

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

1 August 2018

Item: 1

Application No.:	18/00927/VAR
Location:	Waltham Chase 4A Woodlands Park Road Maidenhead SL6 3NW
Proposal:	Variation to planning permission 15/01659/FULL without complying with Condition 9 (Tree-Protection measures), and to vary the condition to require the remaining trees to be protected and for the trees removed to be replaced if necessary, to vary condition 10 (Hard and Soft Landscaping) so that an amended landscaping scheme is approved, and condition 2 (approved plans) so that the plans previously approved under application 17/03445/VAR are approved.
Applicant:	Mr Robinson
Agent:	Mr Nigel Rose
Parish/Ward:	White Waltham Parish/Hurley And Walthams Ward
If you have a question about this report, please contact: Claire Pugh on 01628 685739 or at claire.pugh@rbwm.gov.uk	

1. SUMMARY

- 1.1 This application seeks to vary conditions relating to tree protection, landscaping, and the approved site layout (to approve a layout approved under a previous Variation application) of planning permission 15/01659/FULL. The principle of this residential development cannot be reconsidered. The matters for consideration are whether the tree protection details and landscaping scheme are acceptable. It is considered by officers that these details are acceptable and the conditions should be varied accordingly.

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.
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2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The residential development previously approved was under construction when the officer site visit was undertaken. It is bounded to the east by the rear garden of no. 8 Woodlands Park Road, to the west by the new development within Park Lodge Close (formerly the Hammant's Garage site) and to the south by the rear boundaries of nos. 11 and 12 White Paddock. The land rises slightly from the front (north) to the rear (south).

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
11/03540	Construction of 6 semi-detached houses with associated parking and access	Refused – 15.03.2012
12/01395	Construction of 6 semi-detached houses with associated parking and access	Refused – 05.07.2012 Appeal Dismissed – 17.12.2013
13/01436	Erection of 2 x 4 bed detached houses,	Approved – 10.09.2013

	provision of parking for 4 and 5 Woodlands Park Road	
13/03482	Erection of 3 x 4 bed detached houses	Withdrawn – 04.02.2014 The application was recommended for approval, but no agreement could be reached on S106 contributions.
14/02736	Erection of 3 x 4 bed detached houses and creation of 1 parking spaces for 4 and 5 Woodlands Park Road	Approved - 19.02.2015
15/01659	Erection of 2 x 3 bed semi-detached and 2 x 4 bed detached dwellings	Refused - 13.08.2015 Appeal Allowed - 01.03.2016
17/02715	Non material amendment to planning permission 15/01659 to relocate 2 car parking spaces and 1 No. new additional car park space.	Refused - 15.09.2017
17/03445/VAR	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	Permitted 02.01.18
17/03443/CON DIT	Details required by condition 9 (tree protection) 11 (external materials) 14 (ecology) of planning permission 15/01659 (allowed on appeal) for the erection of 2 x 3 bed semi detached and 2 x 4 bed detached dwellings.	Part approval/refusal Decided 1 st December 2017
17/01716/CON DIT	Details required by condition 3 (construction management plan) 9 (tree protection) 10 (hard and soft landscaping) 11 (external materials) 12 (finished slab levels) 14 (ecology strategy) of planning permission 15/01659 (allowed on appeal) for the erection of 2 x 3 bed semi detached and 2 x 4 bed detached dwellings.	Part approval/refusal Decided 18 th July 2017

4.1 This application seeks to vary condition, 2 (approved plans) 9 (tree protection) and to vary the condition to require the remaining trees to be protected and for the trees removed to be replaced if necessary. The condition for landscaping (condition 10) is also sought to be varied as a result of this, as some trees are shown to be removed, with an additional tree proposed.

4.2 The proposed layout plan submitted for approval is the same layout that was approved under permission reference 17/03445/VAR. The amended landscaping would result in more apple trees being removed than was originally shown. The soft landscaping plan follows the landscaping plan approved under permission reference 17/01716/CONDIT, with an additional tree to be planted on the southern boundary.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections

Section 7- Requiring Good Design

Royal Borough Local Plan

5.2 The main strategic planning considerations applying to the site and the associated policies are:

Within settlement area	Highways and Parking	Trees
DG1, H10, H11	P4, T5	N6

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents have now been submitted to the Secretary of State for examination. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough. However, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the submission version. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more details in the assessment below. The policies relevant to this application are afforded significant weight.

This document can be found at:

https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1351/submission/1

Other Local Strategies or Publications

5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment – view at:

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i Considerations under a S73 application
- ii Tree Protection Details and Change to landscaping

Considerations under a S73 application

6.2 Section 73 of the Town and Country Planning Act (as amended) specifically excludes the reconsideration of issues other than those covered by the condition that is the subject of this application. The principle of the residential scheme that has been allowed cannot be

reconsidered under this application. The only matters that can be considered are whether the changes to the tree protection details, the removal of trees, and the proposed landscaping are acceptable.

Tree Protection Details and changes to landscaping

- 6.3 Tree protection plan C.03 A shows the tree protection measures to be implemented for those trees to be retained. This plan is to be read alongside the submitted arboricultural method statement. The arboricultural method statement submitted with the application had some text missing, but an updated statement to include the full text was submitted during the course of the application. The tree protection measures are considered to be acceptable in order to protect those trees to be retained.
- 6.4 The submitted tree protection and landscaping plan show some apple trees on the southern boundary of the site to be removed; this is in addition to other apple trees on site shown for removal. None of these trees are of individual significance, and so there is no objection to their loss.
- 6.5 It is important that new tree planting is secured to mitigate for the loss of these trees, to ensure that the development scheme has sufficient levels of soft landscaping, which will contribute to the appearance of the proposal. An amended plan was received from the applicant which shows a Field Maple to be planted in the gap in the laurel hedge on the southern boundary of the site. The other trees and soft landscaping proposed have been approved under the conditions application (reference 17/01716/CONDIT). This amended landscaping scheme is considered to be acceptable.

Other considerations

- 6.6 Some objectors have commented over the loss of trees and the detrimental impact this would have on their privacy, however, the retention of trees and landscaping was not secured by planning condition as a way to protect neighbouring privacy. Tree Number 8 (Silver Birch) referred to is shown to be retained.
- 6.7 Advice from the Council's tree officer has been sought, however, the approval of landscaping details under permission 17/01716/CONDIT is a material consideration of significant weight in considering this current landscaping scheme and, with regard to the size of trees at the time of planting, this was not previously specified.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 Given that this application is a Variation application and there is no increase in floorspace of the dwellings from the previously approved scheme, there is no CIL associated with this application.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

22 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 12th April 2018.

3 letters were received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	During the planning process it was suggested that the hedging and tree (large silver birch) next to our boundary (no.8) would offer sufficient coverage to provide privacy. The silver birch must not be removed as this would severely compromise our privacy. It is said the tree in question is referred to as T1 on the plans but this is not correct. The silver birch is referred to as 'existing tree'.	6.6
2.	Removing the trees will mean the privacy of numbers 11 and 12 White Paddock will be compromised. When planning permission was first sought they were assured the boundary treatment and trees would remain.	6.6
3.	Advice from professionals at the Council should be sought on the removal of trees.	6.7

Consultees

Consultee	Comment	Where in the report this is considered
Highways	offers no objection	Noted.
Tree officer:	<p>I have no objection to the tree protection details shown on plan C.03 A. Unfortunately the included method statement appears to be missing several pages as it finishes mid-sentence without providing details of the ground protection.</p> <p>I have no objection to the number and location of the proposed new planting. I would however recommend that larger trees are planted to provide a greater landscape value at the time of planting. I would recommend that the new trees are container grown with a minimum girth of 12-14cm in a 40L pot.</p> <p>I would recommend that the above condition is not varied to allow for the removal and replacement of retained trees if necessary. Trees that are shown to be retained on the approved plans should be retained and protected as part of the development.</p>	6.3-6.7

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Tree protection plan
- Appendix C – Landscaping plan
- Appendix D- Landscaping plan previously approved under 17/01716/CONDIT

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
 PROPOSED LOCATION PLAN, version no.: L.02, received on 19 May 2015
 PROPOSED BLOCK PLAN, version no.: B.02, received on 19 May 2015
 PROPOSED SITE PLAN, version no.: P.30 Revision B , received on 17th November 2017.
 EXIST PROP PROPOSED STREETSCEN, version no.: P34 revision A received on 7th November 2017.
 PROPOSED REAR STREETSCENE, version no.: P.35, received on 19 May 2015
 PROPOSED PLANS ELEVATIONS, version no.: P.31, received on 19 May 2015

PROPOSED PLANS ELEVATIONS, version no.: P.32, received on 19 May 2015

PROPOSED PLANS ELEVATIONS, version no.: P.33, received on 19 May 2015

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

- 2 The development shall be carried out in accordance with the Method of Construction Statement and drawing ref: C.01 dated 20.05.2017 approved under 17/01716/CONDIT.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
- 3 No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.
- 4 Prior to the occupation of the development, visibility splays of 2.4 metres by 70 metres have been provided at the revised access. All dimensions are to be measured along the edge of the driveway and the back of footway from their point of intersection. The areas within these splays shall be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.
Reason: In the interests of highway safety. Relevant Policy: Local Plan T5.
- 5 The salt bin as shown on plan no. P.30 B shall be provided prior to first occupation of the development and retained in accordance with such approved details thereafter.
Reason: To ensure that the road serving the development can be maintained in a safe condition during periods of adverse winter weather.
- 6 No part of the development hereby permitted shall be occupied until pedestrian visibility splays of 2.0m by 2.0m have been provided at the junction of the driveway and the adjacent footway. All dimensions are to be measured along the outer edge of the driveway and the back of footway from their point of intersection. The areas within these splays shall be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.
Reason: In the interests of pedestrian and highway safety. Relevant Policies - Local Plan T5
- 7 Irrespective of the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or subsequent modifications thereof), the garage accommodation on the site shall be kept available for the parking of vehicles associated with the development at all times.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Local Plan P4, DG1.
- 8 The development shall be carried out in accordance with the tree protection measures shown on drawing C.03C, read in conjunction with the arboricultural method statement. The approved measures shall be implemented in full prior to any equipment, machinery or materials being brought onto the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. These measures shall include fencing in accordance with British Standard 5837. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written approval of the Local Planning Authority.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
- 9 The hard and soft landscaping shall be carried out in accordance with the details shown on drawing C.02 Revision B received 16th July 2018. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1.

- 10 The development shall be carried out in accordance with the materials approved under 17/01716/CONDIT or 17/03443/CONDIT.

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1.

- 11 The development shall be carried out in accordance with drawing ref: C.02, dated 20.05.2017 approved under 17/01716/CONDIT.

Reason: In the interest of the visual amenities of the area. Relevant Policy Local Plan DG1.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or subsequent modifications thereof), no windows shall be inserted at first floor level or above in the flank elevations of the houses hereby permitted without first obtaining the prior approval in writing of the Local Planning Authority.

Reason: To prevent overlooking and loss of privacy in the interests of the residential amenities of the neighbouring properties. Relevant Policy: Local Plan DG1.

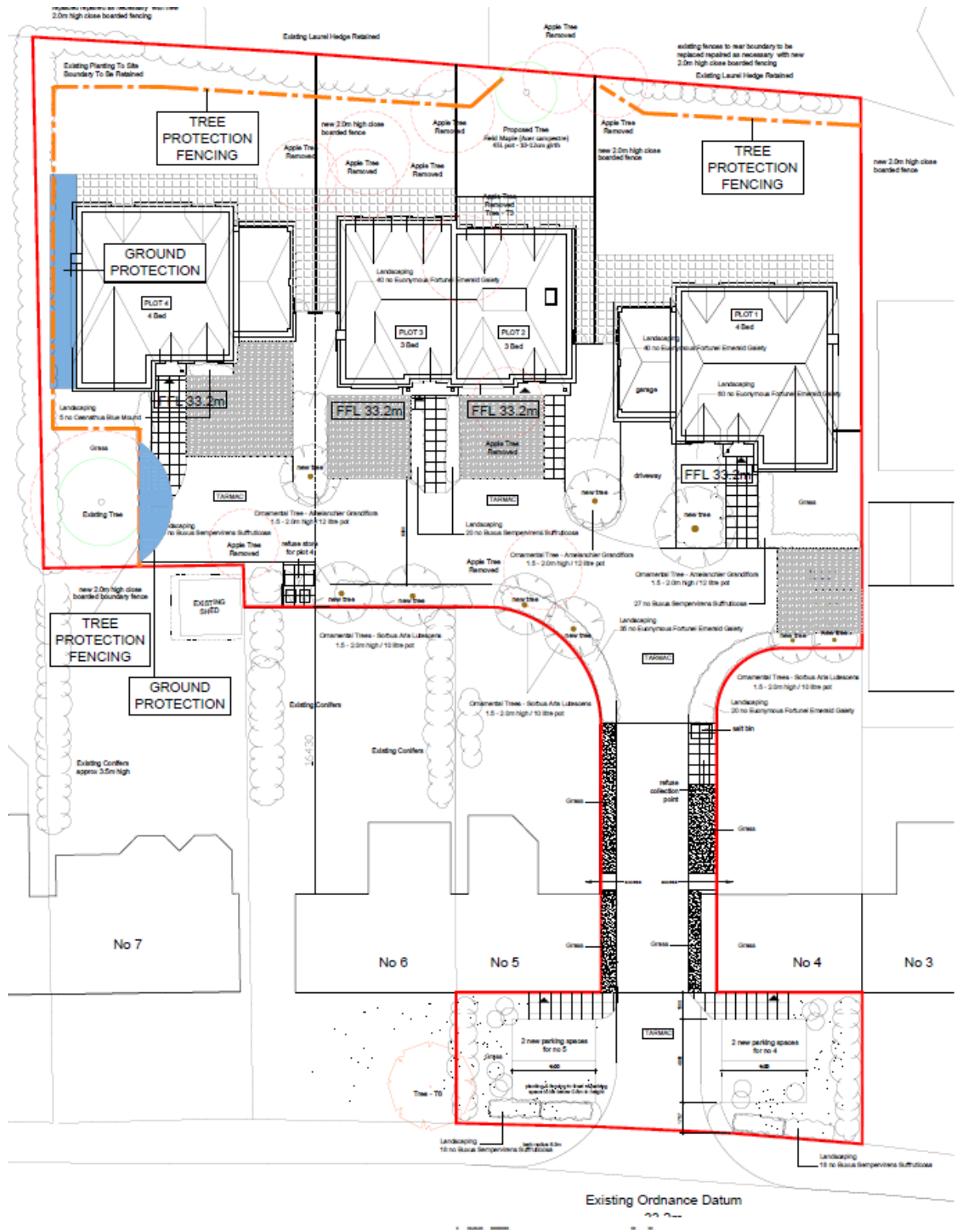
- 13 The development shall be carried out in accordance with the Ecology Strategy, 4-7 Woodlands Park Road (Diversity Environmental Consultants Ltd, September 2017) approved under 17/03443/CONDIT.

Reason: To protect habitats and the wildlife and ecological value of the site. Relevant Policy: Local Plan N9.

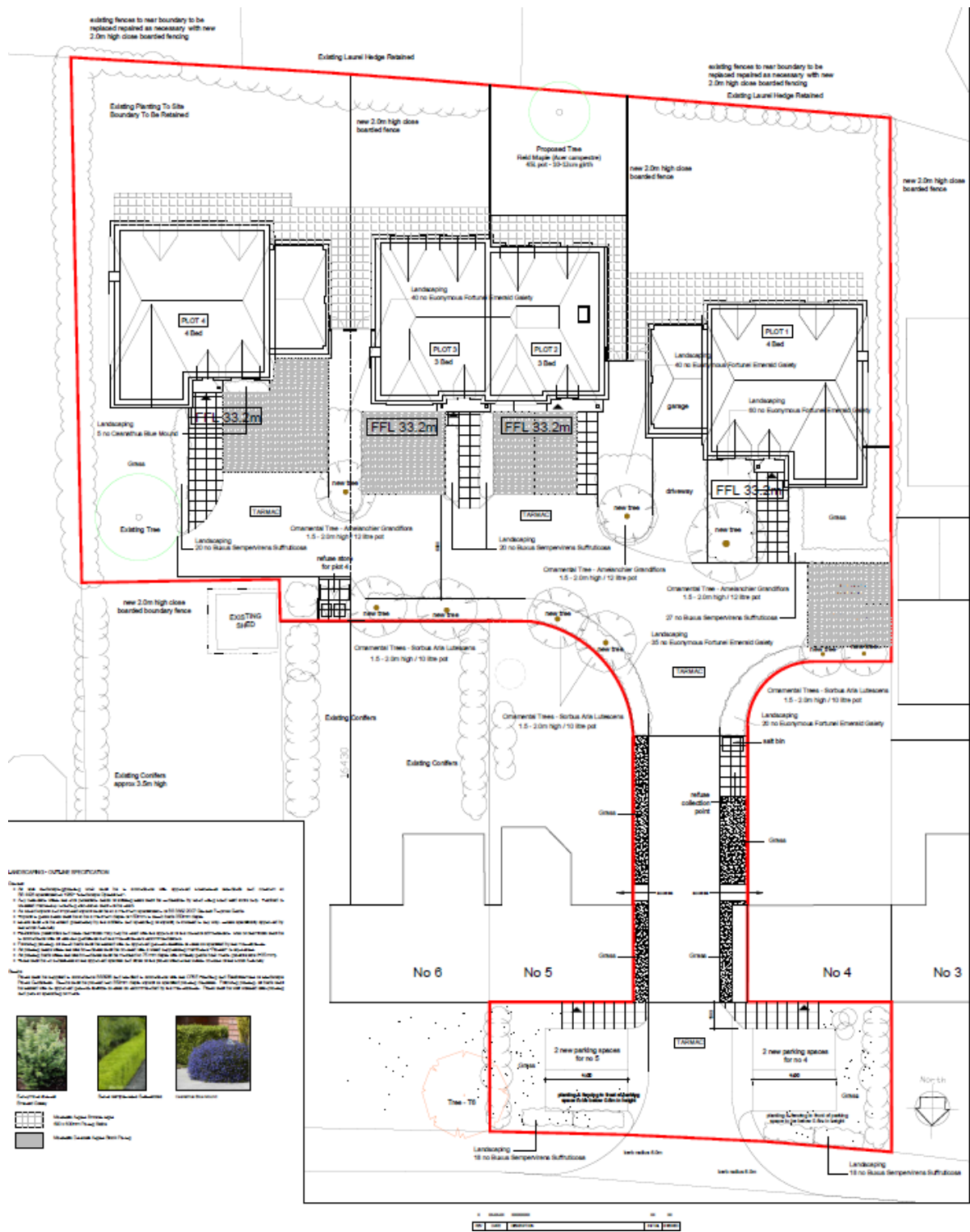
Appendix A- Site location plan



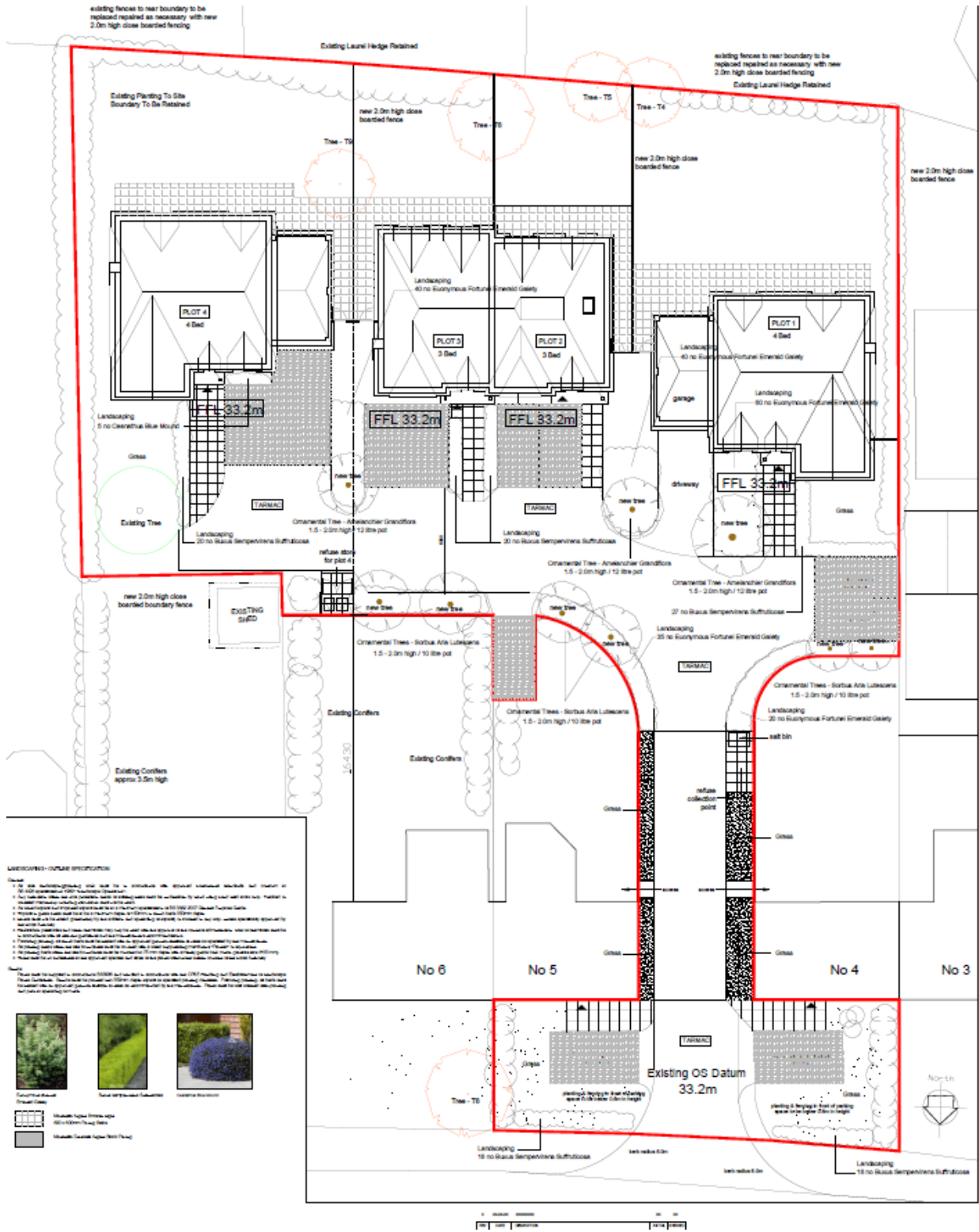
Appendix B- Landscaping Plan



Appendix C- Landscaping plan



Appendix D- Landscaping plan previously approved under 17/01716/CONDIT



**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

1 August 2018

Item: 2

Application No.:	18/01675/FULL
Location:	Rosedene Moneyrow Green Holyport Maidenhead SL6 2ND
Proposal:	Replacement porch, replacement single storey side extension with accommodation in the roof space
Applicant:	Mr Biddle
Agent:	Mr Scott Lewis
Parish/Ward:	Bray Parish/Bray 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 The site lies in the Green Belt. The proposal for a two storey extension to this house, which has been much extended in the past, to form a garage with home office above would result in a cumulative increase in floorspace of 198%. This is considered to be disproportionate to the original property and therefore inappropriate development in the Green Belt. The proposal is contrary to Policies GB1, GB2 and GB4 of the Local Plan, paragraph 89 of the NPPF and policy SP5 of the Borough Local Plan Submission Version. No very special circumstances are apparent that would outweigh this finding.

It is recommended the Panel refuses planning permission for the following summarised reason (the full reasons are identified in Section 9 of this report):

- | | |
|-----------|--|
| 1. | Inappropriate development in the Green Belt resulting in harm to it's openness. |
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2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Coppinger if the recommendation is refusal, for the following reason: 'The guidance about extensions in the Green Belt takes no allowance for small properties and is therefore unfair.'

It was also called to Panel by Cllr. Walters if the recommendation was to grant the application, in the public interest.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is a small semi-detached house and detached garage located in a ribbon of development in Moneyrow Green. It is located in the Green Belt. It has been significantly extended in the past, as has the adjoining property. There is a bungalow to the rear accessed via a driveway alongside Rosedene. There is a further semi-detached house to the south on the other side of the bungalow's driveway.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The proposal is for a replacement porch and a two storey side extension to replace an existing detached garage, to contain a garage on the ground floor and a home office on the first floor within the roof space. It would be of oak framed construction with timber cladding.
- 4.2 3822 Alterations and additions (2 storey side extension) Approved 1959

BR application for a lean to conservatory	1959
04/41382 Erection of single storey rear extension	Approved 2004
18/00199 Replacement porch, replacement single storey side extension with accommodation in the roof space served by an external staircase with first floor decking.	
Withdrawn 10.4.2018	

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Royal Borough Local Plan

5.1 The main strategic planning considerations applying to the site and the associated policies are:

	Within settlement area	Green Belt
Local Plan	DG1, H14	GB1, GB2, GB4

These policies can be found at:

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Other Local Strategies or Publications

5.2 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy – view using link at paragraph 5.1

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Appropriate Development in Green Belt and acceptable impact on Green Belt	SP1, SP5
Design in keeping with character and appearance of area	SP2, SP3

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents have now been submitted to the Secretary of State for examination. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough. However, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the submission version. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more details in the assessment below.

Significant weight is to be accorded to Borough Local Plan Submission Version policies SP1, SP2, SP3, SP5 in this case. The above application is considered to comply with the relevant policies listed within the Development Plan and those Borough Local Plan Submission Version policies to which significant weight is to be accorded.

This document can be found at:

https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1351/submission/1

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i Appearance and character
- ii Green Belt
- iii Neighbouring Amenity
- iv Parking

Appearance and character

6.2 The appearance of a development is a material planning consideration and the National Planning Policy Framework, Section 7 (Requiring Good Design) and Local Plan Policy DG1, advise that all development should seek to achieve a high quality of design that improves the character and quality of an area. The proposed porch would be in keeping with the design of the house. The proposed side extension would be of contrasting materials to the house, being timber clad as opposed to the brick used in the construction of the existing house. The roof would be constructed of roof tiles to match the house, and these materials would not be unusual for a rural garage. The proposal is considered to respect the appearance and design of the host dwelling and the appearance and character of the street scene would not be harmed.

Green Belt

6.3 Policy GB4 of the Local Plan states that proposals for extensions to existing dwellings in the Green Belt will only be approved where they do not result in a disproportionate addition over and above the size of the original dwelling. The supporting text to the policy explains that a disproportionate addition can occur through one large extension or through the cumulative impact of a series of small ones. In terms of assessing whether a proposal will result in a disproportionate addition, floorspace is a guiding factor, together with the bulk and scale and the effect on the openness of the Green Belt. Paragraph 89 of the NPPF states that an extension to a building in the Green Belt is not inappropriate, provided it does not result in disproportionate additions over and above the size of the original building.

6.4 The original dwelling had a floor area of 54.4 sqm and the existing extensions have a total floorspace of 63.6 sqm. The dwelling has therefore already increased in floorspace by 117% over and above the original dwelling. The proposed extensions would have a floorspace of 44 sqm. As a result, the cumulative increase in floorspace would be 107.60 sqm, a 198% increase over and above the original dwelling.

6.5 The previous extensions comprise a large two storey side extension and a single storey rear extension. The floorspace increase described above, together with the overall increase in bulk and scale of the house and its resultant encroachment into the area to the side of the house currently occupied by a detached garage, would be disproportionate (cumulatively with the previous extensions) to the size of the original dwelling.

6.6 Overall, the proposal, when considered in the context of the previous additions to this house, would result in disproportionate additions over and above the size of the original dwelling and is therefore contrary to Policies GB4 and GB1 of the Local Plan, to paragraph 89 of the NPPF and policy SP5 of the Borough Local Plan Submission Version. In addition it would result in a loss of openness in the Green Belt, contrary to Policy GB2 of the Local Plan and paragraph 79 of the NPPF. The fact that the original dwelling was very small, and the fact that the extension would replace an existing small single detached garage, are not considered to comprise very special circumstances to outweigh the inappropriateness of the proposal. The proposal is inappropriate development in the Green Belt which causes harm to its openness, and no very special circumstances are apparent to outweigh the harm that would be caused.

Neighbouring Amenity

- 6.7 The first floor rear dormer window would be 26.3m from the bungalow to the rear. This is considered to be a sufficient distance away so as not to cause a significant loss of privacy to the bungalow. There would be no significant harm caused to the immediate neighbouring properties in terms of loss of outlook, daylight, sunlight or otherwise. The bungalow would lose some of its views towards open countryside at the front of the property, however, planning cannot protect views across other people's land.

Parking

- 6.8 Sufficient space would remain on the site to accommodate the car parking for the resulting dwelling in compliance with the adopted parking standards in Appendix 7 of the Local Plan as amended by the Royal Borough of Windsor and Maidenhead Parking Strategy, May 2004.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

3 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 19.6.2018.

One letter was received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	I have concerns about privacy as the following windows will overlook my bungalow: (i) 1 st floor rear floor to ceiling double timber framed windows (ii) Two x rear roof lights – as this is 1.5 storey extension, the rooflights are in a lower position than would normally be expected on a standard loft conversion and could be within eyeline. Request that the windows be obscure glazed. Blinds or a tree would not be a solution. If obscure glazed, there would still be loss of privacy if windows were opened. The proposed plans do not show existing rear windows.	6.7

Statutory consultees

Consultee	Comment	Where in the report this is considered
Parish Council	Recommended for approval	N/A

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and proposed site plan

- Appendix B – Existing plans and elevations
- Appendix C – Proposed plans
- Appendix D – Proposed elevations

Documents associated with the application can be viewed at <http://www.rbwm.gov.uk/pam/search.jsp> by entering the application number shown at the top of this report without the suffix letters.

This recommendation is made following careful consideration of all the issues raised through the application. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPPF.

In this case the issues have been unsuccessfully resolved.

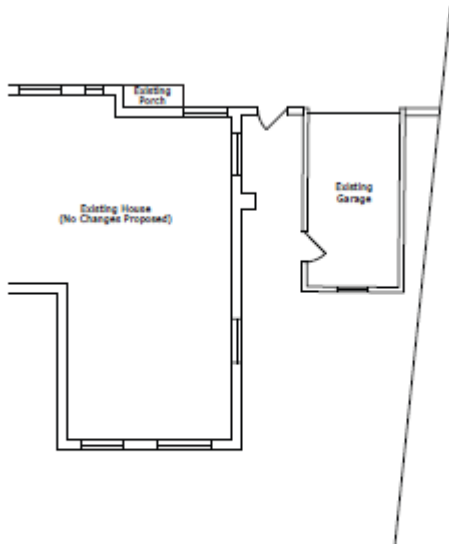
9. REASON RECOMMENDED FOR REFUSAL IF PERMISSION IS NOT GRANTED

- 1 The proposals are inappropriate development that would cause harm to the openness of the Green Belt. The proposed works would result in a total floorspace increase of the dwelling of 108 sq. metres, which would represent a total percentage increase in floorspace of 198% over and above the original dwellinghouse. Therefore, the proposal, when considered cumulatively with previous extensions carried out to the dwelling and by reason of its siting, size, mass and substantial cumulative volume would result in a disproportionate addition over and above the size of the original dwellinghouse. As such the proposal would be contrary to paragraph 89 of the National Planning Policy Framework (NPPF) and would represent inappropriate development in the Green Belt which would result in substantial harm to the Green Belt. Paragraph 88 of the NPPF advises that inappropriate development in the Green Belt should not be approved except in very special circumstances. In this case, the applicant has failed to demonstrate that there are any other considerations that would clearly outweigh the harm to the Green Belt, and, as such, there are no very special circumstances. Accordingly, the proposal is contrary to saved Policies GB1, GB2(A) and GB4 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (incorporating alterations adopted June 2003), paragraphs 87, 88 and 89 of the National Planning Policy Framework, March 2012 and policy SP5 of the Borough Local Plan Submission Version.

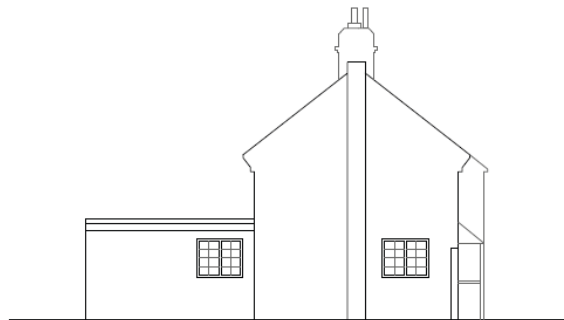


01 - Site Location Plan





01 - Existing Ground Floor Plan



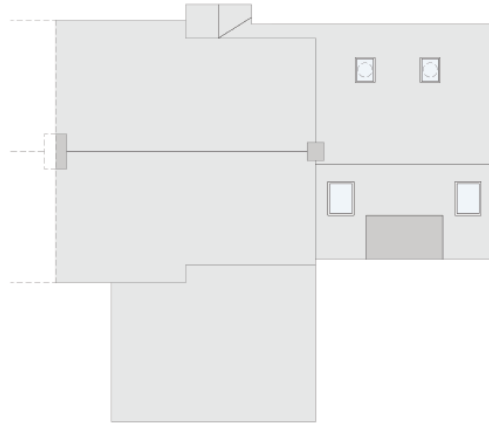
02 - Existing Side Elevation



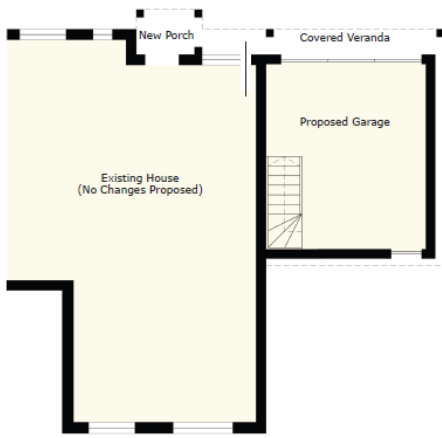
01 - Existing Rear Elevation



02 - Existing Front Elevation



03 - Proposed Roof Plan



01 - Proposed Ground Floor Plan



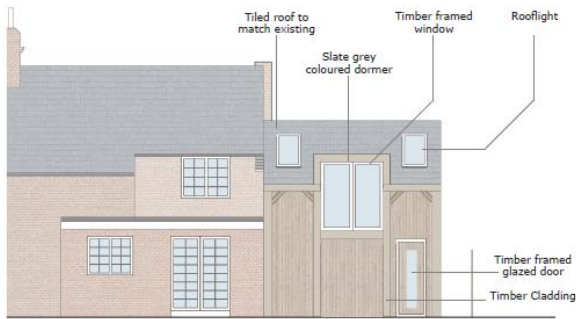
02 - Proposed First Floor Plan



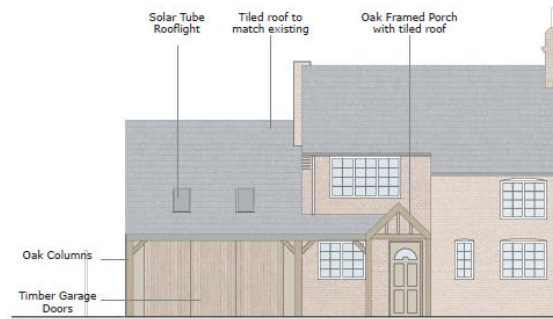
01 - Proposed Section



02 - Proposed Side Elevation



03 - Proposed Rear Elevation



04 - Proposed Front Elevation

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

1 August 2018

Item: 3

Application No.:	18/01796/FULL
Location:	Tenpin Holmanleaze Maidenhead SL6 8AW
Proposal:	Resurfacing of site with change of use to surface car park and erection of boundary hoarding for temporary 5 year period, following the demolition of existing building
Applicant:	Royal Borough of Windsor And Maidenhead
Agent:	Mr Matthew Blythin
Parish/Ward:	Maidenhead Unparished/Oldfield Ward
If you have a question about this report, please contact: Christine Ellera on 01628 795963 or at chris.ellera@rbwm.gov.uk	

1. SUMMARY

This is a planning application for the temporary use of the site for five years as a surface car park following the demolition of the ten pin bowling building on site.

This proposal forms part of a wider mitigation strategy to assist in minimising disruption to parking provision within the Maidenhead Town Centre during planned regeneration and redevelopment proposals being built out. The application site has been identified as an appropriate location to provide temporary car parking due to the current state of the building on the site reaching the end of its life span, due to its' allocation for redevelopment in the submission BLP along with the site's proximity to the Maidenhead Town Centre.

The principle of the temporary use of the site is considered to be acceptable, would not harm the character and appearance of the area and utilises suitable measures to design out crime. The proposal would not have a detrimental effect on neighbouring amenity, is not considered to raise any significant issues in terms of highway safety and capacity and does not raise any environmental issues (including flooding). The wider associated regenerative and economic benefits of this proposed development also weigh in favour of this proposal.

For the reasons set out within the Officer report the proposed development is recommended for approval.

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report

2. REASON FOR PANEL DETERMINATION

- As the application site is on Council owned land the Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

3.1 Ten Pin relates to a large, relatively square, leisure building some 10- 12m in height located to the north west of the Magnet Leisure Centre, to the north of Maidenhead Town Centre and St Cloud Way. The building is flat roof and is of limited architectural merit. The main vehicular access to the site is located off St Cloud Way.

3.3 The northern boundary of the site, adjacent to Kennet Road is defined by a number of trees. The site and much of the adjoining buildings is owned by the Royal Borough of Windsor and

Maidenhead. There are no Tree Preservation Orders within the site, three trees on land adjacent to the site are subject of TPO 13/1989.

- 3.4 Whilst not necessarily relevant to the merits of this particular application the site is adjacent to, but not within flood zone 2 or 3.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 This is a planning application for the temporary use of the application site for five years as a surface car park following the demolition of the existing building on site.
- 4.2 The proposed car park would provide 105 spaces (which includes 5 disabled car parking spaces), access would be taken as part of the wider current carpark to the east. 3 of the existing car parking spaces are proposed to be removed to facilitate this access.
- 4.3 It is proposed that this car park would be for town centre staff, visitors and shoppers to assist in mitigating any temporary loss of car parking whilst the Council's wider town centre regeneration is undertaken.
- 4.4 Planning History which is considered of relevance is set out below:

Ten Pin, Holmanleaze

18/01795/DEM: Prior Notification for the demolition of Tenpin Bowling Centre
Prior approval not required: 29.06.2018.

Clyde House, Reform Road:

18/01558/FULL: Resurfacing of site with change of use to surface car park and erection of boundary hoarding for temporary 5 year period following demolition of existing building.
Permission granted.

18/01557/DEM: Prior Notification of the proposed demolition of a warehouse.
Prior approval not required 25 June 2018.

Land around York Road and St Ives Road:

18/01608/FULL: Mixed use redevelopment of the site comprising of 5 no. buildings 4-8 storeys in height to provide 229 new residential dwellings (Use Class C3), 1,930 sqm GEA of commercial and community/cultural floor space (Use Class A1/A3/B1/D1), provision of a new civic square and public realm enhancements, along with car parking, access, roads, landscaping and other associated works following demolition and clearance of all existing structures. Pending consideration (likely to be considered by the Maidenhead Development Panel in September 2018)

Braywick Leisure Centre

17/03372/FULL: Erection of new leisure centre; formation of outdoor sports pitches; vehicle parking; and associated works including retention of adventure golf course and hire shop/office building. Resolved to grant (subject to the completion of an S106): 14.02.2018.
Permission now issued.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

The National Planning Policy Framework

- 5.1 The National Planning Policy Framework (NPPF) (2012) acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. At the heart of the NPPF (2012) is a presumption in favour of sustainable

development. The document, as a whole, forms a key and material consideration in the determination of any planning application.

- 5.2 Paragraph 23 seeks to promote competitive town centre environments and sets out policies for the management and growth of centres over the plan period and that local planning authorities should plan positively for the future of town centres to encourage economic activity.

The Development Plan

- 5.3 The Borough's current adopted Local Plan comprises of the saved policies from the Local Plan (Incorporating Alterations Adopted June 2003). The policies which are considered relevant to this site and planning application are as follows:

- N6 Trees and development
- N11 Creative Nature Conservation
- DG1 Design guidelines
- NAP4 Pollution of groundwater and surface water
- R7 Formal Sports and Leisure Facilities
- CF1 Protection of existing facilities
- T5 New Developments and Highway Design
- T7 Cycling
- T8 Pedestrian environment
- P4 Parking within Development
- IMP1 Associated infrastructure, facilities, amenities

Maidenhead Town Centre Area Action Plan (AAP) (2011)

- 5.4 The above document forms part of the adopted Development Plan and provides a mechanism for rejuvenating the Maidenhead Town Centre. The document focuses on; Place Making, Economy, People and Movement.

- 5.5 Policies of relevance include:

- Policy MTC 1 Streets & Spaces
- Policy MTC 2 Greening
- Policy MTC 3 Waterways
- Policy MTC 4 Quality Design
- Policy MTC 5 Gateways
- Policy MTC 8 Food & Drink
- Policy MTC 10 Offices
- Policy MTC 12 Housing
- Policy MTC 13 Community, Culture & Leisure
- Policy MTC 14 Accessibility
- Policy MTC 15 Transport Infrastructure
- Policy IMP2 Infrastructure & Planning Obligations

- 5.6 These policies can be found at https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Borough Local Plan: Submission Version

- 5.7 Policies in the BLPSV which are relevant to the consideration of this planning application are:
- SP1 Spatial Strategy
 - SP2 Sustainability and placemaking
 - SP3 Character and design of new development
 - ED1 Economic Development
 - ED2 Employment Sites
 - ED3 Other Sites and Loss of Employment Floorspace

- TR6 Strengthening the Role of Centres
- NR1 Managing Flood Risk and Waterways
- NR2 Trees, Woodlands and Hedgerows
- NR3 Nature Conservation
- EP1 Environmental Protection
- EP2 Air Pollution
- EP3 Artificial Light Pollution
- EP4 Noise
- EP5 Contaminated Land and Water
- IF1 Infrastructure and Developer Contributions
- IF2 Sustainable Transport
- IF3 Green and Blue Infrastructure
- IF8 Utilities
- Housing allocation: HA2- Reform Road

5.8 The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the Plan and its supporting documents have now been submitted to the Secretary of State for examination. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough. However, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the submission version. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, Officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. Where relevant this is addressed in more details in the assessment below.

This document can be found at:

https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1351/submission/1

Supplementary planning documents

5.9 Supplementary planning documents adopted by the Council relevant to the proposal are:

- Sustainable Design and Construction SPD
- Interpretation of Policy F1 – Area Liable to Flood

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

Other Local Strategies or Publications

5.10 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment - view at:
https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning
- RBWM Parking Strategy - view at:
https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning/13
- RBWM Public Rights of Way Improvement Plan - view at:
https://www3.rbwm.gov.uk/info/200215/rights_of_way/902/policies_plans_and_progress_reports

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- I Principle of the development
- ii Design Considerations
- iii Impact on Neighbouring Amenity
- iv Highways Considerations
- v Environmental considerations

Issue i: Principle of the development

Wider Maidenhead Town Centre Regeneration Vision

6.2 As part of the Maidenhead regeneration programme there is an identified need for increased parking in Maidenhead Town Centre to support the planned growth of the town centre. In October 2016 the Cabinet Regeneration Sub-Committee agreed in principle that the Council progress the option of redeveloping Broadway Car Park (often referred to as Nicholson's Car Park) subject to planning permission. In September 2017, Council agreed a capital budget for the construction of new temporary and permanent parking provision across the Borough. This included budget provision and plans for temporary parking provision whilst the Broadway Car park is being redeveloped (subject to any planning permission granted). This budget, along with options to take forward for the redevelopment of Broadway Car Park, was reconsidered at the Cabinet Regeneration Sub-Committee meeting on 25 January 2018. In all instances the redevelopment of the existing Broadway Car Park will not commence until the temporary parking to support it is in place.

6.3 The Broadway Car Park in the centre of the town is expected to be closed and redeveloped (subject to planning), which along with other regeneration projects that affect existing parking provision, create a need for mitigation measures to maintain an adequate parking supply for Maidenhead Town Centre. This proposal is therefore part of a wider programme of temporary and permanent car parking provision across the town to provide mitigation during the regeneration programme where spaces are lost, and ultimately accommodate the town's needs and growth.

6.4 The application site has been identified as an appropriate site, close to the town centre, which would be suited to accommodate temporary car parking for Council staff during this time. This will assist in freeing up existing spaces in the main Town Centre Car Parks (currently used by staff) to provide a greater level public short and long stay use during the period of redevelopment. The regenerative and economic benefits to assist in the wider redevelopment of Maidenhead Town Centre weigh significantly in favour of this scheme.

Principle of the loss of leisure facility for car parking

6.5 A Prior Notification application (18/01795/DEM) for the demolition of the building has previously been considered and concluded that prior approval was not required. The demolition of the building can therefore already occur.

6.6 Notwithstanding this the applicant has sought to demonstrate that improved leisure use will exist in Maidenhead after its' regeneration which would have been compliant with policy in any case. Ten Pin falls within a D2: Leisure and Assembly Use and thus the proposed development would result in the loss of the existing leisure facility on site. Policy R7 of the current Borough Local Plan (Submission Version) (BLPSV) states that:

"The Borough Council will not permit development proposals which would result in the loss of a built sport or leisure facility available to the public unless... a comparably sized replacement facility is provided."

6.7 Policy MTC 13 of the Area Action Plan states that:

'Proposals that result in the loss of land or buildings in community, cultural and leisure use will only be permitted where it can be demonstrated that... acceptable alternative provision is made.'

6.8 The application site relates to previously developed land in the urban area and forms part of the proposed wider housing allocation HA3: Saint- Cloud Way contained in the BLPSV. This allocates the wider site for circa 600 residential dwellings which assumes the loss of all leisure facilities on this site. The allocation for this site has therefore accepted the loss of the ten pin bowling alley. This is because Policy IF6 seeks a new sports and leisure development at Braywick Park, which (with reference to paragraph 4.4) the Maidenhead Development Panel resolved to grant in February 2018 and for which planning permission has now been issued.

6.9 As part of the evidence base which informs the BLSV it was identified that Braywick Park was sequentially the preferable site which is available, suitable and deliverable for the provision of a new leisure centre and associated indoor and outdoor sporting facilities to meet existing and future needs of Maidenhead and the wider Borough. The justification for the loss of the wider community and leisure facilities on this site, as a whole, has been dealt with as part of the formation of the BLPSV. The approved new leisure centre seeks to provide a larger gym, swimming pool, learner pool, much bigger outdoor children's play area, new floodlit 3 G Pitch and in general have an increased provision of flexible spaces all built to modern design specifications. Whilst the proposal would result in the loss of the ten pin bowling alleys the Council's wider regeneration vision seeks to improve, modernise and expand the overall health and leisure offer accessible for local residents. This is considered to comply with the aforementioned policies.

6.10 This planning application is for the temporary use of a small part of the wider Saint- Cloud Way site (which is 2.58 hectares in size). The proposed development would be utilised as a temporary car park for a period of up to five years to allow for the completion of the wider regeneration proposals for Maidenhead Town Centre and assist in providing the car parking infrastructure needed to support this regeneration. In view of this and given the temporary use it is considered that this proposal would not restrict the wider mixed use redevelopment ambitions of the site, nor the five year housing land delivery of this site and would support the wider coordinated redevelopment of Maidenhead Town Centre. For these reasons it is considered reasonable and necessary to ensure that the permission granted is only for five years to enable the LPA to monitor the use of the site and to ensure that in the long term this temporary use does not prevent the wider regeneration of the proposed housing allocation.

Issue ii: Design Considerations

6.11 The NPPF (2012) states that planning policies and decisions should not attempt to impose architectural styles or particular tastes but should concentrate on such matters as overall scale, density and layout in relation to neighbouring buildings and the local area more generally. It is also recognised that it is proper to seek to promote or reinforce local distinctiveness.

6.12 Policies DG1 of the Borough's current Local Plan seeks to ensure that development will be of a high standard of design and landscaping, compatible with the area and street-scene. ED10 requires that layout of activities within economic sites, along with the design and scale of the buildings and the materials used are appropriate for the area.

6.13 Policies SP1 and SP2 of the BLPSV state that new developments should positively contribute to the places in which they are located and that larger developments should provide a harmonious, integrated mix of uses, where appropriate, that foster a sense of community, vibrancy and activity, along with contributing to the provision of social, natural, transport and utility infrastructure to support communities. The policy further promotes the community integration and sustainable place making. Policy SP3 sets out a number of principles to achieve a suitable high quality design.

6.14 The application is for a temporary use of the site, and will integrate into the appearance of the current adjacent car park area. In view of the temporary nature and wider character and appearance of this particular area it is considered that the visual appearance is acceptable within the area and streetscene in general.

Issue iii: Impact on Neighbouring Amenity

6.15 There are residential properties to the north, east and west of the application site. Due to the nature of the proposal any potential impact on neighbouring amenity relating to this application would be in terms of noise and disturbance associated with the demolition process and proposed use of the site.

6.16 With reference to paragraph 4.4 prior notification has already been granted for the demolition of the existing building. In any event, matters pertaining to demolition are controlled under the environmental pollution acts which are dealt with under the Environmental Protection Act(s).

6.17 In terms of the proposed use, the site would extend the existing car park area around the Magnet Leisure Centre and integrate it into the wider use of the car park. In view of this it is not considered that the proposed development would affect the amenities of the occupiers of nearby residential buildings in terms of noise and disturbance.

Issue iv: Highways Considerations

6.18 The site would utilise the existing access for the Magnet Leisure Centre off Saint Cloud Way. A Transport Assessment (TA) has been prepared by Robert West dated June 2018 in support of this planning application which sets out how this development is acceptable in highway terms having due regard for highway safety, capacity issues and parking provision, along with sustainable modes of transport. This has been reviewed by the Highway Authority.

6.19 Paragraph 23 of the NPPF (2012) states that:

“Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
- safe and suitable access to the site can be achieved for all people; and*
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”*

6.20 The Transport Assessment concludes that whilst the proposed development will increase vehicle movements to and from the site, the resultant trips will be spread across the local highway network as a result and will present a low impact on the local highway network.

6.21 The existing access offers suitable visibility in both directions to maintain highway safety. The proposed parking bays are adequately sized and suitable provision of disabled spaces is made in accordance with policy.

6.22 The development will generate a significant increase in pedestrian movements. However, the site is located in an area which is well provided for with an extensive network of footways and routes suitable for cyclists to facilitate ease of movement from the site to Maidenhead Town Centre, notably the existing underpass to the south of the site to the southern side of Saint Cloud Way, along with the connecting bridge to the Sainsbury's and Hines Meadow Car Park. A further underpass is also located via Kidwells Park.

6.23 Matters pertaining to suitable parking provision are dealt with as part of the principle of the development.

- 6.24 As such the proposed development is considered to be acceptable on transport and highways grounds and its likely transportation effects are considered to be low; additionally, the proposal will help to meet the demands for short-term parking, for a temporary period, whilst regeneration is underway elsewhere in the town centre.

Issue v: Environmental considerations

Trees and biodiversity

- 6.25 The site currently contains a number of trees and hedges that could potentially be affected by the proposals and therefore an Arboricultural Impact Assessment and associated Tree Survey have been submitted in support of this application. This tree survey identified 8 individual trees and 2 groups of trees, all growing on or adjacent to the site which are relevant to this planning application.
- 6.26 The proposed new parking area is placed within the footprint of the existing building therefore there will be no foreseeable harm to the adjacent trees and no trees are required to be removed or pruned in order to facilitate the proposed building works.
- 6.27 An Ecological Appraisal, prepared by Bioscan has been submitted in support of this planning application. Contained within this is a Phase 1 Ecology Survey of the application site including an inspection of the existing building and trees on site to consider potential for bat roosting. Based on the findings of the survey there is limited to no ecological value on the site and no additional survey work is required.

Contaminated Land

- 6.28 A Phase 1 Contamination Assessment has been prepared by AECOM on behalf of the applicant. The report concludes that it is recommended that ground investigation works are undertaken across the site. The ground investigations are required to determine the presence of contaminated land. Appropriate measures can be taken to ensure any contamination discovered during construction is fully examined and these are set out in recommended condition 4.

Impact on Air Quality

- 6.29 The site falls within a designated Air Quality Management Area and involves an increase in parking numbers, an Air Quality Assessment prepared by Hoare Lea has been submitted in support of this planning application. The assessment has demonstrated that the scheme will not cause any exceedance of the air quality objectives in areas where they are not currently exceeded. Mitigation measures to reduce pollutant emissions from road traffic are principally being delivered in the longer term by the introduction of more stringent emissions standards, largely via European legislation and moreover appropriate solutions can be achieved on this site as part of the wider redevelopment of Saint Cloud Way Housing allocation. On this basis and given the temporary nature of the proposed development it is not considered appropriate to propose further mitigation measures for this scheme.

Other considerations

- 6.30 The response from the Council's Environmental Protection team also recommended conditions regarding deliveries, dust and proposed lighting. The application is for a proposed car park and no lighting is proposed and therefore these conditions are not relevant. Deliveries for proposed construction and dust associated with it are dealt with as part of the Construction Environmental Management Plan.
- 6.31 A Flood Risk Assessment and Drainage Statement has been submitted in connection with this application, in any event, as the site as whole falls within flood zone 1 and as such flood protections details are not required. As there is no loss of floodplain storage because of the proposed development and given the temporary use of this site it is considered that this is acceptable in Sustainable Urban Drainage terms. Wider more comprehensive mitigation

measures will be sought as part of the wider redevelopment of the Saint Cloud Way site allocation.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

44 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 13 June 2018 and the application was advertised in the Maidenhead & Windsor Advertiser on 19 June 2018

Two letters were received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	Object to the loss of a facility used by a wide range and diverse of people	6.5- 6.9
2.	No need for additional parking	6.2- 6.4
3.	The public transportation systems were improved extra car parks would not be needed	6.2- 6.4
4.	The development would result in flats delivered in the future which is not needed	6.5- 6.9
5.	Future generations will not be able to experience the enjoyment that is ten pin bowling	6.5- 6.9

Consultees

Consultee	Comment	Where in the report this is considered
Environmental Protection	No objection subject to conditions	6.27- 6.29
Highway Authority	Based on the details submitted the proposed temporary car park raises no highway concerns. If the Planning Authority is minded to approve the application conditions regarding construction management plan and the approval of the parking layout are recommended.	6.17- 6.23

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED REASONS

- 1 The use of the site hereby approved shall be discontinued and all structures removed from the site on or before five calendar years from the date of this decision.
Reason: The proposal does not constitute a form of development that the Local Planning Authority would normally permit. However, in view of the particular circumstances of this application temporary planning permission is granted. Relevant Policies - Local Plan DG1.
- 2 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.

- 3 No development, including any works of demolition implemented as part of this planning application shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:
- Procedures for maintaining good public relations including complaint management, public consultation and liaison
 - Arrangements for liaison with the Environmental Protection Team
 - All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
 - Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
 - Procedures for emergency deviation of the agreed working hours.
 - Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.
- purposes.
- Reason: Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

- 4 Prior to commencement (apart from demolition and any development required to be carried out as part of an approved scheme of remediation) the below requirements shall be complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority (as set out in section d) has been agreed in writing has been complied with in relation to that contamination.
- a. Site Characterisation
- An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
- a survey of the extent, scale and nature of contamination;
 - as assessment of the potential risks to:
 - human health
 - property (existing or proposed) including buildings, crops, livestock, adjoining land,
 - groundwater and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments:
 - an appraisal of remedial options, and proposal of preferred option(s).
- This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11'.
- b. Submission of Remediation Scheme.
- A detailed remediation scheme to bring the site to a condition suitable for intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- c. Implementation of Approved Remediation Scheme.
- The approved remediation scheme must be carried out in accordance with its terms prior to the

commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification/validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

d. Reporting Unexpected Contamination

In the event that contamination is found at anytime when carrying out the approved development that was not previously identified, work must stop and it must be reported immediately by telephone and in writing to the Local Planning Authority within 2 working days. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is the subject of the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

e. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of (x) years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority.

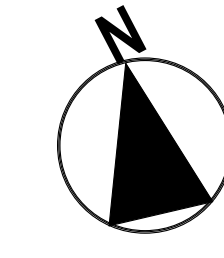
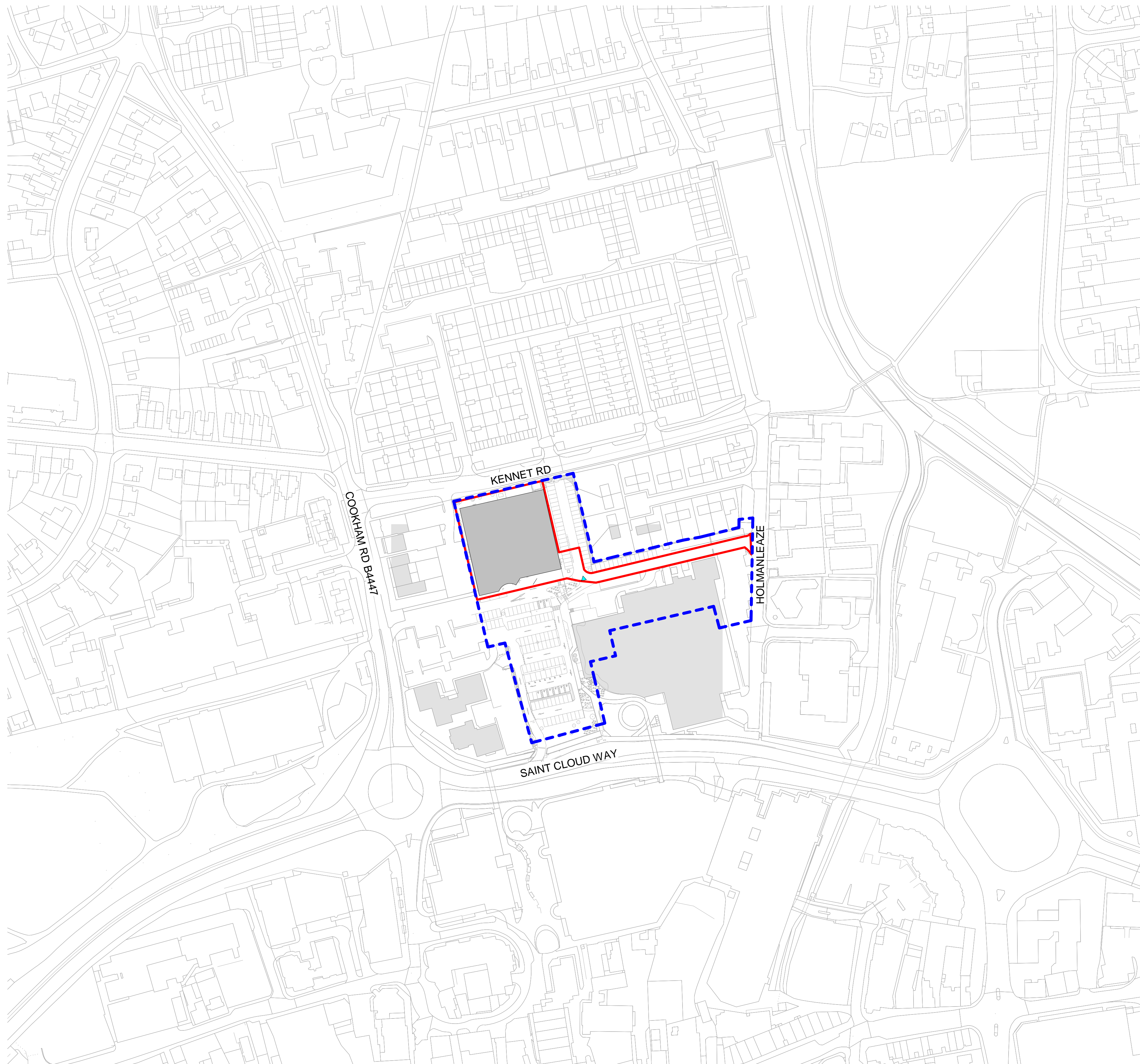
This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and the neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Relevant Policy Local Plan NAP4.

- 5 No development shall take place, including any works of demolition implemented as part of this planning application, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall include:
- i. a site plan (showing the areas set out below)
 - ii. confirmation that a pre-start record of site conditions on the adjoining public highway will be undertaken with RBWM (Highways) and a commitment to repair any damage caused
 - iii. provision for the parking of vehicles of site operatives and visitors
 - iv. provisions for loading, unloading and storage of plant and materials within the site
 - v. details of access to the site, including means to control and manage access and egress of vehicles to and from the site for the duration of construction including phasing arrangements
 - vi. details of vehicle routeing from the site to the wider strategic road network
 - vii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - viii. provision of wheel washing facilities at the site exit and a commitment to sweep adjacent roads when required and at the request of the council
 - lix. a scheme for recycling/disposing of waste resulting from demolition and construction works
 - x. measures to ensure the safety of all users of the public highway especially cyclists and pedestrians in the vicinity of the site and especially at the access
 - xi. Commitment to liaise with other contractors in the vicinity of the site to maximise the potential for consolidation and to minimise traffic impacts.
 - xii. avoidance of peak hours for deliveries and details of a booking system to avoid vehicles waiting on the public highway
 - xiii. all necessary traffic orders and other permissions required to allow safe access to the site to be secured and implemented prior to commencement of construction
 - xiv. details of the construction programme and a schedule of traffic movements
- Reason: To ensure highway safety is maintained and preserved in accordance with policy T5 of

the Local Plan

- 6 No part of the development shall be occupied until vehicle parking space has been provided in accordance with the approved drawing. The space approved shall be retained for parking in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Local Plan P4, DG1.
- 7 The tree protection works shall be undertaken entirely in accordance with the details shown on the Arboricultural survey & Impact Assessment Ref: SCD 05099/2018 Ten Pin Rpt dated 16/06/2018 and Tree Survey: 05099 2018 TEN PIN. In order to comply with the condition the approved protection measures should be implemented in full prior to any works (including any demolition implemented as part of this planning application) and should remain in place until the development is complete.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.



KEY PLAN

- APPLICATION BOUNDARY
 - - - COUNCIL FREEHOLD OWNERSHIP
 - ▲ ACCESS POINTS
- Red line boundary area 3896 M²
 - Existing bowling alley area: 2437 M²

Existing Location Plan
SCALE 1 : 1250

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Rev	Date	Description	CHK'd	Auth
P1	2018/06/18	Planning issue		

Status: **FOR PLANNING** P

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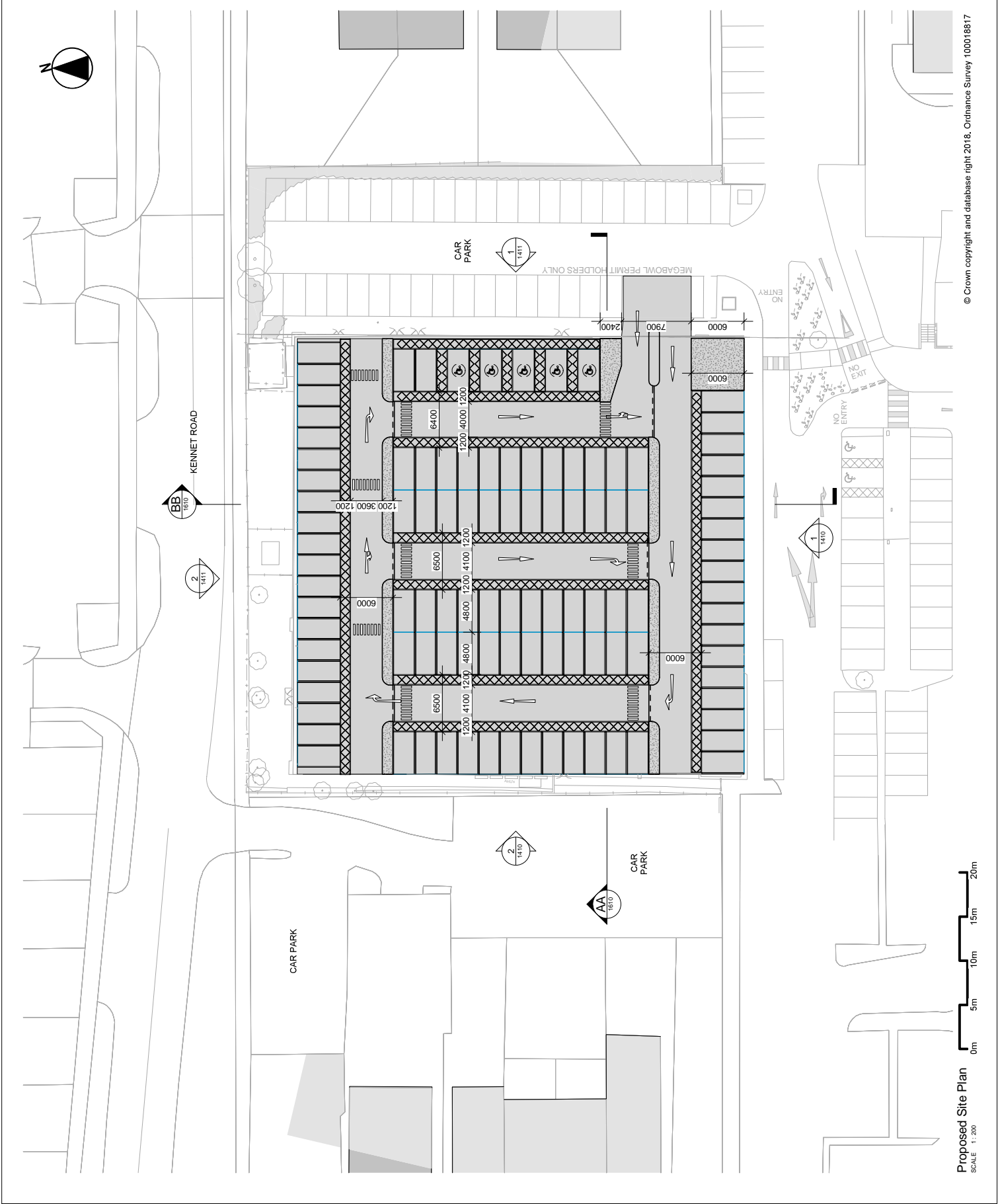
Client: The Royal Borough of Windsor & Maidenhead
Town Hall, St Ives Road
Maidenhead, SL6 1RF

Project: **Ten Pin Bowling Flat Surface Car Park**

Drawing Title: **Site Location Plan - Red Line**

Original Scale	Designed	Drawn	Checked	Authorised
As indicated	NA	PP	PB	PB
Original Size	Date	Date	Date	Date
A1	15/06/18	15/06/18	15/06/18	15/06/18

Drawing Number: TPB-ATK -V0 -XX -DR -A -1000 Rev: **P1**



Proposed Site Plan
 SCALE 1:200
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Standard Parking Space:



Standard Disabled Parking Space:



Pedestrian Path:



Pedestrian Crossing:



KEY PLAN

Parking Schedule	
Count	Family
5	
100	UK Disabled Parking Space
105	UK Standard Parking Space

FOR PLANNING



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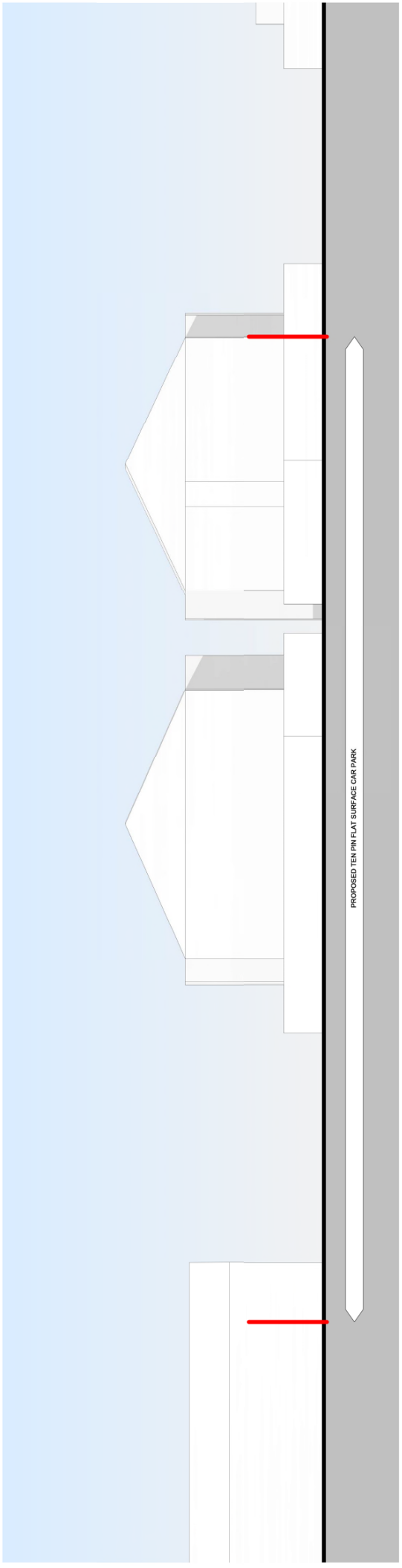
The Royal Borough of Windsor & Maidenhead
 Town Hall, St Yves Road
 Maidenhead, SL6 1RF

Ten Pin Bowling Flat
 Surface Car Park

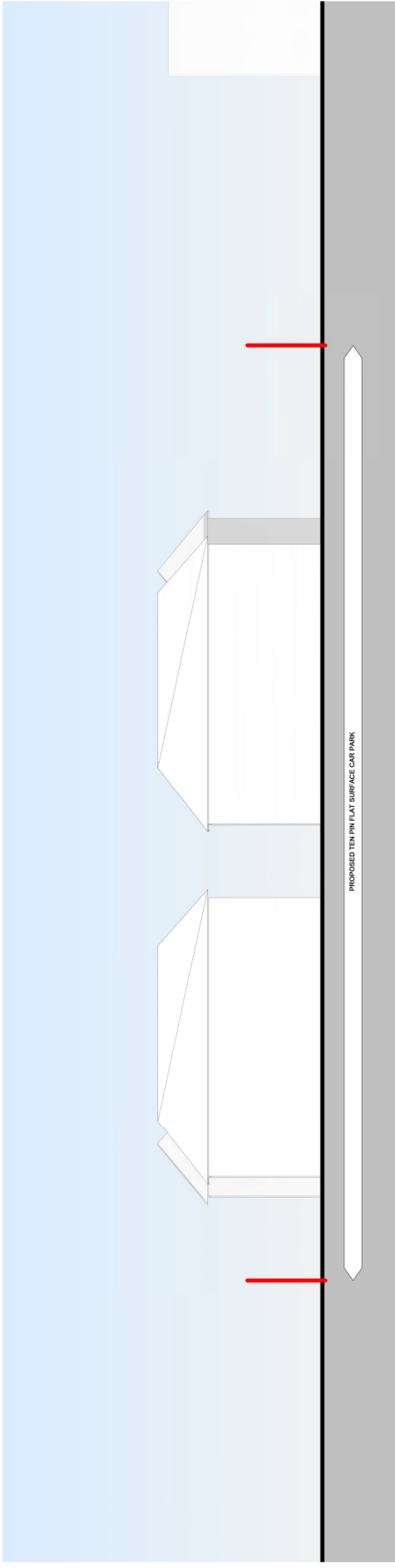
Proposed Site Plan

Drawn	Checked	Approved	Date
1:200	PB	PB	15/06/18
A1	15/06/18	15/06/18	15/06/18

Project Ref: P1

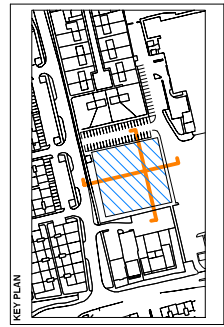


Proposed Section - AA
SCALE 1:100



Proposed Section - BB
SCALE 1:100

NOTES:
 1. All dimensions are in millimetres (mm) except where stated otherwise.
 2. All drawings are based on survey data.
 3. All dimensions and measurements shall be checked on site prior to beginning materials and building work.
 4. These drawings require final dimensional verification by the contractor prior to commencement of any works. Any discrepancies to be reported direct to the Architect.



- APPLICATION BOUNDARY
- - - COUNCIL FREEHOLD OWNERSHIP
- ▲ ACCESS POINTS

Rev.	Date	Description	By	Check	App'd
PH	20/08/2018	Planning Issue	PP	PB	

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 Maldenhead, SL6 1RF

Project Title	Location	Drawing Title	Scale	As Indicated	Checked	Date	As Indicated	Checked	Date	As Indicated	Checked	Date
Ten Pin Bowling Flat Surface Car Park	Town Hall, St Ives Road Maldenhead, SL6 1RF	Proposed Sections - AA & BB		A1	PP	15/08/18	PB	PP	15/08/18	PB	PB	15/08/18
Drawing Number											TPB-ATK-V0-ZZ-DR-A-1610	
Revision											P1	