

**These are the draft minutes of the meeting of the Panel on 17<sup>th</sup> December 2018: following the meeting Cllr Derek Wilson stated he had voted in error. The LPA has taken legal advice and application 18/02105/FULL is recommended to be reconsidered at the MDMP on 16<sup>th</sup> January 2019. The agenda for the meeting is available on the Council website.**

**MAIDENHEAD DEVELOPMENT MANAGEMENT PANEL**

**17.12.18**

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

**Officers:** Mary Severin (Monitoring Officer), Melvin Andrews (Highways Development Control Engineer), Daniel Bayles, Victoria Gibson (Development Management Team Manager), Jenifer Jackson (Head of Planning), Shilpa Manek, Gordon Oliver (Principal Transport Policy Officer) and Claire Pugh (Senior Planning Officer)

**Also Present:** Councillors Stuart Carroll, David Coppinger, Geoff Hill and Asghar Majeed

**122 APOLOGIES FOR ABSENCE**

No Apologies for absence were received.

**123 DECLARATIONS OF INTEREST**

Declarations were received from the following Members:

Councillor Walters and Wilson declared a personal interest for items 3 and 4 as they are both Bray Parish Council Members.

**124 MINUTES**

The minutes of the meeting on 21 November 2018 were Unanimously Agreed as a true and accurate record.

**125 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.

**RESOLVED UNANIMOUSLY: That the order of business as detailed in the agenda, be amended.**

<p>Item 2</p> <p>18/02105/FULL</p> <p>Land To The South of Stafferton Way And East of Vicus Way Maidenhead</p>	<p>Erection of five storey split-deck multi-storey car park with access and associated landscaping following removal of existing slab and hardstanding (Regulation 3 application).</p>
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Councillor Stretton proposed a motion to REFUSE the application for the following six reasons:

- Loss of employment site and further loss would undermine the employment strategy set out in the BLPSV contrary to emerging policy ED2.
- Another site is allocated in policy OA6 of the AAP for a car park and no evidence has been submitted to support the construction of a car park on this site, it is therefore contrary to policy.
- The bulk, mass and scale, is incongruous in the context of nearby dwellings contrary to Local Plan policy DG1, AAP policies MTC1 and MTC4 and policies SP1 and SP2 of BLPSV which indicate high quality development compatible with their location and contribute to community integration. The proposal is poor design contrary to Section 12 NPPF. The proposal would result in an overbearing impact as a result of height and location resulting in loss of sunlight and adversely affecting amenity and quality of life of those nearby occupiers. Contrary to SP3 BLPSV.
- History of antisocial behaviour in nearby car parks and the proposal is likely to attract ASB and the possibility of crime, including fear of crime. The location is unsuitable due to proximity to nearby dwellings. Whilst the operation of car park is unlikely to have observable impact on the local communities the application clearly did not take account of ASB contrary to para 127 of the NPPF.
- There is another site available and therefore the proposal has not passed the sequential test contrary to para 158 of the NPPF.
- RBWM is in the process of producing a strategy to deal with tall buildings and parking in the town centre and therefore this application is premature.

This was seconded by Councillor Hunt.

	<p>A second motion was proposed by Councillor Love to PERMIT the application as per Officers recommendation. This was seconded by Councillor Kellaway.</p> <p>A named vote was carried on the first motion to refuse the application. Councillors Hunt, Sharp, Stretton and Wilson voted for refusal of the application. Councillors Kellaway, Love and Smith voted against refusal and Councillor Walters abstained from voting.</p> <p><b>It was agreed that the application be REFUSED.</b></p> <p>Since the first motion was upheld, the second motion fell away.</p> <p>(The Panel were addressed by Noni Konig, Stephen and Alexander Konig, Helen Taylor, Sarah Storey, Mathilde Rossignol and Judy De Haan, Objectors, Matthew Blythin, Applicants Agent, Gurch Singh, supporter of Application. The Panel were also addressed by Councillors Majeed and Hill)</p>
<p>Item 4</p> <p>18/02510/FULL</p> <p>Land To The West of Mullberry Coningsby Lane Fifield Maidenhead</p>	<p>Construction of an agricultural building.</p> <p>Councillor Walters proposed that the application be REFUSED.</p> <p>Councillor Kellaway proposed the Officers recommendation that the application be Permitted with the condition ensuring that this building was only commenced once the agricultural barns were in use. This was seconded by Councillor Hunt.</p> <p>Councillor Wilson seconded the first motion.</p> <p>A named vote was carried out for the Officers recommendation to Permit the application. Five Councillors voted for the application (Hunt, Kellaway, Love, Smith and Stretton). Two Councillors voted against the motion, Councillors Walters and Wilson and Councillor Sharp abstained from voting.</p> <p><b>It was agreed that the application be,</b></p>

	<p><b>as per Officers recommendation, PERMITTED with the one additional condition.</b></p> <p>(The Panel was addressed by Elizabeth Harrison Turtle, Objector, Parish Councillor Yates and Tom McCardle, Agent. The Panel were also addressed by Councillor Coppinger)</p>
<p>Item 5</p> <p>18/02588/FULL</p> <p>The Crooked Billet Westborough Road Maidenhead SL6 4AS</p>	<p>Construction of x7 four-bedroom dwellings including associated landscaping, amenity space and parking following demolition of the existing building.</p> <p>Councillor Stretton proposed that the application be <b>REFUSED</b>, as per the Officers recommendation. This was seconded by Councillor Walters.</p> <p><b>It was Unanimously Agreed that the application be REFUSED.</b></p> <p>(The Panel was addressed by Gurpreet Bangra, Objector, Councillor Stuart Carroll, Ward Councillor and Ben Wilcox, Applicants Agent).</p>
<p>Item 6</p> <p>18/02770/OUT</p> <p>Field Adjacent To North West Corner of Grove Business Park Waltham Road Maidenhead</p>	<p>Erection of a single storey agricultural barn.</p> <p>Councillor Wilson proposed that this application be deferred for one cycle to allow officers to assess the Hurley and the Walthams Neighbourhood Plan policy WW3. This was seconded by Councillor Walters.</p> <p><b>It was Unanimously Agreed that the application be DEFERRED for one cycle.</b></p> <p>(The Panel were addressed by Kevin Scott, Objector and Tom McCardle, Applicants Agent).</p>
<p>Item 1</p> <p>18/00600/FULL</p> <p>John Guest Speedfit Ltd Oldfield Road Maidenhead SL6 8BY</p>	<p>Demolition of existing warehouse (B8) and construction of extended warehouse (B8), with access from Oldfield Road.</p> <p>Councillor Wilson proposed that the application be <b>REFUSED</b> as per Officers recommendation. This was seconded by Councillor Hunt.</p> <p><b>It was Unanimously Agreed that the</b></p>

<p>Item 3</p> <p>18/02379/FULL</p> <p>The Red Lion Oakley Green Road Oakley Green Windsor SL4 4PZ</p>	<p><b>application be REFUSED.</b></p> <p>Proposed 1no. two bedroom dwelling and 1no. four bedroom dwelling with associated works following conversion of public house.</p> <p>Councillor Hunt proposed that the application be APPROVED as per the Officers recommendation. This was seconded by Councillor Walters.</p> <p><b>It was Unanimously Agreed that the application be APPROVED.</b></p> <p>(The Panel was addressed by Councillor Coppinger).</p>
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126 ESSENTIAL MONITORING REPORTS (MONITORING)

The Panel noted the appeal decisions.

The meeting, which began at 7.00 pm, ended at 9.33 pm

Chairman.....

Date.....