

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE

Maidenhead Panel

Application No.:	16/00973/FULL
Location:	Church of Christ Science Marlow Road And The Cloisters Sun Lane Maidenhead
Proposal:	Erection of B1(a) office building with associated landscaping, car parking and cycle parking following demolition of existing buildings
Applicant:	Mr Richardson
Agent:	Mr Asher Ross
Parish/Ward:	Belmont Ward
If you have a question about this report, please contact: Daniel Gigg on 01628 796044 or at daniel.gigg@rbwm.gov.uk	

1. SUMMARY

- 1.1** The applicant has provided full details of both the hard and soft landscaping plans, along with external lighting. It has now been demonstrated that a high quality public realm will be secured at this gateway location, as required by the Maidenhead Town Centre Area Action Plan.
- 1.2** In terms of highway matters, an updated Framework Travel Plan has been submitted that has addressed the outstanding shortcomings of the original version. This will be used to inform future Travel Plans that will be secured when an occupier(s) move into the office development. The Highway Authority is also content with the right hand visibility at the junction of Sun Lane/Marlow Road of 2.4m by 32.5m.
- 1.3** The S106 legal agreement is at an advanced stage, however, an extension to the timeframe for it to be signed by the relevant parties has been extended and this is reflected in the recommendation below.

It is recommended the Panel authorises the Borough Planning Manager:	
1.	To grant planning permission on the satisfactory completion of an undertaking to secure the off-site public realm improvements referred to at paragraph 6.15 of the main report, the Travel Plan and with the conditions listed in Section 9 of the main report and the additional conditions referred to in Section 3 of this update report.
2.	To refuse planning permission if an undertaking to secure the obligations referred to above has not been satisfactorily completed by 20th July 2016 for the reason that the proposed development would not be accompanied by associated infrastructure improvement.

2. ADDITIONAL INFORMATION

- 2.1** As set out in the main report, achieving a high quality of the public realm in this highly visible, gateway location is a key requirement of Policy MTC5 of the Maidenhead Town Centre Area Action Plan. In the previous office scheme which was dismissed at appeal, the Inspector considered that there was a conflict with the aforementioned policy because of the lack of space to secure soft landscaping in the appeal scheme which was considered to be necessary in the context of the gateway location.

- 2.2 Since writing the main report, the applicant has provided full details of their public realm improvements. With external lighting, each of the five trees will be lit up by LED lights that will be a warm white colour to give interest to the canopy at night-time.
- 2.3 In terms of the hard landscaping, the applicant has agreed to use stone paving both within the application site and off-site that will match that used in the public realm across the town centre (as has been laid in the pedestrianised part of the High Street).
- 2.4 With the soft landscaping, the applicant has specified the types of plants and trees, and the number of each type. There will be five fastigate oak trees, a yew hedge around the majority of the perimeter of the site facing Sun Lane and Marlow Road, climbers that will grow up part of the building to primarily cover the car park grilles and there will be a mix of other shrub plants to add colour and interest.
- 2.5 It is considered that the hard and soft landscaping proposals, along with the external lighting, will secure a high quality public realm in this important gateway location.

3. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

Condition 8 – External Lighting

The external lighting as shown on drawing number L_400 shall be carried out following substantial completion of the development. The external lighting approved shall be under control of light sensor/timer that will enable the light to come on when ambient external light drops at dusk and then turn off as ambient light levels rise at dawn on a daily basis. The development shall be carried out and maintained as such for the lifetime of the development.

Reason: To ensure the building contributes to the visual amenities of the area and because the reasonable protection of the amenities of neighbours is a matter of acknowledged planning importance and part of the principles of good planning practice as set out in national planning policy statement 1. Relevant Policies - Local Plan DG1 and NAP3, and MTCAAP MTC4

Condition 20 – Hard and soft landscaping

The hard and soft landscaping as shown on drawing no.s L_200 Rev E, L_500 Rev C, L_600 Rev A and L_601 Rev A shall be carried out in the first planting season following substantial completion of the development. If from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity and such replacement planting will take place for the lifetime of the office development.

Reason: To ensure a form of development that contributes positively to the character and appearance of the area. Relevant Policies - Local Plan DG1, AAP MTC4, MTC5.

New Condition – Soft landscaping implementation

No development shall commence until full details relating to planting implementation covering matters such as the irrigation system, watering regime, planting stock, quality of soil have been submitted to and approved in writing by the Local Planning Authority. The planting shall be implemented in accordance with the approved details.

Reason: To ensure that the planting will become established to ensure that it contributes positively to the character and appearance of the area.

