

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

Maidenhead Panel

Application No.:	21/01824/OUT
Location:	Land At Lower Mount Farm And To West of Unit 2B And South of Long Lane Cookham Maidenhead
Proposal:	Outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for a new equine stable building together with associated car parking and turning area.
Applicant:	Mr Copas
Agent:	Mr David Jacobs
Parish/Ward:	Cookham Parish/Bisham And Cookham
If you have a question about this report, please contact: Harmeet Minhas on or at harmeet.minhas@rbwm.gov.uk	

1. SUMMARY

- 1.1** The Committee report on this application was drafted prior to the adoption of the Borough Local Plan (2013-2033) on the 8th February by Full Council. This is now therefore the Council's adopted Development Plan, alongside adopted Neighbourhood Plans and saved policy NRM6 of the South East Plan (where relevant).
- 1.2** This update clarifies those sections of the report that either refer to the now superseded Development Plan (The adopted Borough Local Plan 2003) or to the then Borough Local Plan: Submission Version (now the adopted Borough Local Plan).

It is recommended that the Committee grants planning permission with the conditions as amended in section 3 of this report below, to reflect the adoption of the Borough Local Plan (2013-2033) (BLP) and to reference the relevant policies contained therein.

2. ADDITIONAL INFORMATION

- 2.1** In paragraph 1.3 of the report the reference to the relevant Development Plan should now be taken to refer to the BLP
- 2.2** Sections 6 and 7 of the report should be amended to remove all references to the now superseded adopted Royal Borough Local Plan (2003) and should refer instead to the adopted Borough Local Plan (BLP) (and the relevant policies contained therein) as the development plan for the purposes of the consideration of the application as follows: -

6. DEVELOPMENT PLAN

- 6.1** The main relevant policies are:

Adopted Borough Local Plan

Issue	Policy	Compliance	
Design in keeping with character and appearance of area	QP1, QP3	Yes	
Sustainable Transport	IF2	Yes	
Green Belt	QP5	Yes	

7. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2021)

Section 4- Decision-making

Section 8 – Promoting healthy and safe communities

Section 9- Promoting Sustainable Transport

Section 12- Achieving well-designed places

Section 13 – Protecting Green Belt Land

Section 15 – Conserving and enhancing the natural environment

7.1 Supplementary Planning Documents

- Borough Wide Design Guide

7.2 Other Local Strategies or Publications

Other Strategies or publications material to the proposal are:

- RBWM Landscape Assessment
- RBWM Parking Strategy
- Interim Sustainability Position Statement

2.3 All references to the policies of the now superseded Local Plan (2003) contained in paragraph 9.4 of the report are no longer relevant to the consideration of this application. Policy QP5 of the BLP, now the Development Plan, makes it clear that national Green Belt policy will be applied to development in rural areas within the Royal Borough. It goes on to state that:

The Metropolitan Green Belt, as shown on the Policies Map, will be protected against inappropriate development. Planning permission will not be granted for inappropriate development (as defined by the NPPF), unless very special circumstances are demonstrated.

Certain forms of development are not considered inappropriate within the Green Belt, as defined in the NPPF.

2.4 Relevant to the assessment of this application, policy QP5 goes on to state that the following policy will apply to specific types of rural development:

Equestrian Development

New equestrian development (including lighting and means of enclosure) should be unobtrusively located and designed so it does not have a significant adverse effect on the character of the locality, residential amenity, highway safety and landscape quality.

Proposals will need to ensure sufficient land is available for grazing and exercise, where necessary.

A satisfactory scheme for the disposal of waste will need to be provided.

Facilities for Outdoor Sport, Outdoor Recreation or Cemeteries

The scale of development will be expected to be no more than is genuinely required for the proper functioning of the enterprise or the use of land to which it is associated.

Buildings should be unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas

The development (including lighting) should have no detrimental effect on landscape quality, biodiversity, residential amenity or highway safety.

- 2.5** Paragraphs 9.5-9.9 of the report provide a comprehensive assessment of the proposed development under the relevant sections of policy QP5 referenced above. The report concludes that the proposed development would provide appropriate facilities for outdoor sport/recreation, that would preserve the openness of the Green Belt and would not conflict with the purposes of including land in it. It would also not be harmful to the character and appearance of the area.
- 2.6** In paragraph 9.18 of the report, the reference to policy N6 of the now superseded Local Plan is no longer relevant to the consideration of this application. Instead, policies NR2 and NR3 of the BLP are the relevant development plan policies. As paragraph 9.19 of the report makes clear, the existing hedges and vegetation along the western and southern boundaries of the site would not be impacted by the proposed development.
- 2.7** The conclusions within paragraph 11.2 of the report apply equally to the BLP, the current adopted Local Plan.

3 CONDITIONS

- 1 The development hereby permitted shall be commenced within three years from the date of this permission. Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed below. Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.
- 3 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 Policy QP3.
- 4 Prior to commencement (excluding demolition) a surface water drainage scheme for the development, based on the submitted sustainable drainage strategy, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include: Calculations to include development runoff rates, volumes (attenuation and long-term storage) and topographic details, and any consents required from Thames Water. Full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert levels, cover levels long sections and cross section and relevant construction details of all individual components. Water quality discharged from the site should be of sufficient water quality. The

applicant is to provide evidence that discharge from the site would be of sufficient water quality that it would not result in detriment to any receiving water course. Details of the proposed maintenance arrangements relating to the surface water drainage system should also be provided, confirming the part that will be responsible. The surface water drainage system shall be implemented and maintained in accordance with the approved details thereafter. Reason: To ensure compliance with the National Planning Policy Framework (2021) and the Non-Statutory Technical Standards for Sustainable Drainage Systems and to Royal Borough of Windsor & Maidenhead: Delivering Highways & Transport in partnership with: ensure the proposed development is safe from flooding and does not increase flood risk elsewhere. Local Plan Policy NR1

- 5 No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.Berkshire Archaeology An Archaeological Service for: Royal Borough of Windsor & Maidenhead, Reading Borough Council, Slough Borough Council, Wokingham Borough Council & Bracknell Forest Council B) The Development shall take place in accordance with the Written Scheme of Investigation approved under condition (A). The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured. Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy. In view of the nature and scale of the development and the low likelihood of the potential archaeology, should it exist, meriting preservation in situ, field evaluation through trial trenching would represent an appropriate initial phase of work in order to determine the archaeological potential and levels of previous truncation and the need for any further phases of work. Local Plan Policy HE1.
- 6 The development shall not be occupied until details of the arrangements for the storage and disposal of animal and other waste have been submitted to and approved in writing by the Local Planning Authority. Such approved arrangements shall be maintained thereafter. Reason: To protect the visual and residential amenities of the area Relevant Policy ' Local Plan Policy EP1.

