

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE

Maidenhead Panel

Application No.:	15/03118/FULL
Location:	Elva Lodge Hotel Castle Hill Maidenhead SL6 4AD
Proposal:	Erection of new building comprising 12 x two bedroom and 2 x one bedroom flats with associated car parking refuse and cycle storage and landscaping works, following demolition of existing hotel
Applicant:	Kingsway Homes (Berkshire) Limited
Agent:	Mr David Howells - DMH Planning
Parish/Ward:	Boyn Hill Ward

If you have a question about this report, please contact: **Antonia Liu on 01628 796697 or at antonia.liu@rbwm.gov.uk**

1. SUMMARY

- 1.1 No additional comments have been received from local residents following re-consultation.
- 1.2 The Lead Local Flood Authority comments are still pending following request for further information. The recommendation in the main report is changed accordingly.
- 1.3 The Tree Officer has suggested conditions which are listed in section 3 of this report.

The recommendation in the main report is changed. It is now recommended that the Panel authorises the Borough Planning Manager:

To grant planning permission subject to details and approval of an acceptable sustainable drainage system and any necessary conditions to secure implementation and maintenance; and with the conditions listed in Section 10 of the main report, and Section 3 of the update report.

To refuse planning permission if a substantive objection to the proposal is made by the Lead Local Flood Authority as it has not been demonstrated that the development complies with the non-statutory technical standards for sustainable drainage (March 2015).

2. ADDITIONAL INFORMATION

- 2.1 No additional representations from local residents have been received following neighbour re-consultation on the amendments to the siting, form, design and detailing of the proposed building.
- 2.2 An amended drainage statement was submitted by the applicant for further consideration. The Lead Local Flood Authority has requested that infiltration tests are undertaken at the site to demonstrate that the proposal for surface water drainage is technically feasible and could reasonably be achieved.
- 2.3 The Tree Officer maintains their objection (section 8 of the main report) but if minded to approve suggest conditions listed in section 3 in addition to condition 7 listed in section 10 of the main report.

3. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

20. Arboricultural method statement

Prior to the commencement of development or other operations on site, an arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority and shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies – Local Plan DG1, N6.

