

MAIDENHEAD DEVELOPMENT MANAGEMENT COMMITTEE

WEDNESDAY, 15 DECEMBER 2021

PRESENT: Councillors Phil Haseler (Chairman), John Bowden, John Baldwin, Gurpreet Bhangra, Mandy Brar, Greg Jones, Geoff Hill, Joshua Reynolds and Leo Walters

Also in attendance: Councillor Gurch Singh, Councillor Donna Stimson, Councillor Maureen Hunt, Councillor Catherine del Campo, Councillor Carole Da Costa, Councillor David Hilton, Councillor Ewan Larcombe and Councillor Samantha Rayner

Officers: Mark Beeley, Tony Franklin, Adrien Waite and Tim Chapman

APOLOGIES FOR ABSENCE

Apologies were received from Councillor Clark and McWilliams. Councillors Greg Jones and John Bowden were substituting.

DECLARATIONS OF INTEREST

Councillor Bhangra declared a personal interest as he had attended meetings at Maidenhead Mosque on the proposed development at the Magnet Leisure Centre. He would be attending the Committee with an open mind.

Councillor G Jones also confirmed that he had attended meetings with the Mosque. He would be attending the Committee with an open mind.

The Chairman informed those present that David Hunt was married to a serving Member of the Council, Councillor Maureen Hunt. All those present confirmed that they knew Councillor Hunt but this would not influence their judgement of the application and they were attending with an open mind, the declaration had been made in the interests of transparency.

In addition to this, Councillor Walters confirmed that he also knew David Hunt. He was attending the Committee with an open mind.

MINUTES OF THE MEETING HELD ON 17 NOVEMBER 2021

RESOLVED UNANIMOUSLY: That the minutes of the meeting held on 17th November 2021 were approved as a true and accurate record.

The minutes were proposed by Councillor Bhangra and seconded by Councillor Walters.

21/02024/VAR - DAVID HUNT TOOL MERCHANT, BATH ROAD, KNOWL HILL, READING, RG10 9UR

RESOLVED UNANIMOUSLY: That the order of agenda items was changed, with the Magnet Leisure Centre being the last application considered.

Councillor Maureen Hunt who was attending in the public gallery and who was the wife of the applicant, left the room at this point to ensure transparency throughout the discussions on the application.

A motion was put forward by Councillor Walters to permit the application, in line with officer's recommendation. This was seconded by Councillor Hill.

A named vote was taken.

21/02024/VAR - DAVID HUNT TOOL MERCHANT, BATH ROAD, KNOWL HILL, READING, RG10 9UR (Motion)	
Councillor Phil Haseler	For
Councillor John Bowden	For
Councillor John Baldwin	For
Councillor Gurpreet Bhangra	For
Councillor Mandy Brar	For
Councillor Greg Jones	For
Councillor Geoffrey Hill	For
Councillor Joshua Reynolds	For
Councillor Leo Walters	For
Carried	

RESOLVED UNANIMOUSLY: That the Committee authorised the Head of Planning to determine the application in accordance with the recommendation.

The Committee was addressed by the applicant, David Hunt.

21/02329/FULL - 33 CANNON COURT ROAD, MAIDENHEAD

A motion was put forward by Councillor Reynolds to refuse the application, against officer's recommendation. In putting forward the motion, Councillor Reynolds said that the development was out of character with the surrounding area and would cause significant harm to the streetscape. The motion was seconded by Councillor Brar.

A named vote was taken.

21/02329/FULL - 33 CANNON COURT ROAD, MAIDENHEAD (Motion)	
Councillor Phil Haseler	Against
Councillor John Bowden	Against
Councillor John Baldwin	For
Councillor Gurpreet Bhangra	Against
Councillor Mandy Brar	For
Councillor Greg Jones	Against
Councillor Geoffrey Hill	Against
Councillor Joshua Reynolds	For
Councillor Leo Walters	Against
Rejected	

The motion fell.

A second motion was put forward by Councillor Hill to permit the application, in line with officer's recommendation, with the addition of an Informative to secure the submission of permeable gravel or gravel-like finish for the proposed areas of hard-surfacing to accommodate the proposed car parking pursuant to condition 6 of the permission. This was seconded by Councillor Walters.

A named vote was taken.

21/02329/FULL - 33 CANNON COURT ROAD, MAIDENHEAD (Motion)	
Councillor Phil Haseler	For
Councillor John Bowden	For
Councillor John Baldwin	Against
Councillor Gurpreet Bhangra	For
Councillor Mandy Brar	Against
Councillor Greg Jones	For
Councillor Geoffrey Hill	For
Councillor Joshua Reynolds	Against
Councillor Leo Walters	For
Carried	

RESOLVED: That the Committee authorised the Head of Planning to determine the application in accordance with the recommendation, with the addition of the Informative referred to above.

The Committee was addressed by Jamie Fitzroy, objector, James Gellini, applicant, and Councillor Del Campo.

21/00502/FULL - MAGNET LEISURE CENTRE AND MAGNET LEISURE COMPLEX CAR PARK, HOLMANLEAZE, MAIDENHEAD

A motion was put forward by Councillor Baldwin to refuse the application, against officer's recommendation. Councillor Baldwin believed that the application had not considered the Maidenhead Town Centre Area Action Plan 2011, particularly MTC6 which restricted the development of tall buildings to two distinct areas of Maidenhead. There had been two developments approved outside of these areas, but both developments had considered MTC6 in the officer report. Councillor Baldwin quoted paragraph 134 of the 2021 NPPF which stated that development that were not well designed should be refused, especially where they did not reflect local design policies. Councillor Baldwin stated that around 30% of the dwellings at the development would fail to meet the daylight standards, in paragraph 7.16 of the Boroughwide Design Guide, it was recommended that dark, overwhelming spaces were not created.

This motion was seconded by Councillor Hill. He added concerns around highways and due to the increased number of cars in the surrounding areas that would use local roads to access the proposed development.

A named vote was taken.

21/00502/FULL - MAGNET LEISURE CENTRE AND MAGNET LEISURE COMPLEX CAR PARK, HOLMANLEAZE, MAIDENHEAD (Motion)	
Councillor Phil Haseler	Against
Councillor John Bowden	Against
Councillor John Baldwin	For
Councillor Gurpreet Bhangra	Against
Councillor Mandy Brar	For
Councillor Greg Jones	Against
Councillor Geoffrey Hill	For
Councillor Joshua Reynolds	For
Councillor Leo Walters	Against
Rejected	

The motion fell.

A second motion was put forward by Councillor Bowden to defer and delegate the application, in line with officer's recommendation. The Update Report listed changes to conditions 2 and

17, changes to condition 7 and the addition of a new condition to assess whether wheelchair accessible units could be added to the development. This was seconded by Councillor G Jones.

A named vote was taken.

21/00502/FULL - MAGNET LEISURE CENTRE AND MAGNET LEISURE COMPLEX CAR PARK, HOLMANLEAZE, MAIDENHEAD (Motion)	
Councillor Phil Haseler	For
Councillor John Bowden	For
Councillor John Baldwin	Against
Councillor Gurpreet Bhangra	For
Councillor Mandy Brar	Against
Councillor Greg Jones	For
Councillor Geoffrey Hill	Against
Councillor Joshua Reynolds	Against
Councillor Leo Walters	For
Carried	

RESOLVED: That the application was deferred and delegated to the Head of Planning.

The Committee was addressed by Sajid Khan, objector, Malcolm Wood, applicant, Councillor Singh and Councillor Stimson.

PLANNING APPEALS RECEIVED AND PLANNING DECISION REPORT

There were no reports for the Committee to note.

The meeting, which began at 7.00 pm, finished at 9.20 pm

CHAIRMAN.....

DATE.....