

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

Maidenhead Panel

Application No.:	22/02820/FULL
Location:	Land To The South of Valentines The Straight Mile Shurlock Row Reading
Proposal:	Installation of a solar energy park comprising ground mounted photovoltaic solar panels, power stations, a substation, ancillary buildings and associated plant and equipment, a new access from The Straight Mile (B3018), the installation of hardstanding, fencing, CCTV apparatus, landscaping and biodiversity enhancement for a period of 35 years.
Applicant:	Mr Bellm
Agent:	Not Applicable
Parish/Ward:	Waltham St Lawrence Parish/Hurley And Walthams
If you have a question about this report, please contact: James Overall on or at james.overall@rbwm.gov.uk	

1. SUMMARY

- 1.1 Amended plans have been received which move the proposed access to the east to ensure that a minimum buffer of 15 metres is maintained with the adjacent ancient woodland. The Council's Highways officer and Ecologist have reviewed these plans and raise no concerns over the change.
- 1.2 An additional letter of objection has been received raising concerns over the change to the proposed development, and lack of consultation on the amendments. However, officers are of the view that the changes made to the scheme are not substantive, and do not require re-consultation.

The recommendation remains the same as that in section 2 of the main agenda, with the additional recommended conditions in section 3 below

2. ADDITIONAL INFORMATION

- 2.1 Amended plans have been received showing the proposed access off the Straight Mile to be sited circa 10 metres further east than originally proposed. This change has been made to ensure the entire access has a minimum of 15 metres buffer from the adjacent ancient woodland.
- 2.2 This change to the proposed access is considered to be acceptable from a highway's safety perspective, and the Council's Highways officer has no objection to this change. Taking into account the context of the wider development scheme and owing to the significant distances to residential dwellings and other roads, it was not considered necessary to re-consult on this change as it is not a substantive change to the scheme.

Comments from Interested Parties

2.2 1 additional comment received, summarised as:

Comment	Officer response	Change to recommendation?
The scheme results in a major change from a hydrogen to solar farm and this requires re-consultation. The public should be given more time to comment on the application as here are lots of documents to review.	The application always proposed a solar farm. During the course of the application, the hydrogen electrolyser compound was removed. This change, and the proposed change to the access are not considered to be substantive, and it is not considered further re-consultation is required.	No

Comments from Consultees

2.3

Comment	Officer response	Change to recommendation?
Highways have reviewed the plans showing the amended access (further east) and have no objection subject to the following conditions relating to: -visibility splays of access -parking and turning as per the approved drawing - set back of gates from the highway - bonded surface of access -off-site highways works	Conditions are recommended, aside from parking as per approved drawing and off-site highway works as it is not considered that these conditions would meet the tests for imposing conditions.	
Council's Ecologist has commented on amended plans showing the access re-sited, and comment that they have no objection to the changes, and repeat the recommended conditions as per their original comments.		

3. ADDITIONAL CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

The site access on to the B3018 Straight Mile shall have been constructed and provided with visibility splays of at least 2.4 metres x 215 metres in each direction along the Straight Mile in accordance with the approved drawings which shall have been submitted to and approved in writing by the Local Planning Authority, prior to the first use of the access. The visibility splay areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway of the Straight Mile. Reason: In the interest of highway safety.

Prior to the construction of the solar farm hereby approved, a landscaping scheme and management plan containing details of hard and soft landscaping works based upon drawing

411/05B (Proposed site-specific landscape mitigation) shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved in the first available planting season following substantial completion of the solar farm hereby approved and permanently retained and maintained in accordance with the approved landscaping scheme and management plan for the agreed lifetime of the development. The details to be submitted shall include (a) hard surfacing; b) existing trees, hedges or other soft features to be retained; c) planting plans including specifications of species, sizes, planting centres, number and percentage mix. d) Prescriptions for management actions .e) Preparation of a work schedule f) Details of the body or organisation responsible for implementation of the plan. Reason: In the reasons of visual amenity

