



Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 9th May 2022 at 7.30pm

Present:

Cllrs: Cllr S Cross, Cllr K Elvin, Cllr J Glover, Cllr C Graham, Cllr N Marsh (Chairman), Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr D Wilson, Ms Cope (Clerk).

1 member of the Press and 6 members of the public were in attendance.

PC100/2021 Health and Safety Introduction

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

Council members were invited to introduce themselves to the public in attendance.

PC101/2021 Apologies for absence, Declarations of Interest and Dispensation

Apologies for absence were received from Cllr Kneen. Cllr Glover declared a dispensation to agenda item PC109/2021

There is a standing dispensation in regard PC109/2021 not PC108/2021 as noted in the agenda.

PC102/2021 To approve the minutes from the meeting on 4th April 2022

The minutes of the Planning Meeting held on Monday 4th April 2022 were approved as a true record.

PC103/2021 Chairs request and proposals for Councillors Forum later in the meeting

Cllrs Elvin, Graham, Wilson and Pellew noted their wish to speak at the Councillors forum later in the meeting.

PC104/2021 Consideration of Applications as listed:

[Bray and The Fisheries](#)

Appn. No.: 22/00775

Type: Full

Proposal: x1 new detached dwelling with carport and new access following demolition of existing outbuilding and removal of existing swimming pool.

Location: Land At Lowries Old Mill Lane Bray Maidenhead

BPC Recommended for refusal (QP5). Noting within Flood Zone 2. Cllrs considered the application to be an over development of the existing plot, which sits within the Green Belt

Proposed Cllr Cross

Seconded Cllr Elvin

Vote Unanimous

Appn. No.: 22/00872

Type: Full

Proposal: Part garage conversion and a single storey side/rear extension following the demolition of the existing 2 conservatories.

Location: 31 Bray Court Maidenhead SL6 2DR

BPC **Recommended for approval.** Subject to sufficient parking being created in keeping with the size of the property.

Proposed Cllr Cross

Seconded Cllr Graham

Vote Unanimous

Appn. No.: 22/00974

Type: Full

Proposal: New detached carport with accommodation in the roof space and external staircase.

Location: Two Ways Avenue Road Maidenhead SL6 1UG

BPC **Recommended for Refusal (QP3).** Overdevelopment of the site with concerns over the proposed height of the new carport.

Proposed Cllr Cross

Seconded Cllr Graham

Vote 6 For 1 Against

Appn. No.: 22/00985

Type: Full

Proposal: Rear basement extension, two storey front/side extension, part two storey part first floor front/side extension with entrance canopy, single storey rear extension with balcony above, first floor rear extension and alterations to fenestration, following demolition of the existing single storey rear element

Location: Berkeleys Vicarage Walk Bray Maidenhead SL6 2AE

BPC **Recommended for Approval.** Noting an important non-listed building with the Green Belt and Flood Zone 3. Property also sited within 100M of a listed building.

Proposed Cllr Cross

Seconded Cllr Graham

Vote Unanimous

Appn. No.: 22/00956

Type: Full

Proposal: New detached garage - retrospective

Location: 59 Windsor Road Maidenhead SL6 2DN

BPC **Recommended for Refusal (QP3).** BPC recommend the RBWM Tree Officer determine the effect of the current concrete slab. Cllrs expressed concerns over the proposed height.

Proposed Cllr Cross

Seconded Cllr Glover

Vote Unanimous

Dedworth, Oakley Green and Fifield

Appn. No.: 22/00845

Type: Class M Permitted Development

Proposal: Class Q; Change of use from Agriculture to dwellinghouses (Use Class C3) and for building operations reasonably necessary for the conversion.

Location: Barn Green Lane Farm And Green Lane Farm Green Lane Fifield Maidenhead

BPC **Recommended for Refusal.** Overdevelopment of the site and inappropriate intensification of use. Cllrs expressed concerns regarding the increased traffic using the Byway/Green Lane, which in turn lead to a bridleway and footpath to access the proposed property.

Proposed Cllr Glover

Seconded Cllr Phillips

Vote Unanimous

Appn. No.: 22/00412

Type: Full

Proposal: Part change of use of the site for parking and storage for up to x8 trade cars - retrospective.

Location: Queen Acre Cottage Windsor Road Water Oakley Windsor SL4 5UJ

BPC **Recommended for Refusal (QP5).** Expressed concerns regarding ongoing Enforcement notices, although not related directly to this application. Proposed change of use within 20M of the public highways, intensification of activity within Green Belt.

Proposed Cllr Glover

Seconded Cllr Graham

Vote Unanimous

Appn. No.: 22/00755

Type: Variation under Reg 73

Proposal: Variation (under Section 73A) of Condition 2 (External Materials) approved under 20/03227/FULL for a detached four bedroom dwelling with new access and associated parking.

Location: Benton House Fifield Road Fifield Maidenhead SL6 2NX

BPC **Recommended for Approval.** Noting the House name is incorrect on the application.

Proposed Cllr Glover

Seconded Cllr Elvin

Vote Unanimous

Appn. No.: 22/00949

Type: Full

Proposal: Single storey side/rear extension with accommodation in the roof space and enlarged rear dormer.

Location: Oak Dene Forest Green Road Holyport Maidenhead SL6 2NN

BPC **Recommended for Approval.**

Proposed Cllr Glover

Seconded Cllr Graham

Vote Unanimous

Appn. No.: 22/00934

Type: Outline

Proposal: Outline application for access only to be considered at this stage with all other matters to be reserved for the erection of up to 135 new dwellings, areas of public open space including play spaces and pocket allotments, together with associated landscaping, car parking, footpath/ cycle connections and vehicular access onto Maidenhead Road.

Location: Land Adjacent The Hatch And South of Maidenhead Road And North of Windsor Road Water Oakley Windsor

BPC Recommended for refusal. Noting correspondence had been received from several Residents and Residents' Association Objections. BPC request that consideration be show in decisions with regard to the setting of the Thames. Cllrs recommend the applicant return to the resident's forum, to discuss and agree positioning of the public open spaces, allotments, and other associated landscaping prior to re-submission. Concerns were expressed by BPC regarding the density of the proposed 135 new dwellings, which was felt not to be in keeping with the current housing stock, the proposed removal of sections of a non- Designated Heritage Asset known as The Willow walls. Considerations to the already high levels of air pollution (EP2). This application will add further strain in terms of Traffic to the already congested Windsor Road/Maidenhead Road.

The investigation to the A308 commissioned in December 2018 has still not reported and is 3 years late from its completion date of summer 2019. Before adding any further traffic to the A308 it is surely the duty of the Highways Authority to take a strategic view of this road and its problems.

A single developer who only controls the land they own, cannot possibly undertake this task.

Proposed Cllr Glover
Seconded Cllr Cross
Vote Unanimous

Appn. No.: 22/01063

Type: Full

Proposal: Replacement dwelling and detached garage

Location: Trees Down Place Water Oakley Windsor SL4 5UG

BPC Recommended for Approval. Subject to the recommendation for the request of a second bat survey, to be completed prior to approval. Cllrs noted the replacement dwelling being a reduction in footprint and height. BPC request considerations to the visual impact from the River Thames.

Proposed Cllr Glover
Seconded Cllr Cross
Vote Unanimous

Holyport

Appn. No.: 22/00819

Type: Full

Proposal: Replacement dwelling with associated parking, access, and landscaping.

Location: Ken Ascot Road Hawthorn Hill Maidenhead SL6 3JX

BPC Recommended for Approval. Although an increase on the current footprint, BPC recognise the replacement dwelling would be an improvement to the current property and within lawful permitted development. BPC noted a consideration of the possible future conversion of the loft space.

Proposed Cllr Wilson
Seconded Cllr Phillips
Vote Unanimous

Appn. No.: 22/00834

Type: Full

Proposal: Garage conversion to provide an annexe for ancillary accommodation to the main dwelling to include raising of the ridge height to provide an additional floor, new ramped access and alterations to fenestration.

Location: Stud Green Farm Sturt Green Holyport Maidenhead SL6 2JH

BPC **Recommended for Refusal (QP5).** Concerns regarding the adjacent listed property, including proposed height. Openness of Green Belt and impact of effectively splitting the site into two. Over intensification of use, within curtilage of a listed building.

Proposed Cllr Wilson

Seconded Cllr Glover

Vote Unanimous

Appn. No.: 22/00835/LBC

Type: Listed Building Consent

Proposal: Consent for a garage conversion to provide an annexe for ancillary accommodation to the main dwelling to include raising of the ridge height to provide an additional floor, internal alterations, new ramped access and alterations to fenestration.

Location: Stud Green Farm Sturt Green Holyport Maidenhead SL6 2JH

BPC **Recommended that the decision be delegated to the Conservation Officer.**

Proposed Cllr Wilson

Seconded Cllr Glover

Vote Unanimous

Appn. No.: 22/00822

Type: Full

Proposal: Replacement of part flat part pitched roof with a pitched roof to include x2 rooflights.

Location: Lakeside House Belmont Farm Sturt Green Holyport Maidenhead SL6 2JH

BPC **Recommended for Approval.**

Proposed Cllr Wilson

Seconded Cllr Cross

Vote Unanimous

Appn. No.: 22/00898

Type: Full

Proposal: Single storey front extension, two storey side extension, part two storey part first floor side/rear extension, alterations to the external finish and fenestration following the demolition of the existing porch, conservatory, single storey side/rear element and 3 outbuildings

Location: Hawks View Paley Street Maidenhead SL6 3JS

BPC **Recommended for Approval.** Noting the proposal to tidy the current plot with the removal of a disproportionate number of outbuildings and a reduction in footprint of the dwelling.

Proposed Cllr Wilson

Seconded Cllr Pierce

Vote Unanimous

Appn. No.: 22/00940

Type: Agricultural Determination

Proposal: Notification to determine whether prior approval is required for a proposed agricultural building for agricultural storage of machinery and baled crops.

Location: Long Lane Farm Ascot Road Holyport Maidenhead

BPC **Request a resolution to the current Enforcement action (22/50105/ENF) prior to making a decision.** Also noting work to clear the site is already in progress including the apparent construction of the proposed agricultural building.

Proposed Cllr Wilson

Seconded Cllr Elvin

Vote Unanimous

Appn. No.: 22/00978

Type: Full

Proposal: New roof over the existing front entrance canopy, two storey rear extension, replacement side access gate and alterations to fenestration.

Location: 11 Hearne Drive Holyport Maidenhead SL6 2HZ

BPC **Recommended for Approval.** Subject to ensuring appropriate off road parking.

Proposed Cllr Wilson

Seconded Cllr Pellew

Vote 5 For 3 Against

Appn. No.: 22/00981

Type: Full

Proposal: Two storey extension to existing garage to create habitable accommodation

Location: Rawdon Hall Ascot Road Holyport Maidenhead SL6 2JB

BPC **Recommended for Refusal.** Noting the creation of a separate dwelling, effectively subdivision of the current plot. Intensification of use on a new build within the Green Belt.

Proposed Cllr Graham

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.: 22/00523

Type: Full

Proposal: New dropped kerb and hard standing.

Location: 69 Windsor Road Maidenhead SL6 2DN

BPC **Recommended for Approval under permitted development**

Appn. No.: 22/00880

Type: Full

Proposal: Single storey front/side and single storey rear extension, garage conversion into habitable accommodation and alterations to fenestration.

Location: 6 Eskdale Gardens Maidenhead SL6 2HE

BPC **No comment**

Trees

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

Appn. No.: 22/00888

Type: Works to Trees Covered by TPO

Proposal: (T1) Deodar - tip reduce the longest laterals back from over the garden by up to 1m and make safe wind damaged and hanging branches.

Location: 9 The Bingham's Maidenhead SL6 2ES

Appn. No.: 22/00651

Type: Works To Trees In Conservation Area

Proposal: (T1) Holly - crown reduce spread by 1 - 1.5m and reduce height by 1.5 - 2m to leave a height of 5m

Location: Vicarage Cottage Ferry Road Bray Maidenhead SL6 2AT

Appn. No.: 22/01006

Type: Works to Trees In Conservation Area

Proposal: (T1) Leyland Cypress - prune the tree back to the boundary line and lift the crown to 8m from ground level.

Location: Land Rear of 8 And 9 Hearne Drive Holyport Maidenhead

Appn. No.: 22/00726

Type: Works to Trees In Conservation Area

Proposal: (T1) Plum - crown reduce by 1m to leave a height and spread of 1 - 1.5m and crown lift branches over the pathway; (T2) Thuja - fell and (T3) Apple - fell

Location: Cranbrook House 22 Hearne Drive Holyport Maidenhead SL6 2HZ

PC105/2021. Planning Decisions, Notifications and Decisions on Appeals

The Clerk noted the revised method of BPC recording of applications and requested feedback regarding ease of use.

PC106/2021. Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting.

PC107/2021. Licencing Applications

None received

PC108/2021. Councillors to agree a working group to respond to the A308 report and expected consultation.

Cllr Elvin remarked on the delayed release of the A308 study, 3 years later than originally proposed by RBWM. Cllrs discussed and approved for the Traffic and Highways Committee, along with other interested parties to discuss further. Cllr Wilson expressed his interest in being included in discussions.

The Clerk will confirm to Cllrs a date for the next meeting of Traffic and Highways.

The Chairman requested approval for an extension of time to discuss the remaining agenda items.

Proposed Cllr Marsh

Vote Unanimous

PC109/2021. Payments List

The payment list of £19,975.23 net £487.39 VAT £20,462.62 gross was approved for payment.

PC110/2021. Councillors Forum

Cllr Graham commented on the continued high standard of work completed within St Michael's Church Bray.
BPC would like to pass they're thanks to the contractor Steve Taylor.
Cllr Wilson reported the availability of raffle tickets in aid of Holyport Community Trust.

PC111/2021. Date of Next Planning Meeting

The next planning Committee meeting will be held at 7:30pm on Monday 6th June 2022.
There being no other business the meeting closed at 10:08pm

Unapproved