

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

Maidenhead Panel

Application No.:	21/03493/FULL
Location:	Land Between Gringer Hill And Hargrave Road Maidenhead
Proposal:	Development of x44 later living apartments and associated communal facilities (residents' lounge, store, guest accommodation) with car parking, vehicular and pedestrian access from Gringer Hill, maintenance and emergency pedestrian access from Hargrave Road, all associated landscaping, including removal of existing vegetation, associated drainage works and all other associated works.
Applicant:	Mr Broomfield
Agent:	Mr David Murray-Cox
Parish/Ward:	Maidenhead Unparished/Belmont
If you have a question about this report, please contact: Jeffrey Ng on or at jeffrey.ng@rbwm.gov.uk	

1. SUMMARY

- 1.1 Following the publication of the main Panel report, the Council has received a copy of a committee briefing note from the applicant. No new information has been provided in the note and all matters were addressed in the main report. The note does not change the proposal's recommendation.
- 1.2 There are some amendments to the main report. A table is prepared to list the original text and the amended text in this panel update report. There is also an additional paragraph to be added to section xiii) other material considerations. All amendments however do not change the proposal's recommendation.

2. ADDITIONAL INFORMATION

- 2.1 The Council has received a copy of a committee briefing note from the applicant. It is considered that all matters set out in the briefing note were addressed in the main report.

3. AMENDMENTS

- 3.1 The following table summarises the amendments:

Para.	Original Text	Amended Text
1.3	The proposal also comprises new vehicular access to Gringer Hill and new pedestrian gated access to Hargrave Road.	The proposal comprises new vehicular access to Gringer Hill. <u>There is also a new pedestrian gated access to Hargrave Road. But it will only be used for emergency and maintenance access only.</u>

5.2	The proposal also includes a new vehicular access to Gringer Hill and new pedestrian gated access to Hargrave Road.	The proposal includes a new vehicular access to Gringer Hill. <u>There is also a new pedestrian gated access to Hargrave Road. But it will only be used for emergency and maintenance access only.</u>
10.55	However, it is notes that the access is to be used for maintenance and emergency use only and will be gated with a coded access provision.	However, it is noted that the access is to be used for maintenance and emergency use only and will be gated with a coded access provision.
10.57	Therefore, the parking standards (area of poor accessibility) should be adopted in this case and 44 parking spaces should be provided (i.e., 1 space per unit).	Therefore, the parking standards (area of poor accessibility) should be adopted in this case and 44 parking spaces should be provided (i.e., 1 space per unit) <u>as the maximum parking standard set out in the Parking Strategy.</u>
10.85	The application site falls within a source protection zone for groundwater abstraction. This application was accompanied by a Tier Geo-environmental Assessment.	The application site falls within a source protection zone for groundwater abstraction. This application was accompanied by a Tier 2 Geo-environmental Assessment.

3.2 The following is the additional paragraph to be added to xiii) other material considerations of the main report.

Para.	Additional Context
10.97	Environmental protection has suggested a planning condition in the event of planning permission being granted in this instance relating to the construction management plan. However, it is considered that such a condition would not be necessary as it is covered by other legislation.

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

