

***MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON 08<sup>TH</sup> FEBRUARY 2017***

**Present:** Councillors Mrs Howes (Chairman), Harvey, Horner, Howes, Jones and Marshall

**Officer:** Stephen Hedges

**PLN078/16 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Ms Doman, Mrs Jones, O'Brien and Varrall

**PLN079/16 DECLARATIONS OF INTEREST**

17/00194 – Councillors Mrs Howes and Howes declared a personal interest, neighbour

17/00274 – Councillors Mrs Howes and Howes declared personal interest, architect acquaintance

**PLN080/16 QUESTIONS FROM MEMBERS OF THE PUBLIC**

17/00194 – Land at Sunnyside Lock Lane

Concerns raised by neighbours were as follows:-

- Over development of site
- Access to site narrow
- Construction traffic challenges
- Impact upon neighbouring properties
- Larger footprint

The Chairman thanked those present for their attendance and the points raised.

**PLN081/16 MINUTES**

i) Planning Committee – 11<sup>th</sup> January 2017

***RESOLVED: THAT THE MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON 11<sup>TH</sup> JANUARY 2017 BE APPROVED AS PRESENTED.***

**PLN082/16 MATTERS ARISING FROM THE MINUTES**

There were no matters raised.

**PLN083/16 PLANNING APPLICATIONS**

i) 17/00194 – Mr Collinge, Land at Sunnyside Lock Lane – detached single storey dwelling with parking and amenity space following demolition of existing

***RESOLVED: TO INFORM THE PLANNING OFFICER THAT THE PARISH  
COUNCIL OBJECTED TO THIS APPLICATION***

- *The increased footprint of the proposal represents and over-development of the site and would have an over dominant impact within the site and upon the residential amenities of the neighbouring properties.*

- *Inadequate parking and turning arrangements (the autotrack shown on the plans demonstrates that manoeuvring in and out crosses over the adjacent parking space – this would not be possible if a vehicle is parked in the adjacent space)*

*Note: The development site is within an area of local architectural and historic relevance identified in the emerging Maidenhead & Cox Green Neighbourhood Plan and therefore out of keeping with the designation.*

*If approved the following conditions are requested:*

- *Permitted Development rights withdrawn (to minimise incongruous development)*
  - *The submission of a construction management plan (to address construction access and parking arrangements due to the limited access to and around the site).*
- ii) 16/04005 (FULL) and 16/04006 (LB) – Mr D Alberto, Lillibrooke Manor, Ockwells Road, SL6 3LP – Single storey side extension and internal alteration to Great Barn, erection of a single storey front extension to timber barn to create a replacement kitchen together with the formation of a mezzanine level to form staff welfare facilities and ancillary office accommodation and removal of a 1.5m of listed garden wall to facilitate pedestrian

**RESOLVED:** *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THESE APPLICATIONS*

*CONDITIONS REQUESTED:*

*16/04005 – A condition is requested to require the works traffic to use the entrance off Woodlands Park Road during construction (to ensure that heavy traffic on Ockwells Road is minimised).*

*16/04006 – subject to conservation officer recommendation*

- iii) 16/03393 – Hexham Holdings Ltd, Noumed life Science, Noumed House, Shoppendhangers Road, SL6 2RB – refurbishment of existing office, industrial and warehouse building, additional new service link corridor, fenestration changes, metal cladding to building new projecting canopy to entrance, redesign of parking and enlarged plant over roof (under 16/01955)

**RESOLVED:** *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

- iv) 17/00014 – Mr & Mrs Potter, Green Verges, 6 Highfield Lane SL6 3AG – single storey rear extension

**RESOLVED:** *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

- v) 17/00033 – Mr G King, 32 Rylstone Close, SL6 3HT – two storey side extension

**RESOLVED:** *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

- vi) 17/00274 – Mr G Austin – Orchard Lea, Cox Green Lane SL6 3EU – Replacement of existing two storey rear annexe with single storey side/rear extension and two store rear extension, first floor front/side extension, alteration to front elevation to include a two storey front extension with porch canopy, alterations to fenestration and enclosure of car port

**RESOLVED:** *TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THIS APPLICATION*

*The following conditions are requested*

- *Retention of on site parking provision*
- *Submission of a construction management plan (to address construction access, parking and working times to minimise disruption to neighbouring properties)*

PLN084/16 **PLANNING GUIDANCE**

**Section 17, Crime & Disorder Act**

Proposal to RBWM and Theresa May.

Also, local ward Councillors have requested for it to be raised at Full Council Meeting.

PLN085/16 **ITEMS DELEGATED BY FULL COUNCIL/COMMITTEE REFERRALS**

i) **Neighbourhood Plan**

It was suggested that in order to raise awareness of the Neighbourhood Planning process currently being undertaken, the Annual Parish Meeting should be ‘themed’ to take this into consideration.

ii) **Planning Delegation**

No additional information was reported.

PLN086/16 **ITEMS RAISED BY MEMBERS**

There were no matters raised.

PLN087/16 **LOCAL DEVELOPMENT FRAMEWORK**

i) **Section 106 Agreements**

There was no report.

ii) **Borough Local Plan Consultation**

It was reported that the Council’s submission on the Borough Local Plan consultation had been made to the Borough. It was also noted that following the items raised during the collation process, it had been suggested that further consideration be given to a specific element namely the infrastructure delivery. It was noted that the BLP had not yet included a delivery plan however during the consultation Members expressed a strong opinion that existing infrastructure deficits should be

considered alongside those of proposed development. It was also suggested that infrastructure requirements for proposals should be completed ahead of the development that requires it.

It was recognised that planning legislation would require fundamental changes to ensure that the existing community's requirements were given much more weight within the planning process in terms of infrastructure delivery. It was therefore agreed to encourage the Local Planning Authority and local MP to seek the necessary changes. The following resolution was put and agreed upon:

*COX GREEN PARISH COUNCIL RECOGNISES THAT THE PRIORITY OF CURRENT PLANNING LEGISLATION IS FOR A PRESUMPTION IN FAVOUR OF DEVELOPMENT WITH LESS SIGNIFICANCE BEING PLACED ON THE INFRASTRUCTURE IMPLICATIONS WHICH ARE INVARIABLY EXAMINED IN ISOLATION. THIS DISCONNECTED APPROACH IS DETRIMENTAL TO PROTECTING THE WELLBEING OF THOSE RESIDENTS AFFECTED BY THIS OVERARCHING ASSUMPTION. THIS COUNCIL THEREFORE CALLS UPON THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD, THE LOCAL PLANNING AUTHORITY AND THE RIGHT HONOURABLE MRS MAY, THE MP FOR MAIDENHEAD, TO ACTIVELY PURSUE THE NECESSARY CHANGES IN LEGISLATION TO ENSURE THAT EXISTING INFRASTRUCTURE DEFICITS ARE ADDRESSED BEFORE ANY CONSIDERATION CAN BE GIVEN TO NEW DEVELOPMENT*

It was further agreed to enlist the cooperation of the Borough Ward Members by asking them to raise this issue directly with the Borough's Full Council meeting of all Members.

A press release would be issued for the above.

**PLN088/16 PLANNING DECISIONS**

A report of recent planning decisions was presented to the meeting.

**PLN089/16 PLANNING ENFORCEMENT**

There were no items reported.

**The meeting concluded at 8.35 p.m.**

*Signed as a true record of the meeting .....*  
*Cllr Mrs Howes (Chairman)*