

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE**

Maidenhead Panel

Application No.:	18/01232/FULL
Location:	Lennox House Ray Park Avenue Maidenhead SL6 8DT
Proposal:	Extension to east elevation and internal alterations to provide 4 new flats and alterations to provide an additional 7 car parking spaces
Applicant:	
Agent:	Mrs Sarah Hardwick
Parish/Ward:	Maidenhead Unparished/Maidenhead Riverside Ward
If you have a question about this report, please contact: Susan Sharman on 01628 685320 or at susan.sharman@rbwm.gov.uk	

1. SUMMARY

- 1.1** The applicant has submitted a revised evacuation plan that includes a specified route, to be taken before flooding occurs and on advice from the Environment Agency and /or the Emergency Services, directing all those living in Lennox House to Maidenhead Town Centre. This is considered acceptable, and therefore it is recommended that the wording of condition 5 be amended to reflect this.

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of the main report with the amended condition 5 in section 3 below.

2. ADDITIONAL INFORMATION

- 2.1** Paragraph 6.12 of the main report explains the Flood Risk Assessment submitted with the application suggests an escape route that involves crossing the bridge over the River Thames, but that this is not considered appropriate, having regard to the services and facilities local people would require in a flood event. The applicant has therefore submitted a revised flood evacuation plan that includes a route that concludes in Maidenhead Town Centre.
- 2.2** The revised flood emergency and evacuation plan is considered acceptable and it is therefore recommended that the wording of condition 5 is amended.
- 2.3** No additional comments have been received from interested parties or consultees.

3. AMENDED CONDITION 5 RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 3.1** It is recommended the wording of condition 5 be amended to:

The approved Flood Emergency and Evacuation Plan (Rev A) by Lanmor Consulting Ltd received on 29 June 2018 shall have effect from the first occupation of the development and shall be implemented for the lifetime of the development.

Reason: To help safeguard the users of the development in the event of a flood. Relevant Policies - Local Plan F1 and BLP: NR 1

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD PANEL UPDATE

Maidenhead Panel

Application No.:	18/01261/FULL
Location:	Cookham Dean CE Primary School Bigfrith Lane Cookham Maidenhead SL6 9PH
Proposal:	Regulation 4 application for a new running track using artificial grass surface.
Applicant:	Fenella Reekie
Agent:	Mr Ilkkan Bellikli
Parish/Ward:	Cookham Parish/Bisham And Cookham Ward
If you have a question about this report, please contact: Sheila Bowen on 01628 796061 or at sheila.bowen@rbwm.gov.uk	

1. SUMMARY

- 1.1 A letter of objection has been received, objecting to its use outside of school hours, and suggesting a condition restricting this.

There is no change to the recommendation in the main report.

2. ADDITIONAL INFORMATION

- 2.1 A letter of objection has been received from a resident on the other side of the lane.

Comments from Interested Parties

- 2.2 One additional comment received, summarised as:

Comment	Officer response	Change to recommendation?
I strongly object to the planning application for an artificial grass running track as the application has no time restrictions for its use. If permission was granted the track could be used during daylight hours outside normal school hours i.e. early mornings, evenings and weekends creating additional noise and disturbance from whistles, starting guns, shouting and cheering plus increased traffic activity with additional parking pressure in this otherwise quiet, leafy residential narrow lane. The school is an integral part of the Cookham Dean community. If consent is given to	It is to be a school facility, so it is considered appropriate for hours to be decided on and administered by the school itself. It is within school grounds which are normally locked outside of school hours.	No