

## MAIDENHEAD DEVELOPMENT MANAGEMENT PANEL

13.02.19

PRESENT: Councillors Derek Wilson (Chairman), Leo Walters (Vice-Chairman), Maureen Hunt, Richard Kellaway, Philip Love, Adam Smith, Judith Diment, Asghar Majeed and Paul Brimacombe.

Officers: Tony Franklin (Planning), Jenifer Jackson (Head of Planning), Karen Shepherd (Service Lead - Governance) and Neil Allen (Legal Officer)

Also Present: Councillor Colin Rayner

14 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Sharp and Stretton.

15 DECLARATIONS OF INTEREST

Councillor C Rayner, a non-panel member in attendance, stated that he knew the applicant for application 18/03730/VAR but did not do business directly with him. He would not address the panel in relation to the item.

16 MINUTES

**RESOLVED UNANIMOUSLY: That the minutes of the meetings held on 16 January and 23 January 2019 be approved.**

17 PLANNING APPLICATIONS (DECISION)

The Panel considered the Head of Planning'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>Item 1*</b></p> <p><b>18/02425/FULL</b></p> <p><b>BCD Meetings &amp; Incentives Ltd</b> <b>Bell Tower House</b> <b>Bell Street</b> <b>Maidenhead</b> <b>SL6 1BU</b></p>	<p>New commercial development comprising x4 storeys with basement following demolition of the existing building.</p> <p>Members were advised that the Lead Local Flood Authority had no objections to the proposed development subject to the imposition of an additional condition requiring full details of the proposed drainage system. Councillor Love moved Officer's amended recommendation to PERMIT the application subject to conditions listed in section 13 of the report and an additional condition referred to in the Panel Update. This was seconded by Councillor Hunt.</p>
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	<p><b>It was Unanimously Agreed to PERMIT the application subject to the conditions listed in section 13 of the report and an additional condition referred to in the Panel Update.</b></p> <p>(The Panel was addressed by Richard Hutchinson on behalf of the applicant).</p>
<p><b>Item 2*</b></p> <p><b>18/02677/FULL</b></p> <p><b>Riders Country House Hotel Bath Road Littlewick Green Maidenhead SL6 3QR</b></p>	<p>Change of use from C1 (Hotel) to (C2) Residential Care Home and alterations to fenestration</p> <p>Councillor Hunt moved Officer's recommendation to REFUSE the application for the reasons identified in section 13 of the report. This was seconded by Councillor Walters.</p> <p><b>It was Unanimously Agreed to REFUSE the application for the reasons identified in section 13 of the report.</b></p> <p>(The Panel was addressed Kim McLaren and Paul Spencer (Littlewick Green Society) in objection, and Parish Councillor Penfold).</p>
<p><b>Item 3*</b></p> <p><b>18/03097/FULL</b></p> <p><b>Unit 1 And 3 To 6 And 13 Lower Mount Farm Long Lane Cookham Maidenhead</b></p>	<p>Continued use of units 1 and 3 to 6 and 13 (inclusive) for storage, business and industrial purposes</p> <p>Councillor Kellaway moved Officer's recommendation to PERMIT the application subject to the conditions listed in section 12 of the report. This was seconded by Councillor Walters.</p> <p><b>It was Unanimously Agreed to PERMIT the application subject to the conditions listed in section 12 of the report.</b></p> <p>(The Panel were addressed by Dick Scarfe (Cookham Society) in objection, Parish Councillor Perry, and Duncan Gibson on behalf of the applicant ).</p>

<p><b>Item 4</b></p> <p><b>18/03253/FULL</b></p> <p><b>Beenhams Farm Beenhams Heath Shurlock Row Reading</b></p>	<p>Change of use from agriculture to mixed agriculture and D2 (Equestrian) use (polo) with associated parking and altered vehicular access from Cannon's Lane.</p> <p>Councillor Brimacombe moved Officer's recommendation to PERMIT the application subject to conditions listed in section 13 of the report. This was seconded by Councillor Love. Eight councillors (Brimacombe, Diment, Kellaway, Love, Majeed, Smith, Walters and D. Wilson) voted for the motion. Councillor Hunt abstained.</p> <p><b>It was Agreed to PERMIT the application subject to conditions listed in section 13 of the report.</b></p> <p>(The Panel were addressed by Parish Councillor Scott Hopkins)</p>
<p><b>Item 5</b></p> <p><b>18/03373/FULL</b></p> <p><b>Land To The South of Pool Farm Pool Lane Waltham St Lawrence Reading</b></p>	<p>Importation of soil/dirt to help with drainage.</p> <p>Councillor Hunt moved Officer's recommendation to REFUSE the application for the reasons identified in section 12 of the report. This was seconded by Councillor Brimacombe.</p> <p><b>It was Unanimously Agreed to REFUSE the application for the reasons identified in section 12 of the report.</b></p> <p>(The Panel were addressed by Parish Councillor Birkett, and Trevor Fuller, the applicant)</p>
<p><b>Item 6*</b></p> <p><b>18/03451/FULL</b></p> <p><b>Milley Nursery Milley Road Waltham St Lawrence Reading RG10 0JP</b></p>	<p>Construction of x4 detached dwellings with detached carports, new access on to Milley Road and closure of existing site access, following demolition of existing buildings and hard standing areas.</p> <p>Councillor Walters moved officer's recommendation to REFUSE the application for the reasons identified</p>

in section 13 of the report. This was seconded by Councillor Smith. A named vote was carried out. Three Councillors (Smith, Walters and D. Wilson) voted for the motion. Five Councillors (Diment, Hunt, Kellaway, Love and Majeed) voted against the motion. Councillor Brimacombe abstained. The motion therefore fell.

Councillor Love moved DEFER AND DELEGATE FOR APPROVAL, subject to a viability report for affordable housing, CIL, and associated planning conditions, against Officer's recommendation. The Very Special Circumstances in these particular surroundings were given as: The proposals would enhance the Green Belt and outweighed the potential harm as there would be a reduction in the footprint, a reduction in the building floor area and a reduction in volume. Removal of the buildings spread across the site would enhance the openness of the Green Belt. Closure of the road to the site and the opening of a new road was a safety enhancement. The proposal would provide more green space with new trees, hedges and green areas; soft landscaping would also be beneficial in the Green Belt. This was seconded by Councillor Hunt. A named vote was carried out. Five Councillors (Diment, Hunt, Kellaway, Love and Majeed) voted for the motion. Three Councillors (Smith, Walters and D. Wilson) voted against the motion. Councillor Brimacombe abstained.

**It was agreed to PERMIT the application subject to a viability report for affordable housing, CIL, and associated planning conditions, against Officer's recommendation.**

(The Panel were addressed by Parish Councillor Birkett, and Terry Platt on behalf of the applicant)

At this point in the meeting, and in accordance with Rule of Procedure Part 4A 23.1 of the council's constitution, the Chairman called for a vote in relation to whether or not the meeting should continue, as the time had exceeded 9.30pm.

Upon being put to the vote, those present voted in favour of the meeting continuing.

**Item 7**

**18/03730/VAR**

**Straw Barn  
Mount Farm  
Choke Lane  
Maidenhead**

Variation of Condition 11 (under Section 73) to substitute amended plans for the approved plans for construction of a B1 Office building following demolition of the existing barns, approved under 18/01169/FULL.

Councillor Kellaway proposed to move Officer's recommendation to PERMIT the application subject to conditions listed in section 13 of the report and following referral to the Secretary of State through the Planning Case Work Unit, and no call in by the Planning Case Work Unit as a result of that referral. This was seconded by Councillor Love.

**It was Unanimously Agreed to PERMIT the application subject to conditions listed in section 13 of the report and following referral to the Secretary of State through the Planning Case Work Unit, and no call in by the Planning Case Work Unit as a result of that referral.**

(The Panel were addressed by Dick Scarfe (Cookham Society) in objection, Parish Councillor Perry, and Tom Copas, the applicant)

18 ESSENTIAL MONITORING REPORTS (MONITORING)

The Panel noted the appeal decisions.

The meeting, which began at 7.00 pm, ended at 10.16 pm

Chairman.....

Date.....