

MAIDENHEAD DEVELOPMENT MANAGEMENT COMMITTEE

WEDNESDAY 20 SEPTEMBER 2023

Present: Councillors Joshua Reynolds (Chair), Siân Martin (Vice-Chair), Maureen Hunt, Leo Walters, Mandy Brar, Geoff Hill, Gary Reeves and Kashmir Singh

Also in attendance: Councillor Jack Douglas, Councillor Gurch Singh and Councillor George Blundell

Officers: Will Ward, Alison Long, Gilian Macinnes, Kirsty Hunt, Jeffrey Ng and Helena Stevenson, Sarah Tucker (virtual)

APOLOGIES FOR ABSENCE

Councillor Taylor sent apologies.

DECLARATIONS OF INTEREST

Councillor Mandy Brar stated that with Item number 2, there was a possible conflict but that the Legal department had cleared her to sit and vote on the panel. Councillor Brar stated that she came with an open mind.

Councillor Maureen Hunt said regarding application 22/0370/OUT, that Anglesea Capital LLP was a contributor to the British Airways pension fund. Councillor Hunt stated that she had a British Airways pension, Councillor Hunt stated that she had no knowledge of this and it would not affect her voting intentions.

MINUTES OF THE PREVIOUS MEETING

AGREED UNANIMOUSLY: That the minutes of the meeting held 16 August 2023 were a true and accurate record.

22/03270/OUT - Maidenhead Office Park Westacott Way Littlewick Green Maidenhead SL6 3QH

AGREED: That the order of the agenda was changed so that item 5 was heard first, with item 4 being heard second.

Councillor Hunt proposed a motion to refuse planning permission, this was against the officer's recommendation, this motion was seconded by Councillor Reynolds. This was due to inappropriate development in the Green Belt with no very special circumstances to outweigh this harm.

The proposal, by reason of the increase in floor area, volume, and overall scale of the building, would result in development which would constitute inappropriate development in the Green Belt which is by definition harmful to the Green Belt. Inappropriate development should not be approved except in very special circumstances. No very special circumstances associated with the development have been identified which would outweigh the harm to the Green Belt by reason of its inappropriateness.

Furthermore, the proposal, due to the large increase in scale of the building, would be harmful to the openness of the Green Belt. As such, the proposal fails to comply with paragraphs 147 and 148 of the NPPF and Borough Local Plan policy QP5.

In line with the Committee report, Officers have added the following two additional reasons for refusal:

In the absence of a completed legal agreement to secure the delivery and maintenance of biodiversity net, the proposal fails to secure a net gain in biodiversity, contrary to policy NR2 of the Borough Local Plan.

In the absence of a completed legal agreement to secure a travel plan for the development, the proposal fails to demonstrate that the proposals would not result in material harm to the safe and efficient operation of the surrounding highway network, contrary to policy IF2 of the Borough Local Plan.

A named vote was then taken.

22/03270/OUT - Maidenhead Office Park Westacott Way Littlewick Green Maidenhead SL6 3QH (Motion)	
Councillor Joshua Reynolds	For
Councillor Siân Martin	For
Councillor Maureen Hunt	For
Councillor Leo Walters	For
Councillor Mandy Brar	For
Councillor Geoff Hill	Against
Councillor Gary Reeves	For
Councillor Kashmir Singh	Against
Carried	

Agreed: The Motion to refuse planning permission was carried with six voting in favour and two voting against.

The Committee was addressed by four speakers Philip Pyle, Objector, Paul Martin, Parish Council, Mark Harris, Applicant and Councillor George Blundell.

The meeting was adjourned at 8:40 and re-convened at 8:55. Councillor Walters left the meeting at this point and took no further part.

21/02963/FULL - Land West of Switchback Road North And North of Nightingale Lane Maidenhead

Councillor Reeves proposed a motion to grant planning permission to the application, this was seconded by Councillor Hunt. It was recommended that the Committee granted planning permission with the conditions listed in Section 13 of the report and the committee update report. An additional condition was recommended, that measures be taken to further reduce the visual impact of the site, this included painting the silos green. That within one month of the date of the decision, further details of the green paint to be used for the painting of the feed silos shall be submitted to be approved in writing by the Local Planning Authority. Following approval of the details, the feed silos shall be painted in the approved green colour within one month, in accordance with the approved details and maintained thereafter. In the interests of the visual amenities of the area - Relevant Policies – BLP Policy QP3.

A named vote was taken.

21/02963/FULL - Land West of Switchback Road North And North of Nightingale Lane Maidenhead (Motion)	
Councillor Joshua Reynolds	For
Councillor Siân Martin	For
Councillor Maureen Hunt	For
Councillor Mandy Brar	For
Councillor Geoff Hill	For
Councillor Gary Reeves	For
Councillor Kashmir Singh	For
Carried	

Agreed: The Motion to grant planning permission was carried with six voting in favour and one voting against.

The Committee was addressed by three speakers Dick Scarff, Objector, Parish Councillor Jacqui Edwards and Mumtaz Alam, Applicant.

23/01142/FULL - Land Between Gringer Hill And Hargrave Road Maidenhead

Councillor Reeves proposed a motion that planning permission be granted subject to the following:

- The Completion of a Section 106 legal Agreement to secure Carbon Offset Contributions, the requisite Lifestyle Contribution, and a mechanism to secure compliance testing and any resulting shortfall. Payments, pursuant to the Position Statement on Sustainability and Energy Efficient Design – March 2021.
- Travel plan; and,
- A financial contribution of £367,500 in lieu to provide affordable housing on an alternative site.
- The conditions as listed in Section 15 of the report.

This was seconded by Councillor Hill.

A named vote was taken.

AGREED: That the motion to grant planning permission was carried unanimously.

23/01142/FULL - Land Between Gringer Hill And Hargrave Road Maidenhead (Motion)	
Councillor Joshua Reynolds	For
Councillor Siân Martin	For
Councillor Maureen Hunt	For
Councillor Mandy Brar	For
Councillor Geoff Hill	For
Councillor Gary Reeves	For
Councillor Kashmir Singh	For
Carried	

PLANNING APPEALS RECEIVED AND PLANNING DECISION REPORT

The committee noted the report.

The meeting, which began at 7.02 pm, finished at 9.45 pm

CHAIR.....

DATE.....