</p> <p>(Speakers: The Panel was addressed by Dick Scarf, Cookham Society, and Geoffrey Copas, the applicant)</p>
<p>Item 2*</p> <p>17/02812/OUT</p> <p>Land Including Thames Auto Sales And The Amber Centre And Former Unit 5 Oldfield Road Maidenhead</p>	<p>Outline application (means of access, appearance, layout and scale only to be determined) for demolition of existing buildings, erection of a three storey 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>It was agreed that some discussions on this item would be made in Part II, before the formal vote and decision would be made in Part I.</p> <p>Councillor Wilson proposed a motion to APPROVE the application, contrary to the Officer's recommendation. This was seconded by Cllr Love.</p> <p>The Panel VOTED UNANIMOUSLY to APPROVE planning permission, contrary to the Officer recommendation, with authority to issue planning permission delegated to the Head of Planning and subject to: -1) Drafting of appropriate conditions, 2) A S.106 Agreement to ensure the provision of the 8 units of affordable housing offered by the applicant and the construction of a 2.0m wide footway across the whole of the planning application site frontage (eastern side) of Oldfield Road and, 3) A S.278 (of the Highways Act) Agreement to secure the stopping-up and reinstatement to adopted footway of the 3 existing redundant points of vehicular access to Oldfield Road and to secure the completion of the proposed new access and visibility splays into the site.</p> <p>In further justification of their resolution, Members were of the view that the proposal would not be harmful to the character and appearance of the area; there is a need to provide housing within RBWM, the Sequential Test should be considered as met and the Exceptions Test could be met through a condition requiring a Flood Evacuation Plan be put in place. With regard to the loss of an Employment Site the location is better suited to housing development (as partly justified by a stated failure to market the site successfully as an employment site) and that employment uses would be better located in an alternative location, in the opinion of Members the loss of the employment use would not be detrimental.</p> <p>(Speaker: The Panel was addressed by Kevin Scott, on behalf of the applicant)</p>
<p>Item 3*</p>	<p>Construction of a part 3 storey, part 4 storey and part 5 storey mixed use development, with retail accommodation at ground</p>

<p>17/03799/FULL</p> <p>42 Queen Street, Maidenhead SL6 1HZ</p>	<p>floor and 2 x 1, 7 x 2 bedroom apartments above, following the demolition of the existing building.</p> <p>Councillor Wilson put forward a motion to APPROVE the Application, as per 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, subject to the addition of a further condition recommended by the Environmental Protection Team with regard to the submission, approval and implementation of ventilation measures for the proposed flats.</p>
<p>Item 4</p> <p>18/00072/FULL</p> <p>Hedsor Cottage, 11 Maidenhead Court Park, Maidenhead SL6 8HN</p>	<p>Erection of detached dwelling following demolition of existing garage and annexe with new vehicular access.</p> <p>The item was withdrawn from the agenda.</p>
<p>Item 5</p> <p>18/00195/FULL</p> <p>Goyal, 28 Bridge Street, Maidenhead SL6 8BJ</p>	<p>Conversion of first, second and third floor to 3 x 1-bedroom studio flats and a detached bin store.</p> <p>Councillor Hunt put forward a motion to APPROVE the application, as per the Officer's recommendation. This was seconded by Councillor Kellaway.</p> <p>The Panel VOTED UNANIMOUSLY to APPROVE the application, as per the Officer's recommendation, subject to an amendment to proposed condition 5 to reference the obscure glazing to be of level 3 or higher.</p>
<p>Item 6</p> <p>18/00199/FULL</p> <p>Rosedene, Moneyrow Green, Holyport, Maidenhead SL6 2ND</p>	<p>Replacement porch, replacement single storey side extension with accommodation in the roof space served by an external staircase with first floor decking.</p> <p>The item was withdrawn from the agenda.</p>
<p>Item 7</p> <p>18/00233/FULL</p> <p>Ivy House, 13 Hearne Drive, Holyport, Maidenhead SL6 2HZ</p>	<p>Two storey side extension.</p> <p>Councillor Love put forward a motion to APPROVE the application, as per the Officer's recommendation. This was seconded by Councillor Hunt.</p> <p>The Panel VOTED UNANIMOUSLY to APPROVE the application, as per the Officer's recommendation.</p> <p>(Speaker: the Panel was addressed by David Raeside, planning consultant)</p>

Tree Preservation Order 016 of 2017

Members **VOTED UNANIMOUSLY** to **CONFIRM** the Tree Preservation Order without modifications, as per the Officer's recommendation.

Tree Preservation Order 018 of 2017

Members **VOTED UNANIMOUSLY** to **CONFIRM** the Tree Preservation Order, as per the Officer's recommendation.

74 ESSENTIAL MONITORING REPORTS (MONITORING)

The Panel noted the appeal decisions.

75 LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF PUBLIC

RESOLVED UNANIMOUSLY: to exclude the public while confidential discussions relating to item 2 were carried out.

The meeting, which began at 7.00 pm, ended at 9.44 pm

Chairman.....

Date.....