

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

**Maidenhead Panel**

<b>Application No.:</b>	22/01791/OUT
<b>Location:</b>	Land South of Bray Lake Windsor Road Maidenhead
<b>Proposal:</b>	Outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for the construction of x99 dwellings with associated vehicular and pedestrian access, car parking, drainage works and open space.
<b>Applicant:</b>	Shanly Homes And Summerlease
<b>Agent:</b>	Mr Luke Veillet
<b>Parish/Ward:</b>	Bray Parish/Bray
<b>If you have a question about this report, please contact:</b> Nick Westlake on or at <a href="mailto:nick.westlake@rbwm.gov.uk">nick.westlake@rbwm.gov.uk</a>	

**1. SUMMARY**

Some amendments to the recommendation of the main report are proposed; these amendments are set out below.

**It is recommended the Committee grants planning permission with the conditions listed in Section 15 (excluding condition number 17) of the main report with the additional condition in section 3 below:**

**2. ADDITIONAL INFORMATION**

2.1 Within the Draft Heads of Terms as detailed in 10.67 of the main report and within the Summary the following agreed term should be added to the S106 'draft heads of terms' list:

Fund the Local Authorities (up to £5,000 pounds) Traffic Regulation Order, of the Windsor Road (to reduce the speed of the road to 30mph outside the host site) in the event that the Local Authority's, Spending Review Panel decline to take the project forward on cost grounds. To be refunded if the speed reduction proposal is not introduced.

2.2 Within section 11.1 of the main report which relates to the Community Infrastructure Levy (CIL). The CIL charging rate is higher figure than the one shown in the Committee report as the application site is classified as being outside the Maidenhead Area. Therefore, the CIL charging should be read as follows:

<b>Reason for liability</b>	New residential development
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<b>CIL Charging Rate</b>	£315.55 per sq m
<b>New floorspace</b>	8,731 sq m

Total amount payable = £2.755,067.05

2.3\_ The following plan and document shall be taken out (removed) from the approved plans list.

- Lld2337-arb-dwg-002-02-trr Tree retention and protection plan
- Arboricultural impact assessment and method statement House Types

And Condition 17 (tree protection) in the main recommendation is to be deleted.

### **3. ADDITIONAL CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

3.1 Prior to the commencement of development details of tree protection measures, including an updated Arboricultural Impact Assessment and updated Tree Protection plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Arboricultural details shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the local planning authority.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies Borough Local Plan NR3 and QP3.

