

MAIDENHEAD DEVELOPMENT MANAGEMENT PANEL

15.03.17

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

Officers: Tony Carr (Traffic & Road Safety Manager), Victoria Gibson (Development Management Team Manager), Jenifer Jackson (Head of Planning), Mary Kilner (Head of Law and Governance), Helen Leonard (Arboricultural Co-ordinator (Trees)), Shilpa Manek, Susan Sharman (Senior Planning Officer) and Matthew Tucker (Solicitor - Shared Legal Solutions)

Also Present: Councillors Saunders and Sharma.

123/15 APOLOGIES FOR ABSENCE

Apologies for absence received from Councillor David Coppinger. Councillor Brimacombe will be substituting.

124/15 DECLARATIONS OF INTEREST

Councillor Brimacombe declared a personal interest for item 3 and was attending the meeting with an open mind.

Councillor Burbage declared a prejudicial interest for item 4 and would leave the room during discussion and voting. Councillor Burbage also declared a personal interest as a member of Bray Parish Council.

Councillor Hunt declared a prejudicial interest for item 4 and would leave the room during discussion and voting.

Councillor Kellaway declared a personal interest for item 4 and was attending the meeting with an open mind.

Councillor Love declared a prejudicial interest for item 4 and would leave the room during discussion and voting.

Councillor Smith declared a personal interest for item 2 and was attending the meeting with an open mind.

Councillor Walters declared a personal interest as a member of Bray Parish Council.

Councillor Wilson declared a personal interest as a member of Bray Parish Council.

125/15 MINUTES

RESOLVED UNANIMOUSLY: That the minutes of the meeting held on 15 February 2017 be approved.

126/15 PLANNING APPLICATIONS (DECISION)

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

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>Item 1 *16/02025/FULL</p> <p>Cliveden Shopping Centre Shifford Crescent Maidenhead</p> <p style="text-align: right;">View</p>	<p>Erection of a nursery with associated parking and improvements to existing parking layout and landscaping, together with fascia improvements to existing parade building and relocation of mobile library facility.</p> <p>Councillor Sharp put forward a motion to refuse the application as there was insufficient turning space within the site to allow service vehicles to exit the site onto Switchback North Road safely. Accordingly, the proposal, by reason of the siting of the day nursery, would lead to a situation that would be detrimental to highway and pedestrian safety and the free flow of traffic. This was seconded by Councillor Love.</p> <p>Four Councillors voted for this motion (Councillors Kellaway, Love, Sharp and Stretton). Six Councillors voted against this motion (Councillors Burbage, Clark, Hunt, Smith, Walters and Wilson). Councillors Brimacombe and Bullock abstained from voting. This motion fell.</p> <p>Councillor Wilson put forward a motion to permit the application. This was seconded by Councillor Clark. Five Councillors voted for this motion (Councillors Burbage, Clark, Smith, Walters and Wilson). Four Councillors voted against this motion (Councillors Kellaway, Love, Sharp and Stretton). Councillors Brimacombe, Bullock and Hunt abstained from voting.</p> <p>The PANEL VOTED that the application be APPROVED as per the officer's recommendation.</p> <p>(Speakers: The Panel was addressed by David Howells, Applicant)</p>
<p>Item 2 16/02278/FULL</p> <p>Holyport College Ascot Road Holyport Maidenhead SL6 3LE</p>	<p><i>2 No. Steel storage containers.</i></p> <p>The Officers recommendation to permit the application was put forward by Councillor Love and seconded by Councillor Stretton.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be APPROVED as per the officer's recommendation.</p>
<p>Item 3 *16/02416/FULL</p> <p>Brill House Mercia Road Maidenhead</p>	<p>Erection of 7 x dwellings and building consisting of 5 x 1 bed flats and 1 x 6 bed HMO dwelling, following demolition of existing building.</p> <p>The officer's recommendation to permit the</p>

<p>SL6 3DU</p>	<p>Application was put forward by Councillor Wilson and seconded by Councillor Smith.</p> <p>A named vote was taken, six Councillors (Councillors Burbage, Clark, Hunt, Smith, Walters and Wilson) voted for the motion. Councillors Bullock, Kellaway and Love voted against the motion. Councillors Brimacombe, Sharp and Stretton abstained from voting.</p> <p>The PANEL VOTED that the application be APPROVED as per the officer's recommendation.</p> <p><i>(Speakers: The Panel was addressed by David Maskell, Objector).</i></p>
<p>*Item 4 16/02814/FULL</p> <p>Land At BCA And Bordered By Main Buildings To North And Dellars Copse To South Burchetts Green Road Burchetts Green Maidenhead</p>	<p>Development of a care village comprising of a 50 bedroom care home, village care and wellbeing centre, 26 assisted living units, 82 independent living units, landscaping, parking and associated new access drive.</p> <p>Councillor Kellaway put forward a motion to approve the application on the following grounds :</p> <ul style="list-style-type: none"> • Restoring a Grade I listed building, financially securing BCA and reducing its debt and the provision of units for the elderly residents in the borough constituted a case of VSC. • The potential harm to the Green Belt by reason of inappropriateness, and any other harm, was considered to be clearly outweighed by the above considerations. • It was also concluded that there was only a minor impact to the Heritage Asset given the sports hall building. • The loss of trees was disputed as any lost trees would be replaced. • No harm to character and appearance, proposal constitutes a good design. • No harm would be caused to wildlife and protected species. • Flood risk would not be increased. <p>This was seconded by Councillor Sharp.</p> <p>Six Councillors (Councillors Brimacombe, Bullock, Clark, Kellaway, Sharp and Stretton) voted for the motion. Councillors Smith, Walters and Wilson voted against the motion. Councillors Burbage,</p>

	<p>Hunt and Love were not present in the room and did not vote.</p> <p>The PANEL VOTED that the application be DEFERRED AND DELEGATED against the officer's recommendation, subject to:</p> <ul style="list-style-type: none"> i) conditions delegated to Head of Planning; ii) a legal agreement being secured by Head of Planning securing necessary Heads of Terms and iii) no call in by NPCU. <p>(Speakers: The Panel was addressed by Mrs Annie Keene, Mr Tom Weiss, Dr David Hammond and Ms Delia Higgins, Objectors, Councillor Mrs McLaren, Hurley Parish Council and Gillian May, Douglas Bond and George Garbett, Applicants)</p>
<p>Item 5 <i>16/03461/FULL</i></p> <p><i>Ockwells Country Park</i> <i>Ockwells Road</i> Maidenhead</p>	<p><i>Change of Use of land from agricultural/grazing to Public Open Space.</i></p> <p>The Officers recommendation to permit the application was put forward by Councillor Walters and seconded by Councillor Bullock.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be APPROVED as per the officer's recommendation.</p>
<p><i>Item 6</i> <i>17/00142/FULL</i></p> <p><i>Newlands Girls School Farm Road</i> Maidenhead SL6 5JB</p>	<p>Two storey extension to existing science block with associated alterations and glazed roof over existing courtyard adjacent to the library.</p> <p>The Officers recommendation to permit the application was put forward by Councillor Wilson and seconded by Councillor Kellaway.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be APPROVED as per the officer's recommendation.</p>
<p>Item 7 <i>*17/00357/FULL</i></p> <p><i>Herons Court</i> <i>Terrys Lane</i> Cookham Maidenhead SL6 9RR</p>	<p>Construction of a new three storey dwelling following the demolition of existing dwelling and outbuildings.</p> <p>Councillor Kellaway put forward a motion to approve the application. This was seconded by Councillor Clark.</p> <p>Ten Councillors (Councillors Brimacombe, Bullock, Burbage, Clark, Hunt, Kellaway, Love, Sharp, Smith and Stretton) voted for the motion. Councillors Walters and Wilson voted against the motion.</p>

	<p>The PANEL VOTED that the application be APPROVED against the officer's recommendation as the relocation of the house to a less prominent position and the demolition of all the outbuildings resulted in a lack of harm to openness, furthermore the new access offered a highway improvement. These considerations were considered to clearly outweigh the harm to the green belt and therefore amounted to VSC. Furthermore the conditions were delegated to officers for the removal of PD rights.</p> <p>(Speakers: The Panel was addressed by Mr Paul Newman and Mr Andrew Scott, Applicants).</p>
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127/15 ESSENTIAL MONITORING REPORTS (MONITORING)

The Panel noted the appeal decisions.

The meeting, which began at 7.00 pm, ended at 10.00 pm

Chairman.....

Date.....