

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 4th July 2022 at 7:30pm

Present:

Cllrs: Cllr K Elvin, Cllr C Graham, Cllr N Marsh, Cllr L Kneen (Chairman) Cllr N Pellew, Cllr M Pierce, Cllr D Wilson, Cllr J Phillips, Cllr J Glover, Ms. E Cope (Clerk), 2 members of the public were in attendance.

PC013/2022 Health and Safety Introduction

The Chairman requested 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.

PC014/2022 Apologies for absence, Declarations of Interest and Dispensation

There is a standing dispensation in regard PC023/2022.

No apologies or declarations of interest were made.

PC015/2022 To approve the minutes from the meeting on 6th June 2022

The minutes of the Planning Meeting held on Monday 6th June 2022 were approved as a true record.

PC016/2022 Election of the Planning Committee Chairman for the forthcoming year

Cllr Marsh asked if there were any nominations for Chairman. Cllr Elvin nominated Cllr Kneen as Chairman, there were no further nominations. Cllr Kneen agreed to be nominated as Chair, the nomination was seconded by Cllr Graham Vote Unanimous.

Cllr Marsh stood down as Chairman for the meeting and Cllr Kneen took the Chair.

PC017/2022 Councillors to agree meeting times for the forthcoming year

Councillors considered and agreed to in future start meetings at 7:00pm with the finish time of 9:30pm starting Monday 1st August.

Proposed Cllr Kneen Seconded Cllr Graham Vote Unanimous.

PC018/2022 Chairs request and proposals for Councillors Forum later in the meeting

Cllr Elvin, Cllr Graham and Cllr Kneen noted their wish to speak at the Councillors forum later in the meeting.

PC019/2022 Consideration of Applications as listed:

Holyport

Appn. No.: 22/01412

Type: Full

Proposal: First floor rear extensions and alterations to fenestration.

Location: Lovelace House And Highbrook House Rolls Lane Holyport Maidenhead

BPC Recommended for refusal (QP3). Noting permission granted in April 2022 (21/02616/FULL) for a first-floor rear extension and alterations to doors and windows not yet built, on top of the retrospective ground floor extension 21/02616/FULL.

Cllrs considered this new application to be an over development in the Green Belt, impacting the openness. The mass and bulk of the additional developments to the two houses would be prominent from the main Stud Green road and would be further out of keeping with the design of surrounding houses due to their overall final size, if approved.

Cllrs noted letter of Objection from resident regarding overdevelopment and increase in traffic down Rolls Lane which is a narrow unsurfaced lane.

Proposed Cllr Wilson

Seconded Cllr Graham

Vote Unanimous

Appn. No.: 22/01516

Type: Agricultural Determination

Proposal: Notification to determine whether prior approval is required for a proposed agricultural building to house hay, straw and agricultural machinery.

Location: Land Known as Budds Pasture East of Moneyrow Green And North of Forest Green Road Holyport Maidenhead

BPC Recommended for refusal (ED4).

Cllrs consider that due to the concerns raised by Residents and highlighted to Enforcement too, that Prior Approval is required. It therefore should be a FULL application in the public interests to protect wildlife, the countryside, footpaths and the openness of the green belt.

Concerns over loss of habitat (EP1) regarding the infilling of natural ponds impacting on local wildlife, observations made by residents that the current barn appears not to be used as recorded for the storage of hay, straw and new agricultural machinery. Environmental concerns regarding the ever-increasing soil bund, which appears to contain waste roadway materials.

Cllrs wishes to bring the officers' attention to Appn. No.: 18/03531 where the application was refused due to lack of proof by applicant that land is use purely for agricultural and Cllrs thinks this concern still stands.

Cllrs noted that this area is part of Forest Green Farm which already has 5 x Agricultural buildings on site.

Proposed Cllr Wilson

Seconded Cllr Cross

Vote Unanimous

Appn. No.: 22/01476

Type: Full

Proposal: Single storey side/rear extension with new side entrance canopy and alterations to fenestration, following demolition of the existing three storey side bay window, single storey front element and part demolition of the existing dairy cottage.

Location: Cruchfield Manor Ascot Road Warfield Bracknell RG42 6HJ

BPC Recommended for approval considering no impact on neighbouring properties.

Proposed Cllr Wilson

Seconded Cllr Cross

Vote Unanimous

Appn. No.: 22/01477

Type: Listed Building Consent

Proposal: Consent for a single storey side/rear extension with new side entrance canopy, internal alterations to the ground and first floors and alterations to fenestration, following demolition of the existing three storey side bay window, single storey front element and part demolition of the existing dairy cottage.

Location: Cruchfield Manor Ascot Road Warfield Bracknell RG42 6HJ

BPC Recommended for the application for listed building consent to be delegated to the RBWM Conservation Officers.

Proposed Cllr Kneen

Seconded Cllr Pellew

Vote Unanimous

Appn. No.: 22/01589

Type: Full

Proposal: Extension to existing double garage.

Location: Field House Ascot Road Holyport Maidenhead SL6 3LD

BPC Recommended for approval

Proposed Cllr Wilson

Seconded Cllr Elvin

Vote 7 For 1 Abstain

Appn. No.: 22/01582

Type: Full

Proposal: Pair of semi-detached dwellings with allocated residence parking, shed/bike store, bin storage, enlargement of existing vehicular access, boundary treatment and amenity space.

Location: Land At Wayside Holyport Road Maidenhead

BPC Recommended for approval

Proposed Cllr Wilson

Seconded Cllr Marsh

Vote Unanimous

Appn. No.: 22/01657

Type: Full

Proposal: Remedial repairs, part replacement and re-painting of the front entrance canopy, alterations to the front door and frame to include re-painting and replacement of two windows on the front elevation.

Location: 3 Pamela Row Holyport Maidenhead SL6 2JJ

BPC Recommended for approval

Proposed Cllr Kneen

Seconded Cllr Graham

Vote Unanimous

Appn. No.: 22/01658

Type: Listed Building Consent

Proposal: Consent for remedial repairs, part replacement and re-painting of the front entrance canopy, alterations to the front door and frame to include re-painting, replacement of two windows on the front elevation and internal alterations.

Location: 3 Pamela Row Holyport Maidenhead SL6 2JJ

BPC Recommended for the application for listed building consent to be delegated to the RBWM Conservation Officers.

Proposed Cllr Kneen

Seconded Cllr Wilson

Vote Unanimous

Bray and The Fisheries

Appn. No.: 22/01449

Type: Full

Proposal: Two storey side extension, new balustrade to first floor northwest elevation, x 2 first floor rear extensions with balcony between, enlargement of x2 rear dormers to allow insertion of doors and the creation of x2 balconies and alterations to fenestration following demolition of existing element.

Location: Rivermere House Ferry Road Bray Maidenhead SL6 2AT

BPC Recommended for refusal (QP3). Cllrs considered the additional height of the proposed right-hand extension inappropriate, although noting no increase in footprint.

Proposed Cllr Graham

Seconded Cllr Wilson

Vote 7 For 1 Abstain

Appn. No.: 22/01498

Type: Full

Proposal: Single storey rear extension.

Location: 17 Court Close Maidenhead SL6 2DL

BPC Recommended for approval considering no visual impact on neighbouring dwellings.

Proposed Cllr Pierce

Seconded Cllr Graham

Vote Unanimous

Appn. No.: 22/01503

Type: Full

Proposal: Garage Conversion

Location: 11 Sandy Mead Maidenhead

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

Proposed Cllr Pierce

Seconded Cllr Graham

Vote Unanimous

Appn. No.: 22/01635

Type: Full

Proposal: Single storey front extension with entrance canopy, part single, part two storey, part first floor front/side/rear extension and changes to the external finish.

Location: 39 The Bingham's Maidenhead SL6 2ES

BPC Recommended for refusal (QP3). Cllrs considered over-development of the plot.

Noting an objection from the neighbouring property regarding the proposed windows on the side elevation, which are considered to be intrusive.

Proposed Cllr Graham

Seconded Cllr Wilson

Vote Unanimous

Dedworth, Oakley Green and Fifield

Appn. No.: 22/01417

Type: Variation Under Reg 73

Proposal: Variation (under Section 73a) to vary the wording of Condition 1 (approved plans) and Condition 3 (materials) approved under 21/01611/FULL and 21/03617/VAR (Condition 3) for replacement dwelling (to match approved extension proposal 20/02789).

Location: Pax Oakley Green Road Oakley Green Windsor SL4 4QF

BPC Recommended for approval, Cllr Pellew noted that RBWM Planning Officers approved the application on the 27th of June, the Clerk reported sending a request for an extension to RBWM Planning Officers by email on the 13th of June.

Proposed Cllr Pellew

Seconded Cllr Cross

Vote Unanimous

Appn. No.: 22/01495

Type: Full

Proposal: New front porch with semi pitched roof with concealed flat roof extending over the existing front/side element , hip to gable, 2no. front dormers, 1no. rear dormer and alterations to fenestration following the removal of the existing front porch and side extension.

Location: 22 Manor Grove Fifield Maidenhead SL6 2PQ

BPC Recommended for approval noting neighbouring properties have similar extensions.

Proposed Cllr Pellew

Seconded Cllr Marsh

Vote 6 For 2 Abstained

Appn. No.: 22/01588

Type: Reserved Matters

Proposal: Reserved matters (Access, Appearance, Landscaping, Layout) pursuant to outline planning permission 21/03743/OUT for outline application for scale only to be considered at this stage with all other matters to be reserved for the construction of a replacement barn for the storage of hay, feed, bedding and machinery, following demolition of the existing hay barn.

Location: Pinto Fields Farm Fifield Lane Winkfield Windsor SL4 4QA

BPC Recommended for refusal considering insufficient information provided by the applicant regarding details of the Reserved Matters (Access, Appearance, Landscaping, Layout) to the proposed replacement barn.

Proposed Cllr Graham

Seconded Cllr Pierce

Vote 7 For 1 Against

Trees

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

Appn. No.: 22/01458

Type: Works To Trees Covered by TPO

Proposal: (T1) Cyprus Cedar - minor tipping back of canopy branches by approx. 1m to suitable side growth points as indicated to shape/reduce the tree, lift lower (soft) branches up to larger branch to remove immediate overhang of access driveway (The Gables), shorten extended branch over driveway of No. 5 by approx. 1.5m to suitable side growth point and remove lower (soft) foliar growth below and remove low dead branch - 028/1993/TPO.

Location: 6 Court Close Maidenhead SL6 2DL

Appn. No.: 22/01496

Type: Works To Trees In Conservation Area

Proposal: Please refer to Section 9 of the Arboricultural report.

Location: Lyndon Manor Langworthy Lane Holyport Maidenhead SL6 2HH

Appn. No.: 22/01346

Type: Works To Trees Covered by TPO

Proposal: (T1 and T2) Ornamental Pear – crown reduction – reducing the height and spread of both trees by up to 3m back to previous pruning points and crown thin by 10% and (T3) Hornbeam – crown reduction – reducing the height by up to 2m and spread of the tree by up to 0.5m – 075/25001/TPO.

Location: Monkey Island Court Monkey Island Lane Bray Maidenhead.

Appn. No.: 22/01705

Type: Works To Trees In Conservation Area

Proposal: (T1) Silver Birch - crown reduce by 2m, leaving a final height of 10m and spread of 5m and (T2) Silver Birch - crown reduce by 2m, leaving a final height of 10m and spread of 5m.

Location: Doannee House Fishery Road Maidenhead SL6 1UN.

PC020/2022. Planning Decisions, Notifications and Decisions on Appeals

Circulated to Councillors in advance of the meeting.

PC021/2022. Report on Enforcement matters within the Parish

Circulated to Councillors in advance of the meeting.

PC022/2022. Licencing Applications

Circulated to Councillors in advance of the meeting.

PC023/2022. PC010/2022. Payments List

The payment list of £15,532.61 net £163.61 VAT £15,696.22 gross was approved for payment.

PC024/2022. Councillors Forum

Cllr Kneen reported further information received from RBWM Enforcement office regarding activities at Moor Farm., including reports of additional businesses now on site, a recent fuel spillage, along with an ongoing court case.

Cllr Elvin reported the RBWM A308 study, public drop-in session to be held at the Braywood Leisure Centre on Tuesday 5th July between 6:00pm and 7:30pm, requesting BPC Cllrs attend and also encourage their residents to attend and register their views.

Cllr Elvin expressed disappointment that residents can only register their views via the online survey, noting that older residents or those without access to the internet would be disadvantaged.

Cllr Graham requested a return to more formal meetings with the provision of tables for Cllrs, the format being altered during Covid-19. Cllrs considered and approved for this to be re-instated at the August meeting.

Cllr Kneen reported Cllr Wilson will represent BPC at the RBWM hearing - APP/T0355/W/22/3298401: Land off Holyport Street, SL6 2JR, to be held on the 26th July, Council Chamber, Town Hall, St Ives Road, Maidenhead.

Cllr Kneen noted a request from the developers of the AL21 site to meet with BPC Ward Cllrs, noting the requirement to consider fully resident and community group information, including from the developer led resident forums. Cllrs agreed to meet at Braywood Memorial Hall, date and time to be confirmed by the Clerk.

Cllr Pellew requested the most recent Air-Quality monitoring report. Clerk to provide information from June submission.

Cllr Elvin noted the requirement for a strategic traffic and highways study to include all planning applications for major development within the Parish.

PC025/2022. Date of Next Planning Meeting

The next planning Committee meeting will be held on Monday 1st August 2022. Start time 7:00pm.