

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

**Maidenhead Panel**

<b>Application No.:</b>	23/01232/FULL
<b>Location:</b>	Land To The West of Mullberry Coningsby Lane Fifield Maidenhead
<b>Proposal:</b>	Installation of a cold store and butchery unit within the existing barn.
<b>Applicant:</b>	Mr Lidgate
<b>Agent:</b>	Mr Tom McArdle
<b>Parish/Ward:</b>	Bray Parish/Bray
<b>If you have a question about this report, please contact:</b> Carlos Chikwamba on 01628796745 or at carlos.chikwamba@rbwm.gov.uk	

**1. SUMMARY**

- 1.1 Since the publication of the report several letters have been received from neighbouring properties further objecting to the scheme and a letter was also received from a local community group objecting to the scheme. The objections are discussed and addressed below.

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

**2. Comments from Interested Parties**

- 2.1 Additional comments from neighbouring properties summarised below:

<b>Comment</b>	<b>Officer Response</b>	<b>Change to recommendation?</b>
-No clear business plan or operating structure for the proposed butchery and concerns about sustainability of the farm to support the butchery's function.  -Commercial use of a green belt site will intensify site's use and increase traffic.  -Development will cause further flooding issues.  -Access lane not suitable for more development and development would cause issues to users of the lane and public safety.  -Concerns about waste	Concerns already addressed in main report under sections 9 and 10.	No.

management. -Light pollution		
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**2.2** Additional comments from the Oakley Green, Fifield and District Community Association Ltd (Local community group), summarised below;

<b>Comment</b>	<b>Officer Response</b>	<b>Change to recommendation?</b>
-Comments received questioning the Highways officer's response to scheme, in terms of the resultant harm the development would have on access lane which is already in a poor state.	It is not considered the proposal would result in a material increase in traffic above existing lawful use and the type of vehicles associated with the proposal would also be similar in size to the ones related to existing a use of the site.	No.

