

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 6th February 2023 at 7:00pm

Present:

Cllr S Cross, Cllr K Elvin, Cllr J Glover, Cllr L Kneen (Chairman), Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr R Tavinor, Cllr D Wilson, Mr B Inglis (Deputy Clerk) and Mr A Mugan (Bray Cured Local).

PC093/2022 Health and Safety Introduction

The Chairman requested that all mobiles be switched off for the duration of the meeting and reminded those in attendance of the fire safety regulations for the venue of the meeting.

The Chairman acknowledged the attendance of Mr Mugan from Bray Cured Local with an interest in licensing application 107179/LAPL01 as applicant and asked Councillors/Deputy Clerk to introduce themselves.

PC094/2022 Apologies for absence, Declarations of Interest and Dispensation

Apologies were received from Cllr Graham and Cllr Marsh.

There were no Declarations of Interest.

There is a standing dispensation in regard PC102/2022

PC095/2022 To approve the minutes from the meeting on 9th January 2023

Cllr Pellew on Appn 22/03405 asked that it be noted that a resident advised him that there is an outstanding Enforcement on this Application, the resident did advise him but not in time for 9th January meeting and Councillors vote.

Cllr Pellew queried Appn 22/03283 regarding an alternative access, he understood that there was one in Green Lane. Cllr Kneen advised that there was no access allowed in Green Lane associated with the development of the Agricultural building in a previous application, which the track in this application refers to and is required for.

The Chairman reminded to Councillors to view the unapproved minutes as soon as possible after circulation and raise any queries then.

The minutes of the Planning Meeting on Monday 9th January 2023 were declared a true and accurate record.

PC096/2022 To approve the minutes from the extraordinary meeting on 20th January 2023

The minutes of the Extraordinary Planning Meeting on Friday 20th January 2023 were declared a true and accurate record.

PC097/2022 Chairs request and proposals for Councillors Forum later in the meeting

Cllr Kneen noted a wish to speak at the Councillors Forum.

At this point the Chairman invited Cllr Elvin to present details of comments submitted by BPC in relation to the licensing application made by Bray Cured Local and this he did. A printed copy of BPC Comments to Licensing was provided to Mr Mugan. Mr Mugan spoke in support of the application and answered questions from Councillors as they arose. The Chair thanked Mr Mugan for his input and after a short discussion he left the meeting at 7:25pm.

PC098/2022 Consideration of Applications as listed:

Holyport

Appn. No.: 22/03364

Type: Full

Proposal: Single storey side extension, alterations to fenestration and new access following the demolition of the existing single storey elements.

Location: 1 Doranne Orchard Ascot Road Holyport Maidenhead SL6 3JZ

BPC Recommend for approval

Proposal: Cllr Wilson **Seconded:** Cllr Tavinor

Vote: Unanimous

Appn. No.: 23/00076

Type: Full

Proposal: Extension, new roof and changes to the external finish of the existing outbuilding.

Location: 1 Pamela Row Holyport Maidenhead SL6 2JJ

BPC Recommend for refusal, citing previous agreed permissions which have led to a cumulative over development of the plot which is in the Green Belt and concerns over the impact on Holyport Conservation Area due to the change to the street scene and the proximity to listed buildings - Pamela Row being one and The George Public House the other next door.

Proposal: Cllr Wilson **Seconded:** Cllr Glover

Vote: 6 For and 1 Against

Appn. No.: 23/00131

Type: Full

Proposal: Single storey rear extension, rear gable feature and alterations to fenestration.

Location: Huston Cottage Moneyrow Green Holyport Maidenhead SL6 2ND

BPC Recommend for approval

Proposal: Cllr Wilson **Seconded:** Cllr Pellew

Vote: 2 For, 3 Against and 2 Abstain

Bray and The Fisheries

Appn. No.: 22/03384

Type: Full

Proposal: Erection of x1 new detached dwelling with x1 new detached garage and associated landscaping following demolition of existing dwelling and associated outbuildings.

Location: Four Seasons Ferry Road Bray Maidenhead SL6 2AT

BPC Recommend for approval, subject to caveats as follows:-

1. BPC request that a comprehensive transport plan is put in place. The requirement for a basement would require the removal of a large amount of spoil along Ferry Road, which is a narrow road with no footpaths. Standard size tipper trucks would have difficulty with access and egress.
2. BPC request the removal of permitted development rights on this property to ensure there is overdevelopment in the Green Belt, as current application relies on previous permitted development being taken into account.
3. BPC request archaeology involvement due to adjacent graves, with a commitment to the reinterment of any disturbed human remains.
4. BPC request that all trees on the property have a Tree Protection report completed on them as this is a green belt conservation area. Tree removal/damage would be detrimental to the area.
5. The points in the Environmental Protection memo dated 20th January 2023 are well made. In addition, care should be taken not to adversely affect buildings surrounding the site which may suffer as a result of the excavation of a basement nearby and works traffic.

Proposed: Cllr Elvin **Seconded:** Cllr Cross

Vote: 6 For and 1 Abstain

Appn. No.: 22/03408

Type: Full

Proposal: Single storey rear extension, loft conversion with 2no. side dormers and alterations to fenestration.

Location: Avalon Upper Bray Road Bray Maidenhead SL6 2DB

BPC Recommend for approval

Proposal: Cllr Elvin **Seconded:** Cllr Pierce

Vote: Unanimous

Appn. No.: 23/00084

Type: Full

Proposal: Garage conversion, single storey front extension, single storey rear extension and alterations to fenestration following demolition of existing front element

Location: Pequod 20 Court Close Maidenhead SL6 2DL

BPC Recommend for approval

Proposal: Cllr Elvin **Seconded:** Cllr Phillips

Vote: Unanimous

Appn. No.: 23/00093

Type: Full

Proposal: Garage conversion, single storey rear extension, replacement chimney and alterations to the roof and fenestration.

Location: 37 Windsor Road Maidenhead SL6 2ET

BPC Recommend for approval

Proposal: Cllr Elvin **Seconded:** Cllr Glover

Vote: Unanimous

[Dedworth, Oakley Green and Fifield](#)

Appn. No.: 23/00212

Type: Full

Proposal: Entrance porch, first floor side extension and alterations to fenestration following the removal of the existing porch and detached garage

Location: House Jeer Oakley Green Road Oakley Green Windsor SL4 4PZ

BPC Recommend for refusal, citing a lack of very special circumstances for development in the green belt and noting that previous applications have been refused with the plot having been currently extended to 150% to date.

BPC notes a lack of information in the application for the removal of the garage, which have previously been approved.

Proposal: Cllr Glover **Seconded:** Cllr Wilson

Vote: Unanimous

[Certificates of Lawfulness](#)

The following Certificates of Lawfulness were circulated prior to the meeting but were not discussed.

[Holyport](#)

Appn. No.: 22/03417

Type: Certificate of Lawful Use

Proposal: Certificate of lawfulness to determine whether the existing change of use of the building comprising of a hay store, field shelter and caravan storage area into an independent residential dwelling is lawful.

Location: Land Rear of High Winds Ascot Road Holyport Maidenhead

Appn. No.: 23/00087

Type: Certificate of Lawfulness of Proposed Development

Proposal: Certificate of lawfulness to determine whether the proposed new front porch, single storey rear extension and 2no. detached outbuildings is lawful.

Location: Badgers Wood Kimbers Lane Maidenhead SL6 2QP

Bray & The Fisheries

Appn. No.: 23/00147

Type: Certificate of Lawfulness of Proposed Development

Proposal: Certificate of lawfulness to determine whether the proposed single storey rear extension and single storey detached outbuilding following the demolition of existing elements is lawful.

Location: Cannon Lodge Ferry Road Bray Maidenhead SL6 2AT

Appn. No.: 23/00148

Type: Certificate of Lawfulness of Proposed Development

Proposal: Certificate of lawfulness to determine whether the proposed vehicular and pedestrian gates and associated fences is lawful.

Location: Cannon Lodge Ferry Road Bray Maidenhead SL6 2AT

Dedworth, Oakley Green and Fifield

None

Trees

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

Appn. No.: 23/00012

Type: Works to Trees in Conservation Area

Proposal: G1 - 1x Conifer - Fell. T1 - Weeping Pear - Reduce by 1m all around, leaving a final height of 3m and spread of 2.5m. T2 - Walnut - Reduce back to provide 2m clearance to garage, tipped back to growth points. G2 - Row of trees - Reduce to provide 2m clearance to phone line, tipped back to growth points.

Location: Fosse House Langworthy Lane Holyport Maidenhead SL6 2HN

Appn. No.: 23/00091

Type: Works to Trees in Conservation Area

Proposal: T1 - Robinia tree - fell.

Location: Gaymead Cottage Peters Lane Holyport Maidenhead SL6 2HW

Appn. No.: 23/00095

Type: Works to Trees in Conservation Area

Proposal: T1- Poplar - fell.

Location: Selwyn House Moneyrow Green Holyport Maidenhead SL6 2NA

Appn. No.: 23/00104

Type: Works to Trees in Conservation Area

Proposal: T1 - Mixed species hedge - reduce by half in height from 5m to 2.5m height, T2 - Conifer hedge - reduce by half from 15m to 7m height and trim all sides by 2m reducing width from 10m to 7m, T3 - Silver birch - Crown reduction from 18m to 14m and spread from 10m to 8m, T4 - Apple - fell.

Location: Camusfearna Gays Lane Maidenhead SL6 2HL

PC099/2022. Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting

PC100/2022. Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting

Cllr Glover reported that she had been made aware of a development within Fifield which had been refused by RBWM planning team but is now under construction. She would gather more details and visit the site to take photographs, after which it was agreed that the deputy clerk will report to RBWM enforcement team.

PC101/2022. Licensing Applications

As circulated to Councillors in advance of the meeting

PC102/2022. Payments List

The payments list of £7187.18 was approved for payment.

Proposer: Cllr Glover **Seconder:** Cllr Wilson

Vote: Unanimous

PC103/2022. Councillors Forum

Cllr Kneen reported on the Emergency Planning Meeting which was held on 20th January 2023 at Holyport Memorial Hall, stating that the meeting had been very well attended with 146 members of the public present. She received several messages of support and expressions of thanks from residents since the meeting.

PC104/2022. Date of Next Planning Meeting

The next Planning Committee meeting will be held on Monday 13th March 2023 at 7:00pm