

MAIDENHEAD DEVELOPMENT CONTROL PANEL

11.05.16

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PRESENT: Councillors Richard Kellaway (Chairman), Derek Wilson (Vice-Chairman), Clive Bullock, Gerry Clark, David Coppinger, Maureen Hunt, Philip Love, Marion Mills, Derek Sharp, Claire Stretton and Leo Walters.

Officers: Tony Carr (Traffic & Road Safety Manager), Victoria Gibson (Development Management Team Manager), Jenifer Jackson (Borough Planning Manager), Antonia Liu, Shilpa Manek and Matthew Tucker (Solicitor - Shared Legal Solutions)

Also Present: Councillor Simon Werner

63/15 APOLOGIES FOR ABSENCE

Apologies for absence received from Councillor Simon Dudley. Councillor Marion Mills substituted.

64/15 DECLARATIONS OF INTEREST

The Chairman declared that all Members had a declaration of Interest for item 1 as they all knew the owner of the Elva Lodge Hotel as he a fellow councillor.

Councillor Wilson declared an interest for item 2 as he is a Bray Parish Council Member and this item was on the Bray Parish Council Agenda but had been deferred to Monday 16 May 2016. Councillor Wilson was attending the meeting with an open mind.

Councillor Walters declared an interest as he is a member of the Bray Parish Council and has taken no part in the discussions for item 2.

65/15 MINUTES

RESOLVED: That the Part I minutes of the meeting of the Maidenhead Development Control Panel held on 13 April 2016 be approved.

66/15 PLANNING APPLICATIONS (DECISION)

The Panel considered the Head of Planning and Development's report on planning applications and received updates in relation to a number of applications, following the publication of the agenda.

NB: *Updates were received in relation to planning applications marked with an asterisk. These can be found with the Agenda.

15/03118/FULL* Elva Lodge Hotel Castle Hill Maidenhead SL6 4AD	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. The PANEL VOTED UNANIMOUSLY that the
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	<p>application be DEFERRED and DELEGATED as per the officers panel update report. The Application was approved subject to the conditions in the Borough Planning Manager's report.</p> <p>Officers to liaise with the Lead Local Flood Authority to resolve drainage issues.</p> <p>(Speakers: The Panel was addressed by David Howells, Applicants Agent)</p>
<p>16/00325/OUT* Oakland And Donne Mede Harvest Hill Road Maidenhead</p>	<p>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).</p> <p>The PANEL VOTED UNANIMOUSLY that the application be DEFERRED FOR A PANEL SITE VISIT. The Application was approved subject to the conditions in the Borough Planning Manager's report.</p> <p>(Speakers: The Panel was addressed by Jennifer Leverett and Mr Kendall, objectors and Paul Dickinson, applicant).</p>
<p>16/00568/FULL Vansett Nursing Home 27-29 Norfolk Road Maidenhead SL6 7AU</p>	<p>Amendments to fenestration, alterations and conversion of care home (C2) to flats (C3) comprising of 7 x 1 bedroom and 1 x studio flat with parking, cycle and refuse storage.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be APPROVED. The Application was approved subject to the conditions in the Borough Planning Manager's report.</p> <p>Officers to amend condition 4 to allow for a revised parking layout to allow additional space to manoeuvre out of the space closest to the cycle store. (will need to move cycle store slightly further to the south).</p>
<p>16/00785/FULL 47 Allenby Road Maidenhead SL6 5BE</p>	<p>Change of use of existing detached ancillary playroom to a self-contained separate one bedroom dwelling with retention of detached garage, existing garden and off street parking.</p> <p>THE PANEL VOTED to REFUSE THE APPLICATION against the Borough Planning Manager's recommendations for the reasons as listed below:</p> <ul style="list-style-type: none"> • that the proposal would fail to make adequate provision of amenity space for the two dwellings and would be significantly harmful to the character and appearance of the area

	<p>as it does not conform to that character. The proposal would be contrary to Policies DG1 and H11 of the Royal Borough of Windsor and Maidenhead Local Plan 1999 (Incorporating Alterations Adopted 2003) and paragraph 17 of the NPPF.</p> <p>Six Councillors voted in favour of the motion to refuse the application (Councillors Bullock, Coppinger, Mills, Sharp, Stretton and Walters) and five councillors voted against the motion to refuse the application (Councillors Clark, Hunt, Kellaway, Love and Wilson).</p> <p>(Speakers: The Panel was addressed by Julie White and Councillor Simon Werner, objectors).</p>
<p>16/00853/VAR International Graphics Sourcing Unit 3 The Quadrant Howarth Road Maidenhead SL6 1AP</p>	<p>Change of use to tyre supplier and fitting service (B2) as approved under planning permission 05/00090 without complying with condition 2 (hours of operation) to remove all time constraints on the proposed use.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be APPROVED. The Application was approved subject to the conditions in the Borough Planning Manager's report.</p>

67/15 ESSENTIAL MONITORING REPORTS (MONITORING)

The Panel noted the appeal decisions.

The meeting, which began at 7.00 pm, ended at 8.10 pm

Chairman.....

Date.....