

MAIDENHEAD DEVELOPMENT CONTROL PANEL

26.10.16

PRESENT: Councillors David Burbage (Chairman), Derek Wilson (Vice-Chairman), Clive Bullock, David Coppinger, Geoff Hill, Maureen Hunt, Richard Kellaway, Philip Love, Derek Sharp, Adam Smith and Leo Walters.

Officers: Tony Carr (Traffic & Road Safety Manager), Victoria Gibson (Development Management Team Manager), Jenifer Jackson (Head of Planning) and Shilpa Manek

94/15 APOLOGIES FOR ABSENCE

Apologies for absence received from Councillors Clark and Stretton. Councillor Hill was substituting.

95/15 DECLARATIONS OF INTEREST

Declarations of Interest were received from:

Councillor Burbage declared a personal interest as he was a Member of the Bray Parish Council and.

Councillor Coppinger declared a personal interest as he was acquainted with the applicants as the application was in his ward.

Councillor Hill declared a personal interest as he knew the applicants very well and would leave the Chamber during the item.

Councillor Walters declared a personal interest as he was a Member of the Bray Parish Council but was attending the meeting with an open mind.

Councillor Wilson declared a personal interest.

96/15 MINUTES

RESOLVED: That the Part I minutes of the meeting of the Maidenhead Development Control Panel held on 28 September 2016 be approved.

97/15 PLANNING APPLICATIONS (DECISION)

RESOLVED UNANIMOUSLY: That the order of business as detailed in the agenda be varied.

The Panel considered the Borough Planning Manager'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 16/01449/FULL Kingfisher Cottage Spade Oak Reach Cookham Maidenhead SL6 9RQ	Replacement dwelling. <u>THIS ITEM WAS WITHDRAWN FROM THE AGENDA.</u>
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<p>*Item 2 16/01884/VAR</p> <p>Bears Copse Plough Lane West End Waltham St Lawrence Reading RG10 0NN</p>	<p><i>Erection of an agricultural barn (retrospective) as approved under planning permission 11/00341 (allowed on appeal) without complying with condition 1(use as agricultural purpose only) to remove the condition.</i></p> <p>The PANEL VOTED UNANIMOUSLY that the application be DEFERRED for one cycle to assess a recent appeal decision.</p> <p>The Officers recommendation was put forward by Councillor Hunt and seconded by Councillor Wilson.</p>
<p>*Item 3 16/01919/FULL</p> <p>Berkshire Henley Kent Somerset Sussex And Wiltshire Lodges Courtlands Maidenhead</p>	<p><i>Raising of roof to provide 11 flats comprising 10 No. one bedroom flats at Berkshire Lodge, Kent Lodge, Somerset Lodge, Sussex Lodge and Wiltshire Lodge (2 flats each) with associated bin and recycling storage and 1 No. two bedroom flat at Henley Lodge with new staircase enclosure to replace existing open stair, and front balustrade, railings and canopies to existing flats at Henley Lodge.</i></p> <p>Councillor Hill put forward a motion to refuse the officers recommendation and this was seconded by Councillor Hunt but this motion fell.</p> <p>The officers recommendation was put forward by Councillor Wilson and seconded by Cllr Love.</p> <p>Seven Councillors voted for the motion (Councillors Burbage, Bullock, Coppinger, Love, Smith, Walters and Wilson. Councillors Hill, Hunt and Sharp voted against the officers recommendation. Councillor Kellaway did not vote as he was not involved in the discussions).</p> <p>The PANEL VOTED that the application be PERMITTED as per the officer's recommendation.</p> <p>(Speakers: The Panel was addressed by Mr Anu Sharma and Mr Carl Bothma, Objectors and Mr Gary Hutchinson. Applicants Agent.)</p>
<p>*Item 4 16/01630/FULL</p> <p>Thames Auto Sales Oldfield Road Maidenhead SL6 1TH</p>	<p>Outline application with access and layout considered and other matters reserved (appearance, landscaping and scale) for the erection of 9 flats.</p> <p>Councillor Wilson put forward a motion to defer the application in order to carry out a sequential test. This was seconded by Councillor Hill.</p> <p>Three Councillors (Councillors Hill, Smith and Wilson) voted for the motion, Eight Councillors (Councillors Burbage, Bullock, Coppinger, Hunt, Kellaway, Love, Sharp and Walters) voted against</p>

	<p>the motion. The motion fell.</p> <p>The Officers recommendation to refuse the application was put forward by Councillor Hunt and seconded by Councillor Kellaway.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be REFUSED as per the officer's recommendation.</p> <p>(Speakers: The Panel was addressed by Mr David Howells, Applicant).</p>
<p>Item 5 16/02503/FULL</p> <p><i>New Britwell 3 Westmorland Road Maidenhead SL6 4HB</i></p>	<p>3 No. detached houses with off street parking following demolition of existing dwelling.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be PERMITTED as per the officer's report with the removal of the permitted development rights classes A, B, C and E, given the layout of the plots such extensions/alterations may have a detrimental impact on neighbouring amenity and/or result in inadequate amenity space.</p> <p>The Officers recommendation was put forward by Councillor Love and seconded by Councillor Wilson.</p> <p>(Speakers: The Panel was addressed by Mr Andy Goodliffe, Objector and Mr Jake Collinge, Agent).</p>
<p>*Item 6 16/02624/FULL</p> <p>Linger In Spade Oak Reach Cookham Maidenhead SL6 9RQ</p>	<p><i>Detached house with integral boathouse, associated parking with car port and new access following demolition of existing dwelling.</i></p> <p>The PANEL VOTED UNANIMOUSLY that the application be REFUSED as per the officer's recommendation.</p> <p>The Officers recommendation was put forward by Councillor Kellaway and seconded by Councillor Love.</p> <p>(Speakers: The Panel was addressed by Mr Richard Scarf, Cookham Society).</p>
<p>*Item 7 16/02866/FULL</p> <p>Huston Cottage Moneyrow Green Holyport Maidenhead SL6 2ND</p>	<p>Proposed roof enlargement through the enclosure within the valley of the two existing pitched roofs.</p> <p>The PANEL VOTED that the application be PERMITTED, against the officer's recommendation for the reason that the proposed extension would not result in a disproportionate addition given the built up character of the area and infilling nature of the development.</p> <p>Secondly, the proposed development was considered better in design terms than the existing valley roof and more in keeping with the</p>

	<p>roof slopes of the area.</p> <p>The proposal therefore complied with Policies GB1, GB2, GB3, DG1 and H14.</p> <p>The conditions to be considered included:</p> <p>1)Time 2)Matching Materials 3) No PD rights Class B Reason – harm to the Green Belt and to protect neighbouring amenity from overlooking. 4) no side windows</p> <p>The motion to approve the application against officer recommendation was put forward by Councillor Coppinger and seconded by Councillor Burbage.</p> <p>(Speakers: The Panel was addressed by Mr Richard Thorley, Objector and Eric Stannard, on behalf of the Applicant).</p>
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98/15 ESSENTIAL MONITORING REPORTS (MONITORING)
The Panel noted the appeal decisions.

99/15 ENFORCEMENT REPORT
RESOLVED: That the enforcement notice be issued. This was proposed by Councillor Wilson and seconded by Councillor Kellaway.

The meeting, which began at 7.00 pm, ended at 8.55 pm

Chairman.....

Date.....