

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD  
PANEL UPDATE

Maidenhead Panel

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| Application No.:  | <b>16/00325/OUT</b>   |
| Location:   | <b>Oakland And Donne Mede<br/>Harvest Hill Road<br/>Maidenhead</b>  |
| Proposal:   | <b>Outline application (access, layout and scale) with some matters reserved for the construction of three detached and two semi-detached dwellings following the demolition of two existing dwellings (Oakland and Donne Mede)</b> |
| Applicant:  | <b>Amberleigh Homes</b>   |
| Agent:  | <b>Mr Paul Dickinson</b>  |
| Parish/Ward:  | <b>Bray Parish</b>  |
| If you have a question about this report, please contact: <b>Antonia Liu on 01628 796697 or at <a href="mailto:antonia.liu@rbwm.gov.uk">antonia.liu@rbwm.gov.uk</a></b> |   |

**1. SUMMARY**

- 1.1** Since writing the main report, comments have been received by the Council's Ecologist and the recommendation has been amended to reflect these comments.
- 1.2** Further amendment to remove reference to satisfactory completion of an undertaking to secure the infrastructure improvements as no planning obligations are sought.

Following receipt of comments from the Council's Ecologist the recommendation in the main report is changed to:

To grant planning permission subject to an up-to-date ecological appraisal with details and approval of suitable mitigation strategy where appropriate; and with the conditions listed in Section 10 of the main report and Section 3 of the update.

To refuse planning permission if a substantive objection to the proposal is made by the Ecologist as it has not been demonstrated that the development would not harm protected species.

**2. ADDITIONAL INFORMATION**

- 2.1** Section 7 of the main report states that no planning obligations are sought in this case, while the recommendation to grant planning permission required a satisfactory completion of an undertaking to secure the infrastructure or to refuse if a undertaking has not been completed by 30 June. For clarity the recommendation has been amended to remove this reference.

**Comments from Consultees**

**2.2**

| <b>Comment</b>   | <b>Officer response</b> | <b>Change to recommendation</b> |
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| <b>Ecology Officer</b><br>The submitted Phase 1 habitat survey was | Noted, change in        | Yes                             |

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| <p>undertaken in 2013 by the applicant's ecologist and a re-inspection survey for bats of the buildings and trees has not been provided. It is recommended that an up-to-date ecological appraisal is undertaken prior to the determination of this application to ensure compliance under Regulation 53 (9) (b) of the Conservation of Habitats and Species Regulations 2010 with regards to protected species and in line with National policy and standing advice.</p> <p>The vegetation (hedges, shrubs and trees) and out buildings on site were recorded as having the potential to support breeding birds. Building demolition and tree, shrub and hedgerow removal should be undertaken outside the breeding bird season (which spans from March to August inclusive) or else undertaking vegetation clearance immediately subsequent to checks by a qualified ecologist. It is recommended that this secured by a suitably worded condition.</p> <p>The ecology report submitted as part of this application makes recommendations for biodiversity enhancements including installation of bird and bat boxes within the new development. It is recommended that this secured by a suitably worded condition</p> | <p>recommendation</p> <p>Noted, condition 1 in Section 3 of the update</p> <p>Noted, condition 2 in Section 3 of the update</p> |  |
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### 3. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

21. No building demolition, or tree, shrub and hedgerow removal should be undertaken inside the breeding bird season (March to August inclusive) or such works to be undertaken immediately following inspection by a qualified ecologist. Reason: To provide for the protection of wildlife at the site. National policy: NPPF 118.
22. No development shall commence until full details of biodiversity enhancements have been submitted to and approved in writing by the council. Biodiversity enhancements shall include but not be limited to details of nest boxes and bat boxes, schedule of native species planting and provision of log piles. The biodiversity enhancements shall be implemented as approved and retained thereafter. Reason: To accord with paragraph 109 of the NPPF.

