

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD

PANEL UPDATE

Application No.:	19/02085/FULL
Location:	St Edmunds House And 20 Ray Mill Road West Maidenhead
Proposal:	Erection of 14 No affordable apartments with associated parking, landscaping and access following demolition of St Edmunds House and 20 Ray Mill Road West
Applicant:	RBWM Property Company Ltd
Agent:	Mr Shaun Travers
Parish/Ward:	Maidenhead Unparished/St Marys

If you have a question about this report, please contact: Claire Pugh on 01628 685739 or at claire.pugh@rbwm.gov.uk

1. SUMMARY

Additional comments from objectors have been received. Updated comments from the Council's Ecologist have been received, however, the recommended conditions for ecology and biodiversity remain unchanged. Recommended condition 17 has been amended so that it also secures details of the window openings (so that the LPA has control over this to prevent unacceptable levels of overlooking). Condition 11 (Biodiversity enhancement scheme) has been amended so that it is not a pre-commencement condition.

- 1.2 A letter from the applicant was submitted in support of their application summarising what they consider are the benefits of the scheme.
- 1.3 Further information regarding the benefits arising from the provision of affordable housing is also set out below.

It is recommended the Panel authorises the Head of Planning to grant planning permission on the satisfactory completion of undertaking and with the conditions listed in Section 12 of the main report with the amended conditions in section 4 below.

2. ADDITIONAL INFORMATION

- 2.1 In addition to the information in paragraphs 9.55 – 9.57 of the main report, officers consider that
Planning Panel Windsor Area

there is additional evidence which underlines the significant benefit that this scheme would make to the provision of affordable housing in the Borough.

- 2.2 Evidence for 2019/20 shows that of the 70 affordable units completed, 8 were affordable rented units and there were no social rented units completed. March 2021 figures for RBWM housing register show that 68% of households on it are seeking rented housing. This proposed scheme would provide 4 social rented units which, based on recent completions, would be a significant additional provision of a much-needed type of housing within the Borough.
- 2.3. As is noted in the main report, this proposal is not for a scheme which is required to provide affordable housing under Local Plan policy H3. Evidence for 2019/20 shows that for those sites where permission was granted and were required by policy H3 to provide affordable housing, 7% of the total units permitted were affordable. Again this serves to underline the benefit of the proposal which is coming forward in addition to any affordable units which may be secured on sites that meet the thresholds of policy H3.
- 2.4 As set out in the planning balance section of the main report, significant weight should therefore be given to the provision of affordable housing as a benefit of the scheme.

Comments from Interested Parties

3.2

Objectors have written in confirming their objections to the scheme. Most comments have been previously made and are addressed in the main Panel report. The additional points are set out below.

Comment	Officer response	Change to recommendation?
There is a great spotted woodpecker to add to the other species that will be impacted.	An informative drawing the attention of the developer to the legislation relating to birds would be placed on the decision notice.	No
At the public consultation we were told by Housing Matters that in the event planning permission was granted, construction would be limited to Monday to Friday 9-5. Now it seems construction could take place from 8-6 and on a Saturday 8-1. If this is the case, the original information was misleading and could have affected public response.	Noted. The hours of construction working set out in condition 14 are in line with the working hours recommended by Environmental Protection.	No
Many road accidents occur on this road, but are not reported.	Noted.	No
Mature ivy would be removed from the site depriving honeybees and butterflies of abundant pollen and nectar.	The applicant could remove ivy from the site without planning permission.	No
Concerns over the proposed access, especially with cars using it to access the flats, and staff for the school.	Noted, the proposed access is considered sufficient to allow cars to pass.	No
The proposed access will increase danger to pedestrian safety.	The proposed vehicular access is considered to have adequate visibility splays.	No
On the plan, Block B has a void space between the end of the house and the gardens of 2, 3	This is not considered necessary.	No

and 4 Wayside Mews; this has to be blocked at both ends to ensure security of these houses.		
Regarding bats, the solution is to put bat boxes in, but it is illegal to damage, destroy or disturb a bat habitation without a European Protected Species Licence- when will you apply?	The ecology surveys undertaken show that there are no roosting bats in the buildings. Therefore, an EPSL will not be required.	No
Who will be paying for this development? It has been widely reported that the financial situation of local councils' is dire, with cuts to services and above inflation increase to resident's council tax bills.	This is not relevant to the planning consideration.	No
This development will bring a large number of contractors who will need to be tested every day for Covid 19 clearance. The variants are more infections, and continuing with this development will only increase the dangers faced by local residents, staff and children.	This is not relevant to the planning consideration.	No
The proposed buildings are very close to the resident's houses and the scaffolding could overhang the gardens of Wayside Mews, if this happens it will create a dangerous situation where falling materials could hit children or adults in their gardens. There needs to be safeguards in place to ensure safety at all times.	Noted, but this is not relevant to the planning consideration.	No
The turning circle for the refuse lorry to collect rubbish is shown at 10.8 metres, but the industrial sized vehicles collecting from the school are larger. The turning circle needs to be increased to accommodate this size vehicle.	The scheme for residential development needs to demonstrate a standard refuse vehicle can turn in the application site. The applicant advises that the refuse vehicle for the school is able to turn within the school site, and that the proposed development will not affect this arrangement.	No
There are lots of other developments in Maidenhead, and ones that will deliver shared ownership housing; this development is not required.	The need for more housing, and specifically affordable housing is addressed in the main panel report.	No
Why has fencing been put up on the old St Luke's car park? If its yet to be given planning permission, that's slightly premature.	The LPA was not aware that fencing had been put in place. This does not affect the planning consideration.	No
There has been a consultation recently to increase the size of classes at St Luke's school. If these flats are built where will the extra classes go? There isn't a lot of land to extend the school buildings.	Not relevant to the consideration of this planning application.	No
Number 20 has recently undergone works. During this time, quite a few cars have parked inconsiderately, causing issues when passing	Noted. A condition to secure a construction management plan is	No

and pulling out of driveways. St Luke's staff have had many issues when leaving the car park due to these parked cars. If this happens with this development, then it will be very dangerous.	recommended.	
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Comments from Consultees

3.3

Comment	Officer response	Change to recommendation?
<p>Council's ecologist recommends the following amended condition:</p> <p>Demolition works shall be undertaken under the supervision of an appropriately qualified ecologist [full member of CIEEM and/or a Natural England Bat licence holder with experience of supervising demolitions where there is a risk of bats being present]. Works are to follow a method statement agreed between the ecologist and the contractor detailing techniques, including the careful removal of tiles by hand, and the procedure to follow should bats or signs of bats be found. A closing-out report including details of the methods used, and any bats or signs of bats found, is to be issued to the council. If works do not commence before September 2021, an updated bat survey, to include a building inspection, and dusk emergence or dawn re-entry bat detector surveys, are to be undertaken and a report detailing the findings submitted to and approved in writing by the council.</p> <p>Reason: To ensure that bats, a group of protected species, are not adversely affected by the proposals.</p>	See section 9.49 of the main panel report. In addition to recommended condition 8, an informative can be placed on the decision notice making the applicant aware of their legal obligation to protected species.	No

4. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 4.1 (Condition 11- amended) Prior to the commencement of construction of the buildings hereby approved, a Biodiversity Enhancement Scheme (incorporating the recommendations for biodiversity enhancements provided in the submitted ecology reports) including timescales to implement the enhancements shall be submitted to and approved in writing by the council. The approved Biodiversity Enhancement Scheme shall thereafter be implemented and maintained as agreed.

Reason:} To incorporate biodiversity improvements in and around developments in accordance

with paragraph 175 of the NPPF.

(Condition 17- amended) The first floor windows in the western elevation of Block B, and the first and second floor windows in the western elevation of block C shall be fitted with etched glazing. The specification of the etched glazing to be used, and the design of how these windows shall open shall be submitted to and approved in writing by the LPA prior to the commencement of construction of Blocks B and C. The glazing and window design approved shall be retained as approved in perpetuity. Reason: To prevent unacceptable levels of overlooking of neighbouring properties on Wayside Mews.

