

MAIDENHEAD DEVELOPMENT CONTROL PANEL

28.09.16

PRESENT: Councillors David Burbage (Chairman), Derek Wilson (Vice-Chairman), Gerry Clark, Geoff Hill, Maureen Hunt, Richard Kellaway, Philip Love, Marion Mills, MJ Saunders, Derek Sharp and Adam Smith.

Officers: Tony Carr (Traffic & Road Safety Manager), Victoria Gibson (Development Management Team Manager), Jenifer Jackson (Borough Planning Manager), Shilpa Manek and Mary Severin (Head of Legal - Wokingham).

Also Present: Councillor Judith Diment

89/15 APOLOGIES FOR ABSENCE

Apologies for absence received from Councillors Coppinger, Stretton and Walters, Councillors Hill, Mills and Saunders were substituting.

90/15 DECLARATIONS OF INTEREST

Councillor Hunt declared a pecuniary interest for item 2 and would leave the room for that item.

Councillor Kellaway declared a personal interest for items 2 and 7 as he is a Member of the Maidenhead Town Partnership and PRoM. For item 2, Councillor Kellaway would not get involved in the discussions or vote.

Councillor Love declared a personal interest for items 2 and 7 as he is a Member of the Maidenhead Town Partnership and PRoM.

Councillor Saunders declared a personal interest for items 1 and 7 as he is Chairman of the Cookham Parish Council Planning Committee. For item 1, Councillor Saunders had expressed a strongly held view that the application should be refused, and as he no longer had an open mind about the matter, he would leave the room when the vote was carried.

Councillor Wilson declared a personal interest for items 2 and 7 as he is a Member of the Maidenhead Town Partnership and PRoM.

91/15 MINUTES

RESOLVED: That the Part I minutes of the meeting of the Maidenhead Development Control Panel held on 31 August 2016 be approved.

92/15 PLANNING APPLICATIONS (DECISION)

RESOLVED UNANIMOUSLY: That the order of business as detailed in the agenda be varied.

The Panel considered the Borough Planning Manager'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.

Item 1 *15/03388/OUT	Outline application with all matters reserved: Erection of 3 x detached dwellings.
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<p>Woodlands Farm Spring Lane Cookham Dean Maidenhead SL6 9PN</p>	<p>The PANEL VOTED that the application be DEFERRED AND DELEGATED as per the conditions in the Panel Update, removal of some conditions,</p> <p>The Officers recommendation was put forward by Councillor Kellaway and seconded by Councillor Wilson.</p> <p>(Eight Councillors voted for officers recommendation, Councillors Burbage, Hill, Hunt, Kellaway, Love, Mills, Smith and Wilson. Councillors Clark and Sharp abstained from voting. Councillor Saunders did not vote and had left the Chamber.)</p> <p>(Speakers: The Panel was addressed by Mr Chris Lewis, Objector, Mr Dick Scarf, Cookham Society and Councillor Christine Jannetta, Cookham Parish Council and Mr Matt Taylor and Mr Richard Simmons, Agent and Applicant.)</p>
<p>Item 2 15/03596/FULL</p> <p>71 - 73 High Street Maidenhead</p>	<p>Alterations and extensions to the existing building in association with its use as a single retail unit (for flexible A1, A2, A3, or A4 use) at ground and basement and 12 residential units (Class C3) at first, second, third and fourth floor levels (9x one bedroom, 3x two bedrooms) with partial demolition to the rear of the building and associated works (amendments to p.p 14/01714/FULL).</p> <p>The PANEL VOTED UNANIMOUSLY (Councillor Kellaway did not vote) that the application be DEFERRED AND DELEGATED as per the officer's recommendation.</p> <p>The Officers recommendation was put forward by Councillor Wilson and seconded by Councillor Love.</p>
<p>Item 3 16/01157/FULL</p> <p>Castle House 159 Grenfell Road Maidenhead SL6 1HA</p>	<p>Conversion of existing house and loft into 5 x 1 bed flats.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be PERMITTED as per the officer's recommendation and two additional conditions regarding the rear first floor window be obscure glazed and the Velux windows be 1.7m above floor level.</p> <p>The Officers recommendation was put forward by Councillor Wilson and seconded by Councillor Burbage.</p> <p>(Speakers: The Panel was addressed by Mrs McCorry, Objector.)</p>
<p>*Item 4 16/01630/FULL</p> <p><i>Middlehurst Ltd 99 103</i></p>	<p>Erection of 45 x 1 and 2 bed apartments with basement and ground level car parking, following demolition of all existing buildings.</p>

<p>Boyn Valley Road Maidenhead SL6 4EA</p>	<p>Councillor Love put a motion to refuse the application as it failed to comply with Policies DG1 and H11 which was seconded by Cllr Sharp.</p> <p>Two Councillors (Councillors Love and Sharp) voted for the motion, Nine Councillors (Councillors Burbage, Clark, Hill, Hunt, Kellaway, Mills, Saunders, Smith and Wilson) voted against the motion. The motion fell.</p> <p>The Officers recommendation to permit the application was put forward by Councillor Wilson and seconded by Councillor Saunders.</p> <p>(Nine Councillors voted for the motion to be permitted, (Councillors Burbage, Clark, Hill, Hunt, Kellaway, Mills, Saunders, Smith and Wilson. Councillors Love and Sharp voted against Officers recommendation.)</p> <p>The PANEL VOTED that the application be DEFERRED AND DELEGATED as per the officer's recommendation and the panel update report.</p> <p>(Speakers: The Panel was addressed by Mr Paul Butt, Applicants Agent).</p>
<p>Item 5 16/01739/FULL</p> <p>20A Castle Hill Maidenhead SL6 4JJ</p>	<p>Alterations to provide 2 x 1 bed flats and 2 x studio flats on ground and first floor with amendments to fenestration.</p> <p>The PANEL VOTED UNANIMOUSLY that the application be PERMITTED as per the officer's recommendation.</p> <p>The Officers recommendation was put forward by Councillor Love and seconded by Councillor Mills.</p>
<p>Item 6 16/02326/FULL</p> <p>The Farm Bigfrith Church Road Cookham Dean Maidenhead SL6 9PR</p>	<p>Part single part two storey front extension.</p> <p>The PANEL VOTED that the application be PERMITTED against the officers recommendation and be DELEGATED to the Borough Planning Manager to agree conditions.</p> <p>Councillor Saunders put forward a motion that the application be approved contrary to Officer recommendation and this was seconded by Councillor Love. It was agreed that a condition be added to restrict/remove permitted development rights. The wording of the condition be delegated to the Borough Planning Manager.</p> <p>Members did not consider that the proposal represented a disproportionate addition given what could be constructed under Permitted Development.</p> <p>(Ten Councillors voted for approval of the</p>

	<p>application, against the officers recommendation, Councillors Burbage, Clark, Hill, Hunt, Kellaway, Love, Mills, Saunders, Sharp and Smith. Councillor Wilson voted for officers recommendation to refuse the application.)</p> <p>(Speakers: The Panel was addressed by Councillor Susan Ground, Cookham Parish Council and Mr Jeppe Zink, Applicant).</p>
<p>Item 7 *16/02659/FULL</p> <p>Unit 5 The Quadrant Howarth Road Maidenhead SL6 1AP</p>	<p>Temporary change of use from Class B1 and B8 (office) to a mixed use of C2, D1 and B8 (emergency shelter, furniture repair workshop and food bank storage).</p> <p>The PANEL VOTED UNANIMOUSLY that the application be PERMITTED with the additional condition as per the Panel update.</p> <p>The Officers recommendation was put forward by Councillor Wilson and seconded by Councillor Hill.</p>

93/15 ESSENTIAL MONITORING REPORTS (MONITORING)
The Panel noted the appeal decisions.

The meeting, which began at 7.00 pm, ended at 8.50 pm

Chairman.....

Date.....