

Report Title:	Borough Local Plan – Adoption
Contains Confidential or Exempt Information	No - Part I
Cabinet Member:	Councillor Coppinger, Cabinet Member for Planning, Environmental Services and Maidenhead
Meeting and Date:	Extraordinary Full Council – 8 February 2022
Responsible Officer(s):	Andrew Durrant, Executive Director of Place Services & Adrien Waite, Head of Planning
Wards affected:	All



REPORT SUMMARY

1. *The report explains that the RBWM Borough Local Plan 2013-2033 (“BLP”) is a vitally important document that provides a framework to guide future development in the Royal Borough to 2033 and will help to deliver the objectives of the new Corporate Plan.*
2. *Following submission of the BLP in January 2018, hearings held in 2018 and 2020, and a recent consultation on Main Modifications, the Inspector has completed the Examination and concluded that the BLP with the Main Modifications recommended in her Final Report satisfies the requirements of legal compliance and is sound, thereby enabling its adoption.*
3. *The report recommends that the Council adopt the BLP with the Main Modifications recommended by the Inspector and additional modifications. Any decision not to adopt the BLP will have significant negative implications, as set out in the report.*

1. DETAILS OF RECOMMENDATION(S)

RECOMMENDATION: That Council notes the report and resolves to:

- i) Adopt the Borough Local Plan 2013-2033 (as set out in Appendix A), which incorporates the Main Modifications recommended by the Inspector (Appendix C) and Additional Modifications (Appendix D).**
- ii) Agree to make the alterations to the adopted Policies Map (as shown in Appendix E) that are necessary to give effect to the policies of the adopted Borough Local Plan as modified.**
- iii) Delegates authority to the Head of Planning, in consultation with the Cabinet Member for Planning, Environmental Services and Maidenhead to make any minor non-material corrections as additional modifications to the adopted Borough Local Plan as considered necessary ahead of publication and publicity in**

accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

2. REASONS FOR RECOMMENDATION(S) AND OPTIONS CONSIDERED

Options

Table 1: Options arising from this report

Option	Comments
<p>Adopt the Borough Local Plan (and agree to make the necessary alterations to the adopted Policies Map) with the Main Modifications recommended by the Inspector and additional modifications that (taken together) do not materially affect the policies in the Borough Local Plan with the Main Modifications.</p> <p>This is the recommended option</p>	<p>Adopting the BLP would ensure that the Council has an up-to-date strategic planning framework for the area which will provide more control and certainty at the planning application stage and protect communities from speculative applications. It will also assist in the delivery of the objectives of the new Corporate Plan as well as the Council's climate change and placemaking ambitions and support job-creation and regeneration.</p>
<p>Not adopt the Borough Local Plan (and associated Policies Map) as modified in accordance with the Inspector's Report.</p>	<p>The BLP can only be adopted with all of the Main Modifications recommended by the Inspector. Not adopting the BLP would mean that the existing out of date Local Plan policies would remain. The Council would not have robust and up to date policies to implement the Council's placemaking and climate change ambitions and would likely face an increasing number of speculative planning application and appeals, and this would incur significant costs. The resources incurred to prepare this plan would have been largely wasted. A decision not to adopt the BLP will almost certainly provoke an intervention by the Secretary of State, and legal challenges by site promoters.</p>

Background

- 2.1 The Borough Local Plan (BLP) is a vitally important document that provides a framework to guide future development in the Royal Borough to 2033. It sets out a spatial strategy and policies for managing development and infrastructure to meet the environmental, social and economic opportunities and challenges facing the area. The BLP will shape places and ensure new development is sustainable, well designed and provides for future needs.
- 2.2 The BLP seeks to deliver at least 14,240 homes as well as employment, retail and other uses, balancing the need for growth in a constrained, high-quality environment with the

essential requirement to protect and enhance the Borough's highly valued assets, character and identity.

Plan-making process

2.3 There are three distinct and sequential stages in the statutory plan-making process under Part 2 of the Planning and Compulsory Purchase Act 2004 ("the 2004 Act"). These are:

- the preparation stage, which ends when the LPA submits the Local Plan to the Secretary of State for independent examination.
- the examination stage, where a planning inspector ascertains whether the submitted plan is sound and legally compliant. This ends when the Inspector delivers their final report to the LPA.
- The adoption stage, when the LPA decides whether to accept the recommendation made by the Inspector in their final report.

2.4 The Borough Local Plan has been prepared over many years. The key milestones have been as follows:

- 2013 – work commenced on BLP
- January 2014 – Preferred Options Consultation
- December 2016 – Draft Regulation 18 BLP published for consultation
- June 2017 – Council approved Submission BLP for publication and submission to Government.
- 31 January 2018 – BLP submitted to the Government for independent Examination. Inspector Louise Phillips MA (Cantab) MSc MRTPI ("the Inspector") appointed.
- June 2018 – Stage 1 Examination hearings held.
- November 2018 – Examination entered a 'pause period' whilst the Council undertook further evidence gathering work to address Inspector's concerns about soundness
- 23 October 2019 – Full Council approved the [Proposed Changes version](#) of the Plan for six-weeks' public consultation which took place in November and December 2019.
- October to December 2020 – Stage 2 hearings held (virtually via Zoom).
- March 2021 – Inspector's [post-hearings advice letter](#) published.
- 27 May 2021 – Cabinet considered Inspector's post-hearings advice and resolved to delegate authority to approve the Schedule of Proposed Main Modifications (MMs) agreed with the Inspector to the Head of Planning in consultation with the Cabinet Member for Planning, Environmental Services and Maidenhead.
- 19 July to 5 September 2021 - seven weeks' consultation on proposed MMs.
- 26 January 2022 – Inspector's Final Report published.

- 2.5 More details on the work undertaken on the BLP up to the Proposed Changes stage can be found in the [report](#) taken to Full Council on 23 October 2019. Further details on the Stage 2 hearings and the contents of the Inspector's post-hearings advice letter are provided in the [report](#) taken to Cabinet on 27 May 2021.
- 2.6 The purpose of the Inspector's post-hearings advice letter was to allow the Council to complete the Schedule of Proposed Main Modifications (PMMs) for public consultation.
- 2.7 The public consultation on the PMMs took place between 19 July and 5 September 2021. The minimum consultation period of six weeks was extended by one week because it took place over part of the summer school holidays.
- 2.8 Approximately 350 duly made representations on the PMMs were received from c.115 parties, including statutory bodies such as the Environment Agency, Highways England and Natural England, members of the public, local organisations, and site promoters / developers. These were forwarded to the Inspector and published.
- 2.9 The Inspector's report was received on 26 January 2022 (Appendix B). The Inspector's 'Overall Conclusion and Recommendation' (at paras 292-293) was that:
- "291. The Plan has a number of deficiencies in respect of soundness. In accordance with Section 20(7A) of the 2004 Act, I therefore recommend that it is not adopted as submitted for examination. The relevant deficiencies are explained in the main issues set out above.*
- "292. However, the Council has requested that I recommend MMs to make the Plan sound and legally compliant and so capable of being adopted. I conclude that the duty to cooperate has been met and that with the recommended Main Modifications set out in the Appendices, the Royal Borough of Windsor and Maidenhead Borough Local Plan, 2013-33, satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.*
- 2.10 The Main Modifications recommended by the Inspector (Appendix C) comprise three documents: the Schedule of Main Modifications (Appendix C1), Modifications to Green Belt Boundary Alterations (Appendix C2) and Modifications to Site Proformas (Appendix C3).
- 2.11 The MMs recommended by the Inspector are substantially the same as the PMMs published for consultation in July 2021, with the following main exceptions:
- A reference to the Environment and Climate Strategy is to be added to Policy SP2(3) to clarify that this will be a material consideration in determining planning applications.
 - Further amendment will be made to Policy IF2 (and its supporting text) to make it clearer that maximum parking standards should not be applied.
 - Amendment made to the AL13 proforma to clarify that the 30% affordable housing requirement would apply to each planning application containing residential development.
 - Amendment made to the AL17 (Shorts Waste Transfer Station, Ascot) site to remove the requirement for 5% of homes to be custom and self-build plots.
 - Amendment made to AL25 (Spencer's Farm, Maidenhead) proforma to remove the requirement for "strategic" waste water drainage infrastructure.

- Amendments made to all relevant proformas to remove the requirement for “at least” 30 or 40% affordable housing and to clarify that the requirement for 5% of dwellings to be custom and self-build would only apply to market housing.
 - Addition of a reference to the proposed Maidenhead Golf Course Local Centre in Policy TR5(1) for consistency with TR1(2).
 - Further minor amendments to Policy NR1 (Flooding) to address comments from the Environment Agency and for consistency with supporting text.
 - Correction of a small number of errors and inconsistencies throughout the Plan.
- 2.12 The proposed adoption version of the Borough Local Plan incorporating the Main Modifications (Appendix C) and Additional Modifications (Appendix D) has been produced (Appendix A). ‘Additional Modifications’ are changes to the BLP which (taken together) do not materially affect the policies that would be set out in the BLP if it was adopted with the MMs but no other modifications.
- 2.13 As such, Additional Modifications are not subject to the formal examination process and are limited to minor clarifications, updating references, and the corrections of factual, grammatical, and typographical errors.
- 2.14 The submitted Borough Local Plan was accompanied by submission policies maps, showing how the proposals in the submitted Plan would alter the adopted policies map. The submission policies map comprises of the set of five plans (an overview map and four area-specific maps). Four revised maps were published and consulted upon with the PC Plan in 2019, omitting the overview map. The submission policies maps and revised maps were approved by the Council in June 2017 (for publication and submission) and October 2019 (for public consultation), respectively.
- 2.15 Changes to the submission policies maps which were not consulted upon alongside the PC Plan were published for consultation alongside the MMs in July 2021. In her Final Report, the Inspector identified the amendments that are needed in light of the consultation responses. In order to comply with the legislation and give effect to the Plan’s policies, on the adoption of the BLP with the MMs, the Council will need to update the adopted policies map to include all the changes proposed (Appendix E).

Adoption

- 2.16 The independent examination stage of the plan-making process concluded when the Inspector sent her Final Report to the Council. The Council now has a binary choice: either (1) resolve to adopt the Plan with the Main Modifications recommended by the Inspector and Additional Modifications; or (2) decide not to adopt the Plan.
- 2.17 The Council must not adopt the Plan unless it does so in accordance with the Inspector's recommendation. The Inspector has concluded that all of the recommended MMs are necessary to make the Plan sound. As such, the Council is not permitted to adopt the Plan without some or all of the MMs, or with alternative MMs. To be clear, the Council is not empowered to amend or materially change the Plan.
- 2.18 At this stage in the process, Government guidance on Plan-making is clear on the expectation of the Council, noting “*While the local planning authority is not legally required to adopt its local plan following examination, it will have been through a significant process locally to engage communities and other interests in discussions about the future of the area, and it is to be expected that the authority will proceed quickly with adopting a plan that has been found sound.*”

- 2.19 Once the Plan is adopted, it will become part of the statutory Development Plan and have full weight in the determination of planning applications. Officers strongly advise that the Plan be adopted, for reasons set out in the next section.

3. KEY IMPLICATIONS

- 3.1 The planning system is plan-led and the law requires planning decisions to be taken in accordance with the statutory development plan unless material considerations indicate otherwise. By section 13 of the Planning and Compulsory Purchase Act 2004 ("the 2004 Act"), the Council as LPA has a statutory duty to keep under review matters which may affect the development of its area, and by section 17(6) must keep under review its local development documents in light of those matters.
- 3.2 The RBWM adopted Local Plan dates back to 1999 and pre-dates the local planning regime introduced by Part 2 of the 2004 Act. In March 2020, the Government set a deadline of December 2023 for all councils to have up-to-date Local Plans in place.
- 3.3 The adoption of the BLP is a key priority that will facilitate the Council's strategic planning objectives and placemaking priorities, delivering sustainable development to meet the identified needs of the Royal Borough. Adopting the BLP without delay would benefit the wider community in a number of important respects. First, it will provide greater control at the planning application stage as the Council will be in a position to maintain a five-year supply of housing. Second, it will help to protect communities from development associated with speculative planning applications on land in less sustainable (or less suitable) locations; third, it will strengthen the protection of Green Belt land from opportunistic proposals for inappropriate development.
- 3.4 The Housing Delivery Test (HDT) 2021 Measurement was published on 14 January 2022 by the [Department for Levelling Up, Housing and Communities \(DLUHC\)](#). The Royal Borough received a score of 73% (based on the total number of homes required from 2018 to 2021, compared to the amount delivered) and are subject to the 'presumption in favour of sustainable development'. However, when the BLP is adopted, the HDT 2021 calculation will be re-run on the basis of the BLP housing requirement. Officers anticipate that the presumption would not apply but this would need to be agreed with DLUHC. If the Plan is not adopted, then the presumption in favour of sustainable development would continue to apply for the foreseeable future with far less control over speculative applications, as explained above. In that event, the Council's performance against the HDT will worsen until a local plan is adopted. The stepped housing trajectory in Policy HO1 is necessary to avoid that undesirable outcome by maximising the delivery of housing against realistic targets in the first five years of the remaining Plan-period. The stepped trajectory is necessary to maintain a genuinely plan-led approach to decision-making.
- 3.5 Importantly, the BLP will help to deliver the objectives of the new RBWM Corporate Plan, including the delivery of substantial amounts of family homes with gardens, affordable housing (particularly social rented) and quality infrastructure. It will also support the Council's placemaking and climate change ambitions and support local investment, regeneration and job creation.
- 3.6 The BLP will be used to make decisions on planning applications. It will also form the strategic framework for new Neighbourhood Plans. On the adoption of the BLP, the current Local Plan from 1999 and the Maidenhead Town Centre Area Action Plan 2011 (MTCAAP) will both cease to be part of the statutory development plan for the Royal Borough. At that time, the development plan will comprise the BLP, saved Policy NRM6 from the partially revoked South East Plan, the Minerals and Waste Local Plans from 2000 and 1998 respectively, and six 'made' neighbourhood plans. The BLP contains

a monitoring framework, and its effectiveness will be continually monitored and reported on annually through the production of the Authority's Monitoring Report (AMR).

3.7 Although not part of the development plan, a number of the existing Supplementary Planning Guidance and Supplementary Planning Documents (SPGs and SPDs) will no longer be up to date and consistent with the BLP and Government policy and, in due course, should be revoked upon adoption of the BLP. In that event, a report will be taken to Cabinet recommending the revocation of the following documents:

- Telecommunications SPD (2008)
- Planning for an Ageing Population SPD (2010)
- Interpretation of Policy F1 SPG (2004)
- Interpretation of Policies R2, R3, R4, R5 and R6 SPG (2003-05)
- Interpretation of Policy NAP4 SPG (2000)
- Land at Alma Road car park Development Brief SPG (2001)
- Land at Moorbridge Road, Maidenhead Design Brief SPG (2003)
- Cookham Gas Holder Station Development Brief SPG (2003)

3.8 In addition, several new SPDs will be produced to help deliver the BLP. These will include the Sustainability and Climate Change SPD, Building Height and Tall Buildings SPD, and South West Maidenhead Development Framework SPD.

3.9 If the BLP is not adopted, then the existing Local Plan and MTCAAP will not be superseded. However, many policies of these plans would be considered out of date, which has adverse consequences in terms of decision making. Without the new BLP policies, it will be very difficult to deliver the Corporate Plan objectives and implement its Climate Change and placemaking ambitions.

3.10 It must be emphasised that a decision not to adopt the BLP will almost certainly provoke an intervention by the Secretary of State, and it is very likely that the promoters of sites allocated for development in the BLP will seek to challenge the lawfulness of the Council's decision by way of an application for judicial review. These matters are discussed further below under 'Legal Implications'.

Table 2: Key Implications

Outcome	Unmet	Met	Exceeded	Significantly Exceeded	Date of delivery
Council agrees to adopt BLP on 08.02.22	Plan not adopted.	Plan is adopted on 08.02.22.	Plan is adopted before 08.02.22	N/A	08.02.22.

4. FINANCIAL DETAILS / VALUE FOR MONEY

- 4.1 Work on the Borough Local Plan commenced in around 2013. The cost of producing the BLP to date has been about £2.4m (including evidence studies, legal advice and Inspector and programme officer costs) but this excludes officer time. The adoption process itself does not carry significant costs.
- 4.2 A decision not to adopt the Local Plan would mean the resources used to prepare this plan would have been largely wasted. The Council must exercise its plan making powers lawfully with regard to its general duty to act in the public interest, its fiduciary duties and in a manner which accords with the statutory purpose of the powers. It is also a statutory requirement to maintain an up-to-date development plan, and not adopting the Plan would have other indirect financial implications, including fighting an increasing number of planning appeals and potential losses of relevant developer contributions.
- 4.3 If the Council was faced with one or more legal challenges to the BLP after its adoption, defending these would need to be funded and may impact on the resources available for other service delivery.

5. LEGAL IMPLICATIONS

- 5.1 The Planning and Compulsory Purchase Act 2004, as amended ("the 2004 Act") requires local planning authorities to prepare Local Plans, which must be kept under review and revised as necessary. The Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, ("the 2012 Regulations") set out the procedures to be followed in the preparation of such Plans.
- 5.2 Pursuant to section 23 of the 2004 Act, the LPA may only adopt a submitted Development Plan Document (such as the BLP) in accordance with the Inspector's recommendations, as recorded in the final report on the examination delivered to the LPA in accordance with section 20 of the Act. The decision to adopt under section 23(3)(b) must be taken by Full Council. Otherwise, the Cabinet has responsibility for discharging the LPA's functions connected with local planning under Part 2 of the 2004 Act and the 2012 Regulations.
- 5.3 However, it should be noted that the powers conferred on the LPA by section 23(3) are discretionary in nature. The Council must exercise its discretionary plan-making powers under Part 2 of the 2004 Act lawfully, in accordance with its general duty to act in the public interest, its fiduciary duties, and in a manner that gives effect to and does not defeat the statutory purpose of its powers.
- 5.4 Any decision not to adopt the BLP in accordance with the Inspector's recommendation will be amenable to judicial review. Leaving aside intervention by the Secretary of State (which is addressed below), if the Council decides not to adopt the BLP it is very likely that the promoters of sites allocated for development in the BLP will seek to challenge the lawfulness of the Council's decision by way of an application for judicial review.
- 5.5 The Secretary of State has the power to intervene in plan making; this includes that the plan be submitted to the Secretary of State for approval (sections 21 to 21A of the 2004 Act). Recent experience elsewhere, including South Oxfordshire District Council, indicates that a decision not to adopt the BLP under section 23 will almost certainly provoke an intervention by the Secretary of State. Section 27(5) empowers the Secretary of State to (a) approve the BLP with MMs recommended by the Inspector, or (b) direct the Council to consider adopting the BLP by resolution of the authority,

- 5.6 Following adoption, the Council will need to comply with the requirements of the 2012 Regulations to make adoption documents available and to notify persons who asked to be notified (and other consultees) as soon as reasonably practicable. On adoption of the BLP, any person aggrieved may, under Section 113 of the 2004 Act, make an application to the High Court to legally challenge the Plan. This application must be made during the six-week period starting with the date of adoption. The High Court may quash the Plan wholly, or in part.
- 5.7 The Inspector's Final Report confirms her conclusion that the BLP satisfies the legal requirements within section 20(5)(a) of the 2004 Act. The examination was conducted in an extremely thorough and considered manner by the appointed planning inspector. If a legal challenge is made, the Council would robustly defend the plan and its validity. Officers consider that the risk of a successful legal challenge is low.

6. RISK MANAGEMENT

- 6.1 As a key corporate project, the BLP is noted on the Corporate Risk Register and also has a risk register for the project. This register is kept up to date and the risk profile has changed as the project has progressed. The remaining risks include Council not adopting the BLP and legal challenges being successfully made to the Plan after adoption. These matters (and their implications) are covered elsewhere in the report.

Table 3: Impact of risk and mitigation

Risk	Level of uncontrolled risk	Controls	Level of controlled risk
Non adoption of BLP resulting in implications explained in this report, including legal challenges, Government intervention and further costs to the Council	High	Adoption of BLP	Low
Following adoption of the BLP, successful legal challenges are made.	Medium	The relevant statutory procedures have been met during the preparation of the BLP. The examination was conducted in an extremely thorough and considered manner by the appointed planning inspector	Low

7. POTENTIAL IMPACTS

- 7.1 The Equality Act 2010 places a statutory duty on the council to ensure that when considering any new or reviewed strategy, policy, plan, project, service or procedure the impacts on particular groups, including those within the workforce and customer/public groups, have been considered. A [EQIA \(Equalities Impact Assessment\) Screening](#) has been undertaken at previous stages (for example for the Proposed Changes Plan in

2019) but this has been completed again in light of more recent changes to the BLP and is available as Appendix H.

- 7.2 Climate change/sustainability. A Sustainability Appraisal (SA) must be undertaken at each key stage of plan preparation. An SA Addendum for the Main Modifications was produced and made available for the consultation. This concluded that the proposed main modifications would not be expected to alter the residual effects identified in the 2019 SA report proposed for the Proposed Changes. A Post-Adoption SA Statement has also been produced in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (Appendix G). The purpose of this Post-Adoption Statement is to outline how the SEA process has informed and influenced the Local Plan development process, and to demonstrate how consultation on the SEA has been taken into account.
- 7.3 Habitats Regulations Assessment (HRA) has also been undertaken at all key stages, including Main Modifications and this concluded that these would not change the findings of the 2020 HRA report and will have no adverse impact on the site integrity of any European site.
- 7.4 Data Protection/GDPR. The consultation on Main Modifications was undertaken by the council in accordance with the Data Protection Act 2018 and the General Data Protection Regulation. The notification of the adopted BLP will also be undertaken in accordance with the GDPR.

8. CONSULTATION

- 8.1 As stated in Section 2 above, the Borough Local Plan has been subject to extensive public consultation over many years, undertaken in accordance with the Statement of Community Involvement (SCI).
- 8.2 Following adoption, the Council will notify those who have made representations (along with other persons and organisations on the consultation portal database) that the plan has been adopted and make the adoption documents available in accordance with Regulations 26 and 35 of the 2012 Regulations. As soon as practicable after adoption, it will be necessary to make paper copies of adoption documents available for inspection, for example in libraries.

9. TIMETABLE FOR IMPLEMENTATION

- 9.1 The full implementation stages are set out in table 4.

Table 4: Implementation timetable

Date	Details
8 February 2022	BLP recommended for adoption
early/mid-February 2022	Adoption documents publicised and consultees notified.
23 March 2022	Six-week legal challenge period ends

10. APPENDICES

- 10.1 This report is supported by eight appendices:

- Appendix A – Borough Local Plan (adoption version) (pages 19-290)
- Appendix B – Inspector’s Final Report on the Examination (pages 291-360)
- Appendix C – Appendices to Inspector's Final Report
 - (1) Schedule of Main Modifications (pages 361-540)
 - (2) Modifications to Green Belt Boundary Alterations (pages 541-560)
 - (3) Modifications to Site Proformas (pages 561-702)
- Appendix D – Schedule of Additional Modifications (pages 703-760)
- Appendix E – Updated Policies Map (pages 761-768)
- Appendix F - Draft Adoption Statement (pages 769-770)
- Appendix G - Draft Sustainability Appraisal Adoption Statement (pages 771-798)
- Appendix H - EQIA (Equalities Impact Assessment) Screening (pages 799-810)

11. BACKGROUND DOCUMENTS

11.1 This report is not supported by any background documents.

12. CONSULTATION

Name of consultee	Post held	Date sent	Date returned
<i>Mandatory: Statutory Officers (or deputy)</i>			
Adele Taylor	Executive Director of Resources/S151 Officer		17/02/22
Emma Duncan	Deputy Director of Law and Strategy / Monitoring Officer		26/01/22
<i>Deputies:</i>			
Andrew Vallance	Head of Finance (Deputy S151 Officer)		
Elaine Browne	Head of Law (Deputy Monitoring Officer)		
Karen Shepherd	Head of Governance (Deputy Monitoring Officer)	30/11/21	30/11/21 and 24/01/22
<i>Other consultees:</i>			
<i>Directors (where relevant)</i>			
Duncan Sharkey	Chief Executive	30/11/21	18/01/22
Andrew Durrant	Executive Director of Place		21/01/22

Kevin McDaniel	Executive Director of Children's Services		24/01/22
Hilary Hall	Executive Director of Adults, Health and Housing	30/11/21	30/11/21
<i>Heads of Service (where relevant)</i>			
	Chris Joyce, Head of Infrastructure, Sustainability and Economic Growth		18/01/22
<i>External (where relevant)</i>			
N/A			

Confirmation relevant Cabinet Member(s) consulted	Cllr Andrew Johnson (Leader) Cllr David Coppinger (Cabinet Member for Planning, Environmental Services and Maidenhead)	Yes
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REPORT HISTORY

Decision type:	Urgency item?	To follow item?
Council decision	No	No

Report Author: Adrien Waite, Head of Planning
