

## MAIDENHEAD DEVELOPMENT MANAGEMENT PANEL

20.12.17

PRESENT: Councillors Derek Wilson (Chairman), Clive Bullock, Maureen Hunt, Richard Kellaway, Philip Love, Adam Smith and Charles Hollingsworth.

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), Antonia Liu and Shilpa Manek

### 48 APOLOGIES FOR ABSENCE

Apologies for absence received from Councillors Burbage and Stretton. Councillor Hollingsworth substituted at the meeting.

### 49 DECLARATIONS OF INTEREST

Councillor Hunt declared a pecuniary interest in Item 1 and said she would leave the room for the discussion and vote.

Councillor Kellaway, Love and Wilson all declared a personal interest as PRoM Members for item 1 but they were all attending the meeting with an open mind.

### 50 MINUTES

The Panel **Unanimously Voted** that the Minutes of the last meeting were a true and correct record.

### 51 PLANNING APPLICATIONS (DECISION)

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

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.

<b>Item 1</b> <b>15/04284/FULL</b>  <b>Former Cinema Site</b> <b>Bridge Avenue And</b> <b>Cophall House St Ives</b> <b>Road And 1 To 11 High</b> <b>Street</b> <b>Maidenhead</b>	<b>Pontoon on the west bank of York Stream for mooring boats.</b>  <b>Councillor Wilson put forward a motion to approve the application, in line with the Officer's recommendation. This was seconded by Councillor Love.</b>  <b>The Panel VOTED UNANIMOUSLY that the application be APPROVED as per the Officer's recommendation.</b>
<b>Item 2</b> <b>17/01649/FULL</b>  <b>Lennox House</b> <b>Ray Park Avenue</b> <b>Maidenhead</b> <b>SL6 8DT</b>	<b>Extension to east elevation and internal alterations to provide 4 new flats and alterations to provide an additional 8 car parking spaces.</b>  <b>Councillor Wilson put forward a motion to refuse the application, in line with the Officer's recommendation. This was seconded by Councillor Hollingsworth.</b>

	<p>A named vote was carried out. Six Members (Bullock, Hollingsworth, Kellaway, Love, Smith and Wilson) voted for the Officer's recommendation for refusal and Councillor Hunt abstained from voting.</p> <p>The Pane voted to REFUSE the application as per the Officer's recommendation.</p>
<p>Item 3 17/02812/OUT <b>DEFERRED FOR ONE CYCLE</b> Land Including Thames Auto Sales And The Amber Centre And Former Unit 5 Oldfield Road Maidenhead</p>	<p><del>Outline application (means of access, appearance, layout and scale only to be determined) for demolition of existing buildings, erection of a three storey building in the southern part of the site, erection of a part two/part three/part four storey building in the northern part of the site to provide 67 residential dwellings and associated parking.</del></p>
<p>Item 4 17/02910/FULL  20 And 24 Braywick Road Maidenhead</p>	<p>Construction of x9 dwellings with access, parking and amenity space following demolition of the existing Dwelling.</p> <p>Councillor Love put forward a motion to approve the application, in line with the Officer's recommendation. This was seconded by Councillor Hunt.</p> <p>The Panel VOTED UNANIMOUSLY that the application be APPROVED as per the Officer's recommendation.</p> <p>(Speakers: The Panel was addressed by John Hudson, Objector and Jake Collinge, the Agent.)</p>
<p>Item 5 17/03038/FULL  Riverside Primary School And Nursery Donnington Gardens Maidenhead SL6 7JA</p>	<p>Temporary modular teaching block comprising four classrooms and toilets and provision of six temporary parking spaces.</p> <p>Councillor Smith put forward a motion to approve the application, in line with the Officer's recommendation. This was seconded by Councillor Love.</p> <p>The Panel VOTED UNANIMOUSLY that the application be APPROVED as per the Officer's recommendation.</p>
<p>Item 6 17/03098/FULL  Tesca 16 Belmont Road Maidenhead SL6 6JW</p>	<p>Change of use of existing HMO (Class C4) to a large HMO (Sui Generis) (Retrospective).</p> <p>Councillor Hunt put forward a motion to refuse the application, against the Officer's recommendation. This was seconded by Councillor Smith.</p> <p>This was for the reasons as recommended by the highway officer regarding the severe parking</p>

	<p>problems experienced in the vicinity of the site and the limited availability of on street parking given the absence of a pavement opposite the site, the shortfall in parking would have a severe impact harmful to the free flow of traffic and would have a detrimental impact on highway safety. Furthermore the existing on-site parking is tight for the parking of 2 vehicles and providing access to the property meaning that it may not be readily used. The proposal is contrary to Local Plan policy P4 and para 32 of the NPPF.</p> <p>A named vote was carried out. Five Councillors voted for refusal (Councillors Bullock, Hunt, Kellaway, Smith and Wilson) and two Councillors abstained from voting (Councillors Hollingsworth and Love).</p> <p>The Panel VOTED that the application be REFUSED, against the Officer's recommendation.</p> <p>(Speakers: The Panel was addressed by Murray Pannell, Objector and Tom Leeming, the Applicant.)</p>
<p><b>Item 7</b> <b>17/03445/VAR</b></p> <p><b>Land Rear of 4 And 5 And 6 And 7 Woodlands Park Road Maidenhead</b></p>	<p><b>Erection of 2 x 3 bed semi-detached and 2 x 4 bed detached dwellings as approved under planning permission 15/01659/FULL to vary condition 2 (Approved Plans) to substitute plans.</b></p> <p><b>Councillor Hunt put forward a motion to approve the application, in line with the Officer's recommendation. This was seconded by Councillor Kellaway.</b></p> <p><b>The Panel VOTED UNANIMOUSLY that the application be APPROVED as per the Officer's recommendation.</b></p>

52 ESSENTIAL MONITORING REPORTS (MONITORING)

The Panel noted the appeal decisions.

The meeting, which began at 7.00 pm, ended at 8.40 pm

Chairman.....

Date.....