

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 5th September 2022 at 7:00pm

Present:

Cllr K Elvin, Cllr J Glover, Cllr C Graham, Cllr L Kneen (Chairman), Cllr N Marsh, Cllr D Wilson, Cllr M Pierce, Cllr R Tavinor, Cllr J Philips (joined the meeting at 7:20pm) Six members of public were in attendance.

PC037/2022 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.

PC038/2022 Apologies for absence, Declarations of Interest and Dispensation

Apologies were received from Cllr Cross.

Councillor Kneen declared an interest in application 22/02050 and took no part in the discussion.

Councillor Graham declared an interest in application 22/02259 and took no part in the discussion.

There is a standing dispensation in regard **PC045/2022**.

PC039/2022 To approve the minutes from the meeting on 1st August 2022

The minutes of the Planning meeting Monday 1st August 2022 were declared a true and accurate record.

PC040/2022 Chairmans request and proposals for Councillors Forum later in the meeting

Cllrs Graham and Elvin noted their wish to speak at the Councillors Forum.

PC041/2022 Consideration of Applications as listed:

Holyport

Appn. No.: 22/01929

Type: Full

Proposal: Relocation of the front entrance door, new front entrance canopy, reduce the size of the existing front dormer with new roof, part single part two storey part first floor rear extension, x1 front dormer and alterations to fenestration, following part demolition of the existing single storey side/rear element

Location: 12 Hendons Way Holyport Maidenhead SL6 2LF

BPC Recommended for Approval

Proposed Cllr Wilson

Seconded Cllr Pierce

Vote Unanimous

Appn. No.: 22/02013

Type: Full

Proposal: Garage conversion, single storey front and rear extensions, x1 front dormer, x1 rear dormer and alterations to fenestration, following removal of the existing x1 front dormer

Location: Fairfield Sturt Green Holyport Maidenhead SL6 2JH

BPC Recommended for Refusal QP3 as this is overdevelopment in the Green Belt. Councillors note the extensive property history, mostly completed under permitted development. BPC request removal of further permitted development rights.

Proposed Cllr Wilson
Seconded Cllr Graham
Vote Unanimous

Appn. No.: 22/02050

Type: Full

Proposal: Single Storey Rear Extension

Location: The Lodge Holyport Street Holyport Maidenhead SL6 2JR

BPC Recommended for Approval

Proposed Cllr Wilson
Seconded Cllr Graham
Vote 6 For 1 Abstain

Appn. No.: 22/02075

Type: Part 1 Class AA

Proposal: Application for prior approval for construction of one additional storey to property with a maximum height of 2.62m.

Location: Badgers Wood Kimbers Lane Maidenhead SL6 2QP

BPC Recommend Prior approval required

Proposed Cllr Wilson
Seconded Cllr Marsh
Vote 6 For 1 Abstain

Appn. No.: 22/02133

Type: Full

Proposal: Provision of access track.

Location: Whyte Hall Cottage Forest Green Road Holyport Maidenhead SL6 2NN

BPC Recommended for Refusal noting the proposed use of the track not matched by the scale or design. Cllrs questioned that it appears that more than one tree needs to be removed. If it is only one tree, there is no mention of protecting the roots of trees adjacent to the track. Also queried if track is wide enough for farming machinery as it is to access a barn to be used for Agricultural only, as per recent planning approval.

Proposed Cllr Wilson
Seconded Cllr Kneen
Vote 4 For 2 Against 1 Abstain

Appn. No.: 22/01980

Type: Full

Proposal: New front entrance canopy, two storey side/rear extension, alterations to the roof to include raising of the eaves and ridge to enlarge the first-floor accommodation and alterations to fenestration, following demolition of the existing single storey front element and detached garage

Location: Acrefield Sturt Green Holyport Maidenhead SL6 2JF

BPC Recommended for Refusal QP5 Inappropriate scale and mass within Green Belt, with the proposed roof height not in keeping with neighbouring properties.

Proposed Cllr Wilson

Seconded Cllr Graham

Vote Unanimous

Appn. No.: 22/02193

Type: Discharge of Condition

Proposal: Details required by condition 2 (sample panel of the new facing brickwork) and 4 (Arboricultural Method Statement and Tree Protection Plan) of planning permission 19/03602/FULL for demolition of existing Coach House and erection of a new replacement dwelling house

Location: The Coach House Bourne Bridge House Ascot Road Holyport Maidenhead SL6 2JB

BPC Recommended No comment.

[Bray and The Fisheries](#)

Appn. No.: 22/02010

Type: Full

Proposal: Part single part two storey part first floor wraparound extension (both sides and rear) with first floor rear decking areas, raising the main ridge, x1 rear dormer and alterations to fenestration and to external finishes, following demolition of the existing garage

Location: 15 Court Close Maidenhead SL6 2DL

BPC Recommended for Refusal considering to be overdevelopment of the plot.

Proposed Cllr Graham

Seconded Cllr Wilson

Vote 5 For 2 Against

Appn. No.: 22/02074

Type: Full

Proposal: Part garage conversion, alterations to the existing front entrance steps, single storey front infill extension, single storey rear extension with raised terrace, new rear entrance steps, new rear patio and alterations to fenestration, following demolition of the existing single storey rear element

Location: Willows The Rushes Maidenhead SL6 1UW

BPC Recommended for Refusal considering overdevelopment of the plot. Councillors expressed concerns regarding removal of trees and impact to the current street scene.

Proposed Cllr Philips

Seconded Cllr Graham

Vote 6 For 1 Abstain

Appn. No.: 22/02107

Type: Full

Proposal: Single storey extension to the North elevation of the existing club house and new plant room

Location: Bray Lake Watersports Monkey Island Lane Bray Maidenhead SL6 2EB

BPC Recommended for Approval with the request that any new development be built within the curtilage of the existing buildings.

BPC seek assurance that the proposed plant room will confirm to Health and Safety, due a previous fire which destroyed a previous plant room built without planning permission.

Proposed Cllr Philips

Seconded Cllr Elvin

Vote Unanimous

Appn. No.: 22/02257

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 Approval

Proposed Cllr Philips

Seconded Cllr Tavinor

Vote Unanimous

Appn. No.: 22/02056

Type: Full

Proposal: Single storey front and side extensions, two storey rear/side extension and alterations to fenestration following demolition of existing conservatory and garage

Location: Woodbury 3 Court Close Maidenhead SL6 2DL

BPC Recommended for Approval

Proposed Cllr Philips

Seconded Cllr Wilson

Vote Unanimous

[Dedworth, Oakley Green and Fifield](#)

Appn. No.: 22/02030

Type: Full

Proposal: Single storey front extension with entrance canopy, two storey rear extension, alterations to fenestration and associated landscaping, following removal of an existing chimney

Location: 18 Stewart Close Fifield Maidenhead SL6 2PD

BPC Recommended for Refusal QP5 / H05 overdevelopment of the plot. Noting neighbours, objections considering loss of privacy.

BPC note Cllr D Coppinger has requested this application be referred to the Area Development Management Committee for decision.

Proposed Cllr Marsh

Seconded Cllr Graham

Vote 6 For 2 Against

Appn. No.: 22/02035**Type:** Discharge of Condition**Proposal:** Details required by conditions 3 (programme of works), 4 (pumping stations), 6 (bin storage shed fixings), 7 (tree protection and landscaping) and 8 (CEMP) of planning permission 18/02344/FULL (allowed on appeal) to upgrade and renewal of existing services to the moorings including replacement of existing electric hook-up and water points, replacement of existing mooring bollards with mooring rings, upgrading of black and grey water drainage system with installation of bespoke drainage system and replacement of existing storage sheds**Location:** The Moorings Willows Riverside Park Windsor SL4 5TG**BPC Recommended** No comment.**Appn. No.: 22/02211****Type:** Full**Proposal:** Single storey side extension**Location:** Orchard Bungalow Oakley Green Road Oakley Green Windsor SL4 4QF**BPC Recommended for Approval**

Proposed	Cllr Marsh
Seconded	Cllr Glover
Vote	Unanimous

Trees

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

Appn. No.: 22/02119**Type:** Works to Trees in Conservation Area**Proposal:** T1 - Ash - reduce to previous pollard points, T2 and T3 - Sycamore - reduce to previous pollard points**Location:** Wych Elm Fishery Road Maidenhead SL6 1UP**Appn. No.: 22/02118****Type:** Works to Trees in Conservation Area**Proposal:** T1 - Sycamore - Prune to provide a 2m clearance to property, leaving a final of 14m and spread of 5m, T2 and T3 - Silver Birch - Crown reduction by 1m, leaving a final height of 5m and spread of 4m**Location:** Swan Haven Fishery Road Maidenhead SL6 1UP**Appn. No.: 22/02155****Type:** Works to Trees in Conservation Area**Proposal:** T1 - Acacia - fell, T2 - Cypress and T3 - Acer - tip back by 0.5m to rear and side boundaries to leave a 3m spread, G1 - Box hedge and Ash - remove, T5 - Purple Plum - tip reduce long lateral limb by approx. 1.5m, leaving a 5m spread, T6 - Ironwood - tip reduce crown area by 1m, to leave a spread of 4m, remove epicormic growth and saplings under crown area**Location:** Thames Cottage Old Mill Lane Bray Maidenhead SL6 2BD**Appn. No.: 22/02189****Type:** Works to Trees in Conservation Area**Proposal:** (T1) Purple Plum - crown reduce spread by 0.5m - 0.75m and height by 1.25m - 1.5m to leave a height of 6m - 6.5m.**Location:** 10 Cadogan Close Holyport Maidenhead SL6 2JS**Appn. No.: 22/02259****Type:** Works to Trees in Conservation Area**Proposal:** T1 - Cherry – fell**Location:** 7 Bray Close Bray Maidenhead SL6 2BL
Appn. No.: 22/02224

Type: Works to Trees in Conservation Area

Proposal: London Plane - crown reduction by 3m to leave a height and spread of 20m and removal of deadwood. (077/2003/TPO)

Location: The Minstrels Fishery Road Maidenhead SL6 1UP

Appn. No.: 22/02310

Type: Works to Trees in Conservation Area

Proposal: T1 and T2 – Leylandi – trim level with boundary, T3 – Ash – trim 1 branch overhanging boundary

Location: Selwyn House Moneyrow Green Holyport Maidenhead SL6 2NA

Appn. No.: 22/02267

Type: Works to Trees covered by TPO

Proposal: (T1) – Willow – Fell (001/2011/TPO)

Location: Lyndal Mount Fishery Road Maidenhead SL6 1UP

PC042/2022. Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting.

PC043/2022. Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting.

Cllrs Graham and Kneen will discuss and advise.

PC044/2022. Licencing Applications

No applications received.

PC045/2022. Payments List

The payment list of £12,093.99 net £1,159.17 VAT £13,253.16 gross was approved for payment.

Proposed	Cllr Graham	Seconded	Cllr Kneen	Vote	Unanimous
-----------------	-------------	-----------------	------------	-------------	-----------

Cllr Wilson requested the Finance Committee review energy costs at their next meeting. Clerk to include in the agenda.

PC046/2022. Councillors Forum

Cllr Kneen advised on the decision on 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 – which was Dismissed.

Further to receiving this and as agreed already at the General Meeting, Cllr Wilson to also write to RBWM regarding considered inconsistencies and the contradictory Inspectors report along with other concerns previously raised.

Cllr Marsh provided a report of the recent BPC representation at the RBWM Panel meeting for application 22/01207

Oakley Green Mushroom Farm Oakley Green Road Oakley Green - Outline application for Access, Layout and Scale only to be considered at this stage with all other matters to be reserved for the demolition of storage buildings (Class B8) and erection of 29 dwellings, together with associated access, parking, and provision of amenity space.

BPC expressed concerns that RBWM and Bray Parish Ward Councillor, Cllr Coppinger declared that in his previous role as Cabinet Member for Planning, he had met with the applicants for Oakley Green Mushroom Farm and Bellman Hangar. Councillor Coppinger declared that he had known the applicant for Oakley Green Mushroom Farm for many years and had previously worked with the applicant's wife before they had met, however, he then continued to speak in favour of the application, behaviour which BPC considers sends a poor message to residents.

Cllr Coppinger is also recorded in the minutes of the Maidenhead Development Management Committee to have voted for the deferment of the application subject to a certificate of lawfulness.

PC047/2022. Date of Next Planning Meeting

The next Planning Committee meeting will be held on Monday 3rd October 2022. Time 7:00pm.