

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 4th April 2022 at 7.30pm

Present:

Cllr S Cross, Cllr K Elvin, Cllr J Glover, Cllr C Graham, Cllr L Kneen (Chairman), Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr D Wilson, and Ms. E Cope (Deputy Clerk).

PC088/2021 Health and Safety Introduction

Cllr Kneen proceeded with the Health and Safety advice in respect of our attendance in Braywood Memorial Hall.

PC089/2021 Apologies for absence, Declarations of Interest and Dispensation

Apologies for absence were received from Cllr Millin and Cllr Marsh. Cllr Glover declared a dispensation to agenda item PC097/2021

There is a standing dispensation in regard PC097/2021.

PC090/2021 To approve the minutes from the meeting on 7th March 2022

The minutes of the Planning Meeting held on Monday 7th March 2022 were approved as a true record.

PC091/2021 Chairs request and proposals for Councillors Forum later in the meeting

The Chairman requested Cllrs consider topics for discussion.

PC092/2021 Consideration of Applications as listed:

Bray and The Fisheries

Appn. No.: 22/00689 – Careless Corner Brayfield Road

Type: Full

Proposal: Garage conversion with raising of the ridge and 1no. rear dormer, two storey side/rear extension, alterations to fenestration and sub division of the property into two semi-detached dwellings.

Location: Careless Corner Brayfield Road Bray Maidenhead

BPC Recommended for refusal. Cllrs noted the property is within Flood Zone 3, concerned the proposed conversion would also not be in keeping with the area and would affect the openness of the Green Belt, GB2.

Proposed Cllr Elvin

Seconded Cllr Graham

Vote Unanimous

Appn. No.: 22/00704 – Johns Barber Shop 81A Windsor Road

Type: Full

Proposal: Single storey side extension

Location: Johns Barber Shop 81A Windsor Road Maidenhead

BPC Recommended for approval

Proposed Cllr Elvin

Seconded Cllr Pellew

Vote In Favour 5

Abstained 2

Appn. No.: 22/00681 – Cleeve Brayfield Road Bray

Type: Full

Proposal: Single storey side/rear extension, first floor side extension, hip to gable, 1no. front dormer, new chimney and alterations to fenestration.

Location: Cleeve Brayfield Road Bray Maidenhead

BPC Recommended for refusal, Cllrs noted the property is within Flood Zone 3. The addition of a second storey is considered inappropriate for a house of importance within the conservation area, article 4.

Proposed	Cllr Elvin
Seconded	Cllr Graham
Vote	Unanimous

Appn. No.: 22/00713 – 94 Tithe Barn Drive Maidenhead

Type: Full

Proposal: Garage conversion

Location: 94 Tithe Barn Drive Maidenhead

BPC Recommended for approval

Proposed	Cllr Elvin
Seconded	Cllr Cross
Vote	Unanimous

Appn. No.: 22/00600 – Lowries Old Mill Lane Bray

Type: Full

Proposal: x2 front dormers to facilitate a loft conversion and alterations to fenestration.

Location: Lowries Old Mill Lane Bray Maidenhead SL6 2BG

BPC Recommended for approval, noting within Flood Zone 1 and Green Belt.

Proposed	Cllr Elvin
Seconded	Cllr Glover
Vote	Unanimous

Dedworth, Oakley Green and Fifield

Appn. No.: 22/00538 - Land At The Willow House

Type: Full

Proposal: x1 new dwelling with associated parking, landscaping and vehicular access following infill of existing swimming pool.

Location: Land At The Willow House Maidenhead Road Windsor

BPC Recommended for Refusal. Noted that correspondence had been received from several Residents and Residents' Association Objections. BPC agreed it was considered inappropriate to remove part of the heritage wall, which is supported by Windsor and Eton Heritage Society and the Borough Principal Planning Officer as a Non Designated Heritage Asset as set out in HE1, for a new vehicular access. The current access road is narrow and is off a busy restricted parking road, which in turns leads onto the busy Maidenhead/Windsor Road of the A308. An additional dwelling is not required to meet future housing needs in this area as in the BLP there is approximately 500 homes and a school proposed as part of RBWMs five year housing supply.

Proposed	Cllr Pellew
Seconded	Cllr Glover
Vote	Unanimous

Appn. No.: 22/00565 – Land To The Rear of The Old Post Office Oakley Green Road

Type: Listed Building Consent

Proposal: Consent for new boundary treatment

Location: Land To The Rear of The Old Post Office Oakley Green Road Oakley Green Windsor

BPC Recommended for approval

Proposed Cllr Pellew

Seconded Cllr Glover

Vote Unanimous

Appn. No.: 22/00570 - Land To The West of Mullberry Coningsby Lane

Type: Variation Under Reg 73

Proposal: Variation (Under Section 73A) of Condition 13 (Approved Plans) to substitute those plans approved under 17/03579/FULL for the erection of two agricultural livestock buildings, new access with wire stock fencing and timber posts, gates and track and agricultural hardstanding, with amended plans.

Location: Land To The West of Mullberry Coningsby Lane Fifield Maidenhead

BPC Recommended for refusal as the requirement of new access, included in the Applications description, is not clearly demonstrated on the plans.

Proposed Cllr Pellew

Seconded Cllr Glover

Vote Unanimous

Holyport

Appn. No.: 22/00591 - Land At Whyte Hall Cottage

Type: Full

Proposal: New agricultural barn

Location: Land At Whyte Hall Cottage Forest Green Road Holyport Maidenhead

BPC Recommended for refusal. Noting Residents Association and Resident Objections. BPC is against the of removal of a heritage hedge for a new access for Vehicle Traffic, which will be across a ditch in an area that is known to Flood, leading onto a Bridleway that is regularly used by Horse Riders, Walkers etc – “Green Lane” as it is locally known is not a Lane but a Bridleway. Whyte Hall Cottage already has access to this field which is accessed directly from an established gate off Forest Green Road alongside Forest Green Cottages. Also reference the siting of the Barn, which is proposed to be opposite a Barn at Stroud Farm, Cllrs felt having it there would make the Bridlepath feel enclosed and would impact on the openness as this green belt land and surrounding area especially as the land is higher than the Bridlepath. Cllrs noted the excessive hard standing for the proposed Agricultural use

Proposed Cllr Kneen

Seconded Cllr Wilson

Vote Unanimous

Appn. No.: 22/00620 – Hill Farm House Ascot Road

Type: Full

Proposal: First Floor side/rear extension with rear balcony

Location: Hill Farm House Ascot Road Hawthorn Hill Maidenhead

BPC Recommended for refusal. Overdevelopment of the site as an addition of a first floor would affect the openness of the Green Belt and increase the development of the original house to over 100%

Proposed Cllr Kneen

Seconded Cllr Wilson

Vote In favour 5

Against 1

Appn. No.: 22/00458 – Land To East of Hollies Moneyrow Green

Type: Full

Proposal: Improved access and footpath

Location: Land To East of Hollies Moneyrow Green Holyport Maidenhead

BPC Recommended for refusal, noting that this is Retrospective.

Not acceptable is the loss of hedge row and natural protection and biodiversity. Cllrs perceived the addition of hard standing as an intensification of the Green Belt site. NR3, original approval of the change of land stated it was not to be used for commercial use.

Proposed Cllr Kneen

Seconded Cllr Glover

Vote Unanimous

Delegated Applications

The following applications were delegated to Ward Councillors for consideration as the closing date for comments preceded the meeting date, comments have already been sent to RBWM and will not be further discussed at the meeting. NB: The minutes of this meeting will contain the response details.

Appn. No.: 22/00265 - 63 Aysgarth Park

Type: Full

Proposal: Garage conversion, single storey front/side extension, single storey rear extension, alterations to fenestration and detached double garage.

Location: 63 Aysgarth Park Maidenhead SL6 2HQ

BPC Recommended recommended approval with the requested condition to remove any future Permitted Development to ensure there is no over Development of the site.

Trees

The following applications were delegated to the RBWM Tree Officer and will not be discussed at the meeting.

Appn. No.: 22/00575 - Oakleigh Cottage Church Lane Bray

Type: Works To Trees In Conservation Area

Proposal: (T1) Sycamore – Cut back overhanging branches over driveway area back to the adjoining boundary line.

Location: Oakleigh Cottage Church Lane Bray Maidenhead SL6 2AF

Appn. No.: 22/0599 - 8 Hearne Drive Holyport

Type: Works To Trees In conservation Area

Proposal: (T1) Scotts Pine - Fell

Location: 8 Hearne Drive Holyport Maidenhead SL6 2HZ

Appn. No.: 22/00601 - Lynden Manor Langworthy Lane Holyport

Type: Works To Trees In Conservation Area

Proposal: (T1) Leyland Cypress – fell/dismantle to just above ground level (T2, T3 and T4) Conifers – fell/dismantle to just above ground level (T5) Horse Chestnut – remove fallen portion and fell dead-standing stem to just above ground level and (T6) Pine – remove fallen tree.

Location: Lynden Manor Langworthy Lane Holyport Maidenhead SL6 2HH

PC093/2021. Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting.

PC094/2021. Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting.

PC095/2021. Licencing Applications

None

PC097/2021. Payments List

The payment list of £15,393.19 net £245.91 VAT £15,639.10 gross was approved

Proposed Cllr Graham

Seconded Cllr Wilson

Vote Unanimous

PC098/2021. Councillors Forum

Cllrs discussed the proposed development of Squire Garden Centre Site. Cllr Pellew will be representing BPC at the meeting of the Windsor and Ascot Management Committee, to be held on April 6th.

PC099/2021. Date of Next Planning Meeting

The next planning Committee meeting will be held at 7:30pm on Monday 9th May 2022.

There being no further business, the meeting closed at 9.08pm

Unapproved