

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 1st August 2022 at 7:00pm

Present:

Cllr S Cross, Cllr K Elvin, Cllr J Glover, Cllr C Graham (joined the meeting at 7:10pm), Cllr L Kneen (Chairman), Cllr N Marsh, Cllr N Pellew, Cllr D Wilson. Two members of public were in attendance.

PC026/2022 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.

PC027/2022 Apologies for absence, Declarations of Interest and Dispensation

There is a standing dispensation in regard **PC023/2022**.

Apologies were received from Cllr Phillips and Cllr Pierce.

Cllr Cross declared an interest in application 22/01660 Cannon Lodge.

PC028/2022 To approve the minutes from the meeting on 4th July 2022

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

PC029/2022 Chairs request and proposals for Councillors Forum later in the meeting

Cllr Elvin noted his wish to speak at the Councillors forum later in the meeting.

PC030/2022 Consideration of Applications as listed:

[Holyport](#)

Appn. No.: 22/01648

Type: Full

Proposal: Erection of 2no. detached dwellings and 2no. detached outbuildings with associated parking and a new access following the demolition of the existing outbuilding.

Location: Kimbers House and Land at Kimbers House Kimbers Lane Maidenhead

BPC Recommended For Refusal. Concerns expressed regarding the proximity to the proposed Maidenhead golf course/Harvest Hill area development even though the application would use the original access.

As these are two 5 Bedroom Houses additional traffic would be added to the local infrastructure especially Harvest Hill, which is a narrow road leading towards Maidenhead, which in turn impacts on Braywick Roundabout for which improvements are still being consulted on by RBWM.

At time of writing there is no clear plan on how to mitigate all the additional traffic from developments in the BLP.

Proposed Cllr Graham

Seconded Cllr Kneen

Vote Unanimous

Appn. No.: 22/01805

Type: Telecom Dev Determination 56 Days

Proposal: Application for determination as to whether prior approval is required for the installation of a 25m SSTMN millennium tower, 12no. antennas, 4no. dishes, 5no. cabinets (within existing cabin) and 1no. meter cabinet and the relocation of 1no. dish to new tower and all other ancillary apparatus.

Location: Telecommunications Mast Moor Farm Ascot Road Holyport Maidenhead

BPC Recommended Prior Approval IS required. Requested this due to objections received from residents mainly regarding the proposed height and lack of resident and BPC Consultation by the Applicant. Councillors expressed concerns regarding increase of footprint of equipment proposed in a site that regularly floods, and track/access of the site.

Proposed Cllr Kneen
Seconded Cllr Graham
Vote Unanimous

Appn. No.: 22/01782

Type: Permitted Development Extended

Proposal: Single storey rear extension no greater than 8.0m in depth, 2.725m high with an eave's height of 2.475m.

Location: Buckhurst Sturt Green Holyport Maidenhead SL6 2JF

BPC Recommended for Approval

Proposed Cllr Kneen
Seconded Cllr Wilson
Vote Unanimous

Appn. No.: 22/01836

Type: Discharge of Condition

Proposal: Details required by condition 2 (materials) of planning permission 21/01446/FULL for x2 new single storey buildings and x1 new balcony to existing building along with ancillary car parking, hard and soft landscaping, and all associated works.

Location: Les Lions Farm Ascot Road Holyport Maidenhead SL6 2JB

BPC Recommended No comment.

Proposed Cllr Kneen
Seconded Cllr Wilson
Vote Unanimous

Appn. No.: 22/01590

Type: Full

Proposal: 1no.detached dwelling and 2no. detached garages with external staircase to accommodation above following the demolition of existing garage.

Location: Model Farm and Land at Model Farm Long Lane Maidenhead

BPC Recommended for Refusal (QP5). Contrary to policy QP5, buildings within Green Belt and a rural setting, and no very special circumstances provided to justify the development.

Councillors considered the extensive development history including several enforcement notices and appeals, which have been dismissed by RBWM Planning officers.

Councillors expressed concerns regarding division of land, noting the plot is not included within the recently approved BLP.

Proposed Cllr Kneen
Seconded Cllr Graham
Vote Unanimous

Bray and The Fisheries

Appn. No.: 22/01660

Type: Full

Proposal: Single storey side/rear extension with 1no. front dormer, alterations to fenestration and detached garage following the demolition of the existing single storey side element and garage.

Location: Cannon Lodge Ferry Road Bray Maidenhead SL6 2AT

BPC Recommended for Approval

Proposed Cllr Elvin
Seconded Cllr Graham
Vote Unanimous

Appn. No.: 22/01490

Type: Full

Proposal: Single storey extensions to the Southeast and Northeast elevations, new garden wall to the South East elevation, enlargement of the existing roof accommodation comprising of; x1 second floor window to the South West and North East elevations, x1 rooflight to the South East elevation and x1 dormer to the South West elevation, part garage conversion, enlargement of the existing outbuilding with covered area and alterations to fenestration.

Location: Tudor House Vicarage Walk Bray Maidenhead SL6 2AE

BPC Recommended for Refusal (QP4), Councillors consider the application to be inappropriate development within the setting of the Thames. Considering overdevelopment of the plot within a conservation area.

Proposed Cllr Elvin
Seconded Cllr Graham
Vote Unanimous

Appn. No.: 22/01779

Type: Variation Under Reg 73

Proposal: Variation (under Section 73) of conditions 2 (approved plans) and 3 (materials) to substitute those plans and materials approved under 21/01270/FULL for the construction of x6 dwellings with cycle and bin storage and alterations to existing vehicular and pedestrian access following demolition of existing dwellings.

Location: Zaman House and Awan House Church Road Maidenhead

BPC Recommended for Approval.

Proposed Cllr Elvin
Seconded Cllr Wilson
Vote Unanimous

Appn. No.: 22/01791

Type: Outline

Proposal: Outline application for access, appearance, layout, and scale only to be considered at this stage with all other matters to be reserved for the construction of x99 dwellings with associated vehicular and pedestrian access, car parking, drainage works and open space

Location: Land South of Bray Lake Windsor Road Maidenhead

BPC Recommended for Refusal. BPC recognises this land is included for development within the recently adopted BLP. It should be noted that at time of our meeting (1st August 2022) 38 resident objections had been received. Concerns raised around traffic exiting and entering the site; Councillors advised that when the Landowner of both this site and the Hospice put forward them for development, it was proposed that there would be a single access for both developments to help with this.

Looking at the plan for this application, the applicant/landowner still owns the access to the Hospice, see red boundary around site.

Density of housing: when looking at the application vs Bray Court adjacent to this, the proposed density is not in keeping. This application is far more densely populated with concerns around the proposed internal roads being of insufficient width to be adopted by RBWM.

BPC cannot support additional developments identified under the BLP on the Windsor Road A308 until the A308 consultation has been completed on how to mitigate the traffic for all the current developments and these additional ones.

BPC also needs a clear understanding from RBWM on how the Braywick roundabout can support the developments identified in the BLP.

Air Quality Control: BPC commissioned Kent University to complete a 12-month study of air quality with the Parish. Diffusion tubes were placed at the 8 sites below for a period of 12 months, with an interim report produced January 2021.

Extract from Kent University report:

“Bray Parish is situated in an area with poor air quality. At the present time the only focus from RBWM is on the Bray AQMA area and the high values observed therein. However, air quality should be a broader concern in the Parish, as shall be shown below”.

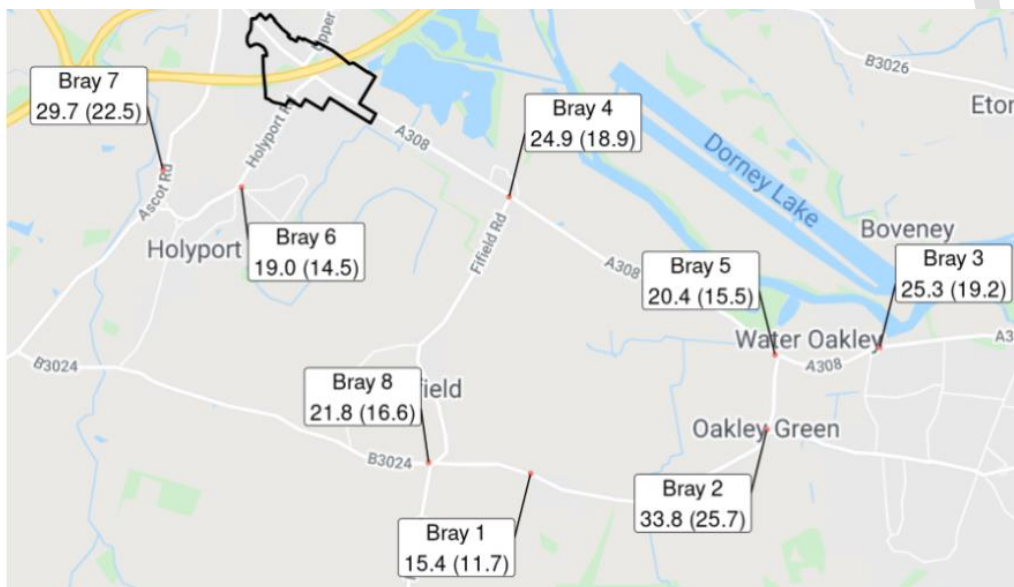


Figure 1 - Interim results for NO₂ diffusion tubes for 2021. Annualised results shown with bias corrected results shown in brackets. All values are in ug/m³.

Proposed Cllr Elvin
Seconded Cllr Cross
Vote Unanimous

Appn. No.: 22/01837

Type: Full

Proposal: Garage conversion and a single storey side extension.

Location: 22 Tithe Barn Drive, Maidenhead, SL6 2DG

BPC Recommended for Approval, noting no objections from neighbouring properties

Proposed Cllr Elvin
Seconded Cllr Glover
Vote Unanimous

Dedworth, Oakley Green and Fifield

Appn. No.: 22/01761

Type: Permitted Development Extended

Proposal: Single storey rear extension no greater than 8m in depth, 4m high with an eaves height of 3.10m.

Location: **Blackbird Cottage Blackbird Lane Maidenhead SL6 3SX**

BPC Recommended for Approval, Councillors consider within permitted development and not overlooked by neighbouring properties.

Proposed Cllr Glover
Seconded Cllr Graham
Vote Unanimous

Appn. No.: 22/01751

Type: Permitted Development Extended

Proposal: Single storey rear extension no greater than 6m in depth, 3.5m high with an eaves height of 2.3m.

Location: **Greenfields Bishops Farm Close Oakley Green Windsor SL4 5UN**

BPC Recommended for Approval, Councillors consider within permitted development and not overlooked by neighbouring properties.

Proposed Cllr Glover
Seconded Cllr Pellew
Vote Unanimous

Appn. No.: 22/01763

Type: Full

Proposal: Change of use of the existing tack/feed room, stable and W/C building to provide a self-contained residential dwelling, single storey extensions to the East elevation and alterations to fenestration.

Location: **Land Southeast of Patterdale Farm Blackbird Lane Maidenhead**

BPC Recommended for Refusal (QP5), Councillors expressed concerns of the creation of a new dwelling within Green Belt and no very special circumstances provided to justify it.

Proposed Cllr Glover
Seconded Cllr Marsh
Vote Unanimous

Appn. No.: 22/01874

Type: Variation Under Reg 73

Proposal: Variation (under Section 73) of Condition 3 (Approved Plans) to substitute those plans approved under 21/02467/FULL for the erection of 30 dwellings including the re-location of existing access along Maidenhead Road with associated parking, internal circulation, informal public open space, landscaping, and related infrastructure with amended plans.

Location: **Site of Former Squires Garden Centre Maidenhead Road Windsor SL4 5UB**

BPC Recommended No objection but note concerns over already high levels of air pollution within the area of the adjacent roundabout.

Proposed Cllr Glover
Seconded Cllr Graham
Vote Unanimous

Appn. No.: 22/01415

Type: Full

Proposal: Replacement dwelling.

Location: **Gale Bungalow Tarbay Lane Oakley Green Windsor SL4 4QG**

BPC Recommended for Refusal (QP5 and QP3), considering the proposed dwelling to be inappropriate within Green Belt and overdevelopment of the plot, also no very special circumstances provided to justify it.

Proposed Cllr
Seconded Cllr
Vote Unanimous

Trees

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

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

Appn. No.: 22/00930

Type: Works to Trees in Conservation Area

Proposal: Leylandii Hedge - to be removed, Leylandii - Crown reduction to a final height of 5m, Sycamore - fell.

Location: Cleeve Brayfield Road Bray Maidenhead SL6 2BW

Appn. No.: 22/01628

Type: Works to Trees in Conservation Area

Proposal: (T1) Sycamore - reshape. (T2) x2 Ash - reduce by 50% to leave a final height of 4m and spread of 2m. (T3) Ash - reduce by 50% to leave a final height of 4m and spread of 2m. (T4) x3 Hazel - reduce by 50% to leave a final height of 2m and spread of 10m. (T5) Mixed shrubs - reshape. (T6) Conifer - reduce top by 30% and reduce sides by 20% to leave a final height of 3m and spread of 5m. (T7) Hazel - reduce by 50% to leave a final height of 8m and spread of 5m. (T8) Cherry - reduce by 20% to leave a final height of 4m and spread of 4m. (T9) Cherry - reduce by 20% to leave a final of 4m and spread of 2m. (T10) Hawthorn - reduce top by 20% to leave a final height of 14m and spread of 7m.

Location: Rails the Green Holyport Road Holyport Maidenhead SL6 2JL

Appn. No.: 22/01811

Type: Works to Trees in Conservation Area

Proposal: (T1) Willow - re-pollard by approx. 3m back to old knuckle points, leaving a finished height of 20m.

Location: Wytch House Old Mill Lane Bray Maidenhead SL6 2BD

Appn. No.: 22/01849

Type: Works to Trees in Conservation Area

Proposal: (T1) Sycamore - tip reduce by approx. 5m to gutter height and sever ivy. (T2 and T3) Cypress - reduce height down to gutter level, approx. 5m and tip back side laterals.

Location: Dove Lodge Brayfield Road Bray Maidenhead SL6 2BW

Appn. No.: 22/01896

Type: Works to Trees Covered by TPO

Proposal: (1) Deodar Cedar - removal of several branches from the top of the tree - 003/1977/TPO.

Location: Bray Rise 57 Windsor Road Maidenhead SL6 2DN

Appn. No.: 22/01926

Type: Works to Trees Covered by TPO

Proposal: (T1 and T2) x2 Limes - lift 5m from ground level, reduce the top of the trees by 5m and reduce the sides by 2m overall - 062/1995/TPO

Location: Lime Tree House Canon Hill Close Bray Maidenhead SL6 2DH

PC031/2022. Planning Decisions, Notifications and Decisions on Appeals

Circulated to Councillors in advance of the meeting.

PC032/2022. Report on Enforcement matters within the Parish

The Clerk noting that the report currently requires updating, to be circulated after the meeting.

PC033/2022. Licencing Applications

No applications received.

PC034/2022. Payments List

The payment list of £9,389.00 net £1,877.81 VAT £15,696.22 gross was approved for payment.

PC035/2022. Councillors Forum

Councillor Kneen provided an update on the Moor Farm enforcement notices, noting that RBWM have served notice to cease trading to the businesses onsite.

Councillor Kneen provided an update on Budds pasture enforcement, noting BWM's request for the landowner to remove lorries stored and illegal substances from the site.

Councillor Elvin reported that application 21/02841 Land Between 156 And 158 And The Rear of 156 To 158 Windsor Road Maidenhead - Construction of x3 dwellings with associated access, parking and amenity space had been sent to The Secretary of State on appeal.

Councillor Wilson provided a report on the recent BPC representation at the Appeal of application 21/03718 Land Adjacent To The Lodge Holyport Street Holyport Maidenhead - 2no. semi-detached dwellings with associated landscaping, parking and vehicular access.

PC036/2022. Date of Next Planning Meeting

The next planning Committee meeting will be held on Monday 5th September 2022. Time 7:00pm.