

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

**Maidenhead Panel**

<b>Application No.:</b>	22/02793/FULL
<b>Location:</b>	Land Rear Between 1 And 5 The Fieldings Holyport Maidenhead
<b>Proposal:</b>	x1 new detached dwelling, access, hardstanding and landscaping.
<b>Applicant:</b>	Mr Torrance
<b>Agent:</b>	Mr Matthew Corcoran
<b>Parish/Ward:</b>	Bray Parish/Bray
<b>If you have a question about this report, please contact:</b> Edward Vaudin on or at edward.vaudin@rbwm.gov.uk	

**1 SUMMARY**

- 1.1 This report seeks to update the Committee on representations received since the officer report was prepared.

**There is no change to the recommendation in the committee report.**

**Comments from interested parties**

- 1.1 The main report sets out that 22 letters of objection were received.
- 1.2 Since preparing that report, 10 additional letters have been received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	Inappropriate development / not infill in the Green Belt with no VSCs [x6].	See section on Green Belt in the main report 10.2-10.16.
2.	Impact on drainage and local sewers [x6].	See section on Flooding in the main report 10.46-10.48.
3.	Not designated within BLP as area suitable for housing / Borough's housing needs already met [x3].	See section on Green Belt 10.2-10.16
4.	Loss of habitat / Biodiversity net gain won't amount to much real gain [x3].	See section on Ecology in the main report - 10.37-10.45.
5.	Impact on traffic [x3].	See section on Highways in the main report - 10.28-10.31.

6.	Trojan horse application [x3].	Each application is considered on its merits.
7.	Carbon offset is a form of greenwashing [x2].	Carbon offsets are considered appropriate in line with the Interim Sustainability Position Statement, and the requirements of policy SP2 of the Local Plan.
8.	Similar applications on site and surrounding area refused [x2].	Noted, but each application is assessed on its merits.
9.	Profit over community and environmental values [x1].	The application has been assessed in line with the development plan and any material considerations.
10.	Impact on the character of the area [x1].	See section on Design of main report 10.17-10.21.
11.	Impact on neighbour amenity [x1].	See section on Neighbour amenity in the main report - 10.32-10.36.
12.	Lack of notification for local residents [x2].	The Council has fulfilled its statutory obligations in publicising the planning application.
13.	Indicative support from Council prior to application being made [x1].	Noted, however the planning application has been assessed against the development plan and is considered to be acceptable.

#### Other (e.g. Parish and Amenity Groups)

Group	Comment	Where in the report this is considered
Bray Parish Council	No Very Special Circumstances. Council previously refused applications on this site for reason of inappropriateness in the Green Belt.	See section on Green Belt of main report -10.4-10.16.