

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 31st October 2022 at 7:00pm

Present:

Cllr S Cross, Cllr K Elvin, Cllr J Glover, Cllr C Graham, Cllr L Kneen (Chairman), Cllr N Marsh, Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr D Wilson, Ms E Cope (Clerk), Mr B Inglis (Deputy Clerk) and Mr A Williams (Baylis Media).

PC059/2022 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.

PC060/2022 Apologies for absence, Declarations of Interest and Dispensation

Apologies were received from Cllr Tavinor.

Cllr Pierce and Cllr Graham both declared an interest in **PC22/02632**.

Cllr Graham declared an interest in **PC22/02709**, Cllr Pierce declared an interest in **PC22/01827**.

There is a standing dispensation in regard **PC067/2022**.

PC061/2022 To approve the minutes from the meeting on 3rd October 2022

The minutes of the Planning Meeting on Monday 3rd October 2022 were declared a true and accurate record.

PC062/2022 Chairmans request and proposals for Councillors Forum later in the meeting

Cllr Marsh and Cllr Pellew noted their wish to speak at the Councillors Forum.

PC063/2022 Consideration of Applications as listed:

[Holyport](#)

Appn. No.: 22/02821

Type: Full

Proposal: Demolition of Adam Cottage, formation of new vehicular access from Harvest Hill Road and erection of 47 new dwellings to include 29 houses, 2 no. apartment blocks containing 18 dwellings along with associated car parking and landscaping

Location: Adam Cottage And Harvest Hill House And Grove House And Land To The South of Harvest Hill Road Maidenhead

BPC Recommended for refusal until further clarification is received (IF 2, NR5 and EP1)- citing concerns over compliance with environmental policy, plans for the removal of multiple TPO trees, the lack of clarity on sustainable transport options and the overall future infrastructure of the Harvest Hill Road area.

Proposed: Cllr Wilson

Seconded: Cllr Graham

Vote: Unanimous

Mr Williams of Baylis Media left the meeting immediately after the vote on this application had taken place.

Appn. No.: 22/02582

Type: Full

Proposal: Raising of the ridge and alterations to the existing 3 rear dormers

Location: Hazeldene Ascot Road Holyport Maidenhead SL6 2HY

BPC Recommended for approval

Proposed: Cllr Wilson

Seconded: Cllr Phillips

Vote: Unanimous

Appn. No.: 22/02250

Type: Full

Proposal: Temporary marquee to the side for use between 1st November 2022 to 10th January 2023

Location: The George Public House The Green Holyport Road Holyport Maidenhead SL6 2JL

BPC Recommended delegation to RBWM Conservation Officer

Proposed: Cllr Wilson

Seconded: Cllr Kneen

Vote: Unanimous

Appn. No.: 22/02144

Type: Full

Proposal: Single storey side/rear extension

Location: 7 Dairy Court Holyport Maidenhead SL6 2US

BPC Recommended for refusal (QP5), citing previous extensions, intrusion on neighbours due to height and proximity, also the over development of Green Belt.

Proposed: Cllr Wilson

Seconded: Cllr Graham

Vote: Unanimous

Appn. No.: 22/02468

Type: Full

Proposal: Detached garden outbuilding

Location: 2 The Barn Ascot Road Holyport Maidenhead SL6 2HY

BPC Recommended for approval, noting within flood zone 3.

Proposed: Cllr Wilson

Seconded: Cllr Glover

Vote: 5 For 2 Against 1 Abstain

Appn. No.: 22/01827

Type: Full

Proposal: Raising of the ridge and eaves, 8no. dormers and alterations to fenestration to convert the existing detached outbuilding into habitable accommodation

Location: Orchard View Long Lane Maidenhead SL6 3TA

BPC Recommended for refusal (QP5), citing the requirement for very special circumstances for the creation of an separate additional dwelling in the Green Belt.

Proposed: Cllr Wilson

Seconded: Cllr Graham

Vote: Unanimous

Bray and The Fisheries

Appn. No.: 22/02632

Type: Full

Proposal: Detached carport

Location: Millwright Old Mill Lane Bray Maidenhead SL6 2BD

BPC Recommended for refusal (QP5), citing the significant change to the street scene within a conservation area and Green Belt, while noting previous applications related to the property which had subsequently been withdrawn.

Proposed: Cllr Graham

Seconded: Cllr Glover

Vote: 4 For 1 Against 3 Abstain

Appn. No.: 22/02648

Type: Full

Proposal: New fence and gate to the front/side boundary following the removal of the existing gate and pillars

Location: Riverbank Fishery Road Maidenhead SL6 1UN

BPC Recommended for approval

Proposed: Cllr Graham

Seconded: Cllr Marsh

Vote: Unanimous

Appn. No.: 22/02692

Type: Full

Proposal: Garage conversion and a part single, part first floor, part two storey side/rear extension

Location: 7 Oakley Gardens Maidenhead SL6 2FN

BPC Recommended for approval

Proposed: Cllr Graham

Seconded: Cllr Cross

Vote: Unanimous

Appn. No.: 22/02709

Type: Full

Proposal: Rear and side basement extensions, two storey front/side extension, part two storey part first floor front/side extension with parapet wall and entrance canopy, single storey rear extension with balcony above, first floor rear extension, alterations to rear basement and ground floor terraces, alterations to front and rear steps, external finish and to fenestration, following demolition of the existing single storey rear element

Location: Berkeleys Vicarage Walk Bray Maidenhead SL6 2AE

BPC Recommended for approval

Proposed: Cllr Graham

Seconded: Cllr Phillips

Vote: Unanimous

Appn. No.: 22/02745

Type: Full

Proposal: Extension of existing canopy and relocation of front entrance door, single storey rear, single storey rear/side extensions and alterations to fenestration following demolition of existing conservatory

Location: 13 The Bingham's Maidenhead SL6 2ES

BPC Recommended for approval

Proposed: Cllr Graham

Seconded: Cllr Cross

Vote: Unanimous

Appn. No.: 22/01727

Type: Full

Proposal: Replacement bridge (Retrospective)

Location: Bridge To North West of Bray Lake Car Park Monkey Island Lane Bray Maidenhead

BPC Recommended for approval

Proposed: Cllr Graham

Seconded: Cllr Elvin

Vote: Unanimous

[Dedworth, Oakley Green and Fifield](#)

Appn. No.: 22/02567

Type: Full

Proposal: x1 new dwelling with associated parking, landscaping and vehicular access following infill of existing swimming pool

Location: Land At The Willow House Maidenhead Road Windsor

BPC Recommended for refusal, noting that nothing had changed since the previous application 22/00538 had been refused and citing objections from residents and OGAFCA.

Proposed: Cllr Glover

Seconded: Cllr Marsh

Vote: Unanimous

BPC recommendations below from the Planning Committee meeting, Monday 4th April 2022

BPC Recommended for Refusal. Noted that correspondence had been received from several Residents and Residents' Association Objections. BPC agreed it was considered inappropriate to remove part of the heritage wall, which is supported by Windsor and Eton Heritage Society and the Borough Principal Planning Officer as a Non-designated Heritage Asset as set out in HE1, for a new vehicular access. The current access road is narrow and is off a busy restricted parking road, which in turns leads onto the busy Maidenhead/Windsor Road of the A308. An additional dwelling is not required to meet future housing needs in this area as in the BLP there is approximately 500 homes and a school proposed as part of RBWMs five-year housing supply.

Proposed: Cllr Pellew

Seconded: Cllr Glover

Vote: Unanimous

Appn. No.: 22/02627

Type: Part 1 Class AA

Proposal: Application for prior approval for construction of one additional storey to property with a maximum height of 2.4m

Location: 22 Manor Grove Fifield Maidenhead SL6 2PQ

BPC recommend that prior approval is required for such a development within Green Belt.

Proposed: Cllr Glover

Seconded: Cllr Marsh

Vote: Unanimous

Certificates of Lawfulness

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

Holyport

Appn. No.: 22/02611

Type: Certificate Of Lawfulness of Proposed Dev

Proposal: Certificate of Lawfulness to determine whether the new detached double garage is lawful.

Location: Field House Ascot Road Holyport Maidenhead SL6 3LD

Dedworth, Oakley Green and Fifield

Appn. No.: 22/02749

Type: Certificate Of Lawfulness of Proposed Dev

Proposal: Certificate of lawfulness to determine whether the proposed detached outbuilding following the demolition of the existing garage is lawful

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

Trees

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

Appn. No.: 22/02689

Type: Works to Trees in Conservation Area

Proposal: (T1) - Crab Apple - Crown reduction by 1-1.25m to a final height of 4m and Crown lifting to 2.2m above ground level. (T2) - Acer - Crown reduction by 10% which removes 1m height and spread

Location: 8 Cadogan Close Holyport Maidenhead SL6 2JS

Appn. No.: 22/02725

Type: Works to Trees covered by TPO

Proposal: Area 1 - clear all fallen and hung-up trees. Area 2 - clear all fallen and hung-up trees within the pond. Area 3 - clear trees blocking site access (x1 large willow, x1 fallen blackthorn, an area of blackthorn scrub, a line of elm and elder scrub). Area 4 - clear road frontage to remove dead trees, proposal: fell all trees within 2m of site boundary which have a stem diameter less than 150mm, mainly elm (054/2003/TPO)

Location: Land East of Forest Farm And Adjacent Oakley Green Road Oakley Green Windsor

Appn. No.: 22/02641

Type: Works to Trees covered by TPO

Proposal: T1- Oak - Crown lift by 4m, partial reduction from property line by 2-3m. (038/2010/TPO)

Location: 5 The Hatch Windsor SL4 5UD

PC064/2022. Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting

PC065/2022. Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting

PC066/2022. Licensing Applications

As circulated to Councillors in advance of the meeting

PC067/2022. Payments List

The payment list of £ 11,980.16 net £ 1,307.17 VAT £ 13,287.33 gross was approved for payment

Vote: Unanimous

PC068/2022. Councillors Forum

Cllr Marsh encouraged councillors to attend the OGAFCA Christmas fayre, being held within Braywood Memorial Hall on 12th November.

Cllr Pellew advised of his plans to attend and speak on behalf of BPC at the RBWM Development Management Committee Meeting regarding planning application 22/00934/OUT, Land Adjacent The Hatch and South of Maidenhead Road and North of Windsor Road Water Oakley Windsor Wednesday 2nd November 2022 at 7:00pm. Martin Hall (OGAFCA), will also attend to speak on behalf of the residents association.

Councillors expressed concerns that this application would be considered without full information on the cumulative effect on local infrastructure.

PC069/2022. Date of Next Planning Meeting

The next Planning Committee meeting will be held on Monday 5th December at 7:00pm

There being no further business the meeting closed at 8:50pm.