

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

Maidenhead Panel

Application No.:	23/01717/FULL
Location:	Fifield Polo Club Fifield House Farm Oakley Green Road Oakley Green Windsor SL4 4QF
Proposal:	Full application for the demolition of the existing stables, commercial buildings, 6no. residential flats and hardstanding and the erection of 25 two storey dwellings together with associated parking and the use of the existing vehicular access off Oakley Green Road.
Applicant:	Mr Griffiths
Agent:	Not Applicable
Parish/Ward:	Bray Parish/Bray
If you have a question about this report, please contact: Nick Westlake on or at nick.westlake@rbwm.gov.uk	

1. SUMMARY

There are some typographical errors in the main report, and this update report corrects those. However, these changes do not alter the recommendation of the main report.

It is recommended the Panel refuses planning permission with the reasons for refusal listed in Section 12 of the main report.

2. ADDITIONAL INFORMATION

2.1 Update 1

The table in Paragraph 9.25 of the main report is only partially included in the main report. The table should be read as follows:

Existing		
Location	Eaves	Ridge
Building 1	2.56m	2.56m
Building 2	3.2m	4.45m
Building 3	3.3m	4.4m
Building 3 Extension	3m	Flat Roof
Building 4	2.6m	2.8m
Building 5	5.4m	6.5m
Building 5 Extension	3.2m	5.0m
Building 6	2.6m	2.8m
Building 7	3.2m	5.8m
Building 8	2.4m	2.6m
Building 9	2.6m	3.2m
Building 10	2.9m	3.6m
Building 11	2.6m	3.1m
Building 12	2.4m	4.2m
Building 13	2.4m	4.2m
Building 14	3.4m	3.7m
Building 15	3.4m	3.7m
Building 16	2.1m	3m
Building 17	2.6m	2.9m

Proposed		
Location	Eaves	Ridge
Plots 1-4	4.9m max / 4.5 min	7.3m max / 7.0 min
Plots 5-7	4.9m max / 4.5m min	7.3m max / 7.0 min
Plot 8	5.3m	8m
Plot 9	5.3m	8m
Plot 10	5.3m	7.8m
Plot 11	5.3m	7.8m
Plots 12-13	5.3m	7.6m
Plots 14-15	5.3m	7.6m
Plots 16-17	5.3m	7.6m
Plot 18	5.3m	8m
Plot 19	5.3m max	8m
Plot 20	5.3m max	8m
Plots 21-25	5.3m	8m

2.2 Update 2

Paragraph 9.34 of the main report says:

*9.34 The trend continues as one assess to the remaining buildings on site. The applicant confirms the building heights are capped at 8m. However, there is only one existing building on site (although it is by far the largest) that is 6.5m to the ridge, most of the others are well below this as evidenced in **(para 8.25)** above.*

This should refer to '**para 9.25**'.

2.3 Update 3

The summary of the main report at point 1.2 should say:

*'The proposed development is considered to represent inappropriate development in the Green Belt, which would have a significant **substantial** impact on the openness of the Green Belt, for which there are no very special circumstances which outweigh the harm to the Green Belt (which is afforded substantial weight) and the other harm identified in this report.'*

The change is in **bold**.

