

MAIDENHEAD DEVELOPMENT MANAGEMENT PANEL

13.03.19

PRESENT: Councillors Derek Wilson (Chairman), Leo Walters (Vice-Chairman), Maureen Hunt, Richard Kellaway, Philip Love, Derek Sharp, Adam Smith, Claire Stretton and Paul Brimacombe.

Officers: Neil Allen, Tony Franklin, Gordon Oliver, Jenifer Jackson (Head of Planning) and Wendy Binmore

Also Present: Councillor Stuart Carroll.

- 19 APOLOGIES FOR ABSENCE
None.

- 20 DECLARATIONS OF INTEREST
Declarations of interest were received from the following Members:

Councillor Hunt declared a personal interest in item 3 as her son worked in that building but would be shortly moving out. Councillor Hunt confirmed she attended Panel with an open mind.

Councillor Stretton declared a personal interest in item 2 as she used the garage on site for MOT's. Councillor Stretton confirmed she attended Panel with an open mind.

Councillor D. Wilson declared a personal interest in items 1 and 4 as he was a Bray Parish Councillor but had attended the Panel with an open mind.

Councillor Walters declared a personal interest in items 1 and 4 as he was a Bray Parish Councillor but had attended the Panel with an open mind.

- 21 MINUTES
RESOLVED UNANIMOUSLY: That the minutes of the meeting held on 13 February 2019 be approved.

- 22 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	Outline application for access only to be considered at this stage with all other matters to be reserved for demolition of all buildings, structures and
18/01804/OUT	
Former buildings including Unites	

<p>and Cottages at Water Oakley Farm, Windsor road, Water Oakley, Windsor</p>	<p>hardstanding; residential development for up to 127 dwellings together with associated open space, landscaping, community pavilion and other infrastructure.</p> <p>Councillor Hunt proposed to move Officers recommendation to DEFER and DELEGATE the decision to Grant planning permission to the Head of Planning subject to the following:</p> <ol style="list-style-type: none"> 1. Submission of information to demonstrate that the proposal would not adversely affect ground contamination, and to secure that through condition or Section 106 as appropriate. 2. Submission of information to demonstrate that the proposal would not adversely impact on protected species or result in the loss of habitats without meeting the requirement to mitigate or compensate that loss, and to secure that through condition or Section 106 as appropriate. 3. Following the completion of 1 and 2 above, the referral of the application (including draft conditions and heads of terms) to the Secretary of State as the proposed development represents "Green Belt development" as defined under The Town and Country Planning (consultation) (England) Direction 2009 and confirmation that the application can be determined by the Borough. 4. The conditions listed in Section 12 of the Main Report (including any non-material changes to the recommended conditions). 5. Subject to 3 above, the completion of a Section 106 Legal Agreement to secure
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	<p>matters set out within the Main Report to mitigate the impacts of the proposal and make the development acceptable in planning terms.</p> <p>6. In the interest of effective decision making to grant delegated authority to the Head of Planning to determine under delegated powers any reserved matters application(s) associated with this application.</p> <p>As per the Head of Planning's recommendations.</p> <p>This was seconded by Councillor Love.</p> <p>It was Unanimously Agreed to DEFER and DELEGATE the application.</p> <p>(The Panel was addressed by Martin Hall and Parish Councillor Chris Yates in objection, and Oliver Bell, Applicant's agent).</p>
<p>*Item 2</p> <p>18/03301/OUT</p> <p>Boyn Valley Industrial Estate, Boyn Valley Road, Maidenhead SL6 4EJ</p>	<p>Outline application for layout, scale and access only to be considered at this stage with all other matters to be reserved for the erection of 4no. buildings to create 216 apartments with 189 parking spaces.</p> <p>Councillor Stretton proposed to move REFUSAL, in accordance with the Head of Planning's recommendations for the following summarised reasons (the full reasons are identified in Section 13 of the Main Report):</p> <p>1. The proposed development would result in the loss of employment land, detrimental to the future of employment needs of the borough, locally available employment opportunities and the economy of the area. The proposed development is contrary to Policy E2 and E5 of the adopted Local Plan</p>

	<p>(2003) and also the National Planning Policy Framework (2019).</p> <p>2. The proposed development by reason of its layout, density, height and scale would result in a form and scale of development incompatible with the prevailing character of the area, which is outside of the Town Centre. The precedent this would set and detrimental impact it would have on townscape and the adopted strategy for appropriately directing scale and height in the urban area is considered to be significant. In addition, the layout, form and scale of the proposed development fails to interact with the streetscape and has a proposed frontage dominated by hardstanding, which fails to add to the overall quality of the area or result in a development that would be sympathetic to local character. Overall the proposed development is not considered to deliver a high quality well designed scheme and is considered to be contrary to the aims and objectives of policies DG1, H10 and H11 of the adopted Local Plan (2003), the National Planning Policy Framework (2019) and policies SP2 and SP3 of the Borough Local Plan Submission Version (2018).</p> <p>3. It has not been demonstrated that the proposed development would provide a suitable residential environment for future residents. specifically, significant concerns have been identified in terms of the limited levels of natural</p>
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	<p>sub/daylight and outlook for the units contained in blocks A and B, which are proposed to be the affordable housing blocks. This is contrary to the NPPF (2019).</p> <p>4. In the absence of sufficient information to indicate otherwise the proposed development has failed to demonstrate suitable water drainage as required by the National Policy Framework (2019) and the Non-statutory technical standards for suitable drainage systems (2015).</p> <p>This was seconded by Councillor Brimacombe..</p> <p>It was unanimously agreed to REFUSE the application.</p> <p>(The Panel was addressed Michael Weidner, Andrew hill, Gurpreet Bhangra and Councillor Stuart Carroll in objection and Matthew Roe of ROK Planning in support of the application).</p>
<p>*Item 3</p> <p>18/03502/FULL</p> <p>Kings Chase 107-123 King Street Maidenhead SL6 1DP</p>	<p>New 6 storey B1 (a) office building with basement, 86 car parking spaces and ancillary development thereto. Ground floor to be used for flexible uses B1 (a)/A1/A3 following demolition of existing office building.</p> <p>Councillor Love proposed to move Officers recommendation to APPROVE the application, with the conditions listed in Section 12 of the Main Report. This was seconded by Councillor D. Wilson.</p> <p>It was unanimously Agreed to APPROVE the application..</p> <p>(The Panel were addressed by Pippa Nisbet, Applicants Agent).</p>
<p>*Item 4</p> <p>18/03517/FULL</p>	<p>Change of use of building from Canine Care Facility (Sui Generis) to B1 (Light Industrial)</p>

<p>Old Court Studio Upper Bray Road Bray Maidenhead SL6 2DB</p>	<p>Councillor Hunt proposed to move Officers recommendation to APPROVE the application and grant planning permission with the conditions listed in Section 13 of the Main Report. This was seconded by Councillor Kellaway.</p> <p>It was Unanimously Agreed to APPROVE the application.</p> <p>(The Panel was addressed by Sue Elliot and Steve Devaney in objection).</p>
<p>Item 5</p> <p>19/00064/FULL</p> <p>Atos, Maiden House Vanwell Road Maidenhead SL6 4UB</p>	<p>Enlargement and conversion of the first floor, construction of a new second and third(s) to provide 2 x 2 bedroom and 1 x 1 bedroom flats.</p> <p>Councillor D. Wilson proposed to move Officers recommendation to APPROVE the application. This was seconded by Councillor Kellaway.</p> <p>It was Unanimously Agreed to APPROVE the application</p>

23 ESSENTIAL MONITORING REPORTS (MONITORING)
The Panel noted the appeal decisions.

The meeting, which began at 7.00 pm, ended at 9.15 pm

Chairman.....

Date.....