

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

Present:

Cllr S Cross, Cllr K Elvin, Cllr C Graham, Cllr L Kneen (Chair), Cllr N Marsh, Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr R Tavinor, Mr B Inglis (Deputy Clerk) and two members of the public.

PC070/2022 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.

PC071/2022 Apologies for absence, Declarations of Interest and Dispensation

Apologies were received from Cllrs Glover and Wilson.

There were no declarations of interest.

There is a standing dispensation in regard **PC079/2022**.

PC072/2022 To approve the minutes from the meeting on 31st October 2022

The minutes of the Planning Meeting on Monday 31st October 2022 were declared a true and accurate record.

PC073/2022 Chairmans request and proposals for Councillors Forum later in the meeting

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

PC074/2022 Consideration of Applications as listed:

Holyport

Appn. No.: 22/02857/CLASAA

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 make no comment

Appn. No.: 22/02854

Type: Full

Proposal: Part single part two storey front/side/rear extension and first floor side extension to create a subdivision of the existing dwelling to two dwellings following demolition of existing garage.

Location: 62 Aysgarth Park Maidenhead SL6 2HQ

BPC Recommended for refusal citing overdevelopment of the plot (QP3)

Proposed: Cllr Kneen **Seconded:** Cllr Tavinor

Vote: Unanimous

Bray and The Fisheries

Appn. No.: 22/02835

Type: Full

Proposal: Detached outbuilding

Location: 13 The Bingham's Maidenhead SL6 2ES

BPC Recommended for approval

Proposed: Cllr Pierce **Seconded:** Cllr Graham

Vote: Unanimous

Appn. No.: 22/02896

Type: Full

Proposal: Addition of a basement with the inclusion of a terrace with balustrade, raised patio and alterations to fenestration

Location: Quoin House High Street Bray Maidenhead SL6 2AH

BPC Recommended for refusal citing increase to property footprint (QP3) and possible impact of neighbouring listed buildings (HE1)

Proposed: Cllr Graham **Seconded:** Cllr Marsh

Vote: For – 4 Against – 2 Abstain - 1

Appn. No.: 22/02989

Type: Full

Proposal: Part single, part first, part two storey side/rear extension.

Location: 4 Broadwater Park Maidenhead SL6 2UA

BPC Recommended for approval

Proposed: Cllr Pierce **Seconded:** Cllr Graham

Vote: Unanimous

Appn. No.: 22/03043

Type: Listed Building Consent

Proposal: Consent for replacement rear flat roof and rooflight to kitchen, internal alterations to ground and first floor, new first floor bathroom extract, window repairs to the front and side elevations and damp remedial work

Location: Shottery High Street Bray Maidenhead SL6 2AJ

BPC Recommended for delegation to RBWM Conservation Officer

Appn. No.: 22/03061

Type: Full

Proposal: Alterations to existing roof to accommodate windows and alterations to external finishes and fenestration

Location: Milsted Old Mill Lane Bray Maidenhead SL6 2BG

BPC Recommended for approval

Proposed: Cllr Pierce **Seconded:** Cllr Elvin

Vote: Unanimous

Appn. No.: 22/03087

Type: Variation Under Reg 73

Proposal: Variation (under Section 73A) of planning permission 14/00524/FULL (allowed on appeal) to vary the wording of Condition 2 (opening/closing times).

Location: Herbies Pizza 79 Windsor Road Maidenhead SL6 2DN

BPC Recommended for refusal, citing outstanding enforcement matters still to be resolved

Proposed: Cllr Pierce **Seconded:** Cllr Elvin

Vote: For – 5 Abstain – 1 Cllr Tavinor was not present for the proposal and vote.

Appn. No.: 22/03088

Type: Variation Under Reg 73

Proposal: Variation (under Section 73) of planning permission 22/01660/FULL without complying with Condition 7 (Approved Plans).

Location: Cannon Lodge Ferry Road Bray Maidenhead SL6 2AT

BPC Recommended for approval

Proposed: Cllr Pierce **Seconded:** Cllr Graham

Vote: Unanimous

[Dedworth, Oakley Green and Fifield](#)

Appn. No.: 22/02842

Type: Outline

Proposal: Outline application for access only to be considered at this stage with all other matters to be reserved for a single residential dwelling

Location: Banham Farm Forest Green Road Fifield Maidenhead SL6 2NR

Application not discussed due to deadline for BPC comments having passed but it should be noted that this is Green Belt and the land is not included in the BLP.

Appn. No.: 22/03045

Type: Reserved Matters

Proposal: Reserved matters (Access, Appearance, Landscaping and Layout) pursuant to outline planning permission 21/03742/OUT for the construction of a replacement stable building

Location: Banham Farm Forest Green Road Fifield Maidenhead SL6 2NR

BPC Recommended for approval

Proposed: Cllr Marsh **Seconded:** Cllr Cross

Vote: For – 6 Abstain - 1

[Certificates of Lawfulness](#)

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

[Holyport](#)

Appn. No.: 22/02894

Type: Certificate Of Lawfulness of Proposed Dev

Proposal: Certificate of lawfulness to determine whether the garage conversion into habitable accommodation and alterations to fenestration is lawful.

Location: 164 Windsor Road Maidenhead SL6 2DW

Appn. No.: 22/03099

Type: Certificate Of Lawfulness of Proposed Dev

Proposal: Certificate of lawfulness to determine whether the proposed detached outbuilding is lawful.

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

Trees

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

Appn. No.: 22/02838

Type: Works to Trees in Conservation Area

Proposal: (T1) - Ash - Fell

Location: Hurley Cottage Langworthy Lane Holyport Maidenhead SL6 2HH

Appn. No.: 22/02970

Type: Works To Trees In Conservation Area

Proposal: T1- Sycamore - Crown lift over highway and drive to 5.3m and prune back to give a 0.5m clearance from the BT line, T2 and T3 - Leyland Cypress - Reduce in height by approximately 6m to a final height of 10m, T4 - Tree - Fell, T5 - Purple plum - Fell, T7 Willow - Replace natural prop.

Location: Wych Elm Fishery Road Maidenhead SL6 1UP

Appn. No.: 22/02748

Type: Works to Trees in Conservation Area

Proposal: Yew - partial crown reduction by 1m to leave a height of 7m and spread of 8m

Location: 5 Bray Close Bray Maidenhead SL6 2BL

PC075/2022. The following applications were considered by councillors by email due to notification deadline constraints, with recommendations submitted to RBWM Planning Team on 15th November 2022:

PC075/2022. The following applications were not discussed at the meeting, having been considered by councillors by email due to notification deadline constraints, with recommendations submitted to RBWM Planning Team on 15th November 2022:

Holyport

Appn. No.: 22/02793

Type: Full

Proposal: x1 new detached dwelling, access, hardstanding and landscaping.

Location: Land Rear Between 1 And 5 The Fieldings Holyport Maidenhead

BPC Recommendation: Recommend for refusal as per previous applications as no Very Special Circumstances provided to allow building in the green belt. As per Council Refusals on applications 21/02951 and 22/01171 - the proposal is considered to be inappropriate development in the green belt. No case for Very Special Circumstances etc.

Appn. No.: 22/02789

Type: Outline

Proposal: Outline application for access only to be considered at this stage for x4 serviced plots for Self-Build and Custom Housebuilding.

Location: Land Adjacent Pond View Sturt Green Holyport Maidenhead

BPC Recommendation: Recommend for refusal due to lack of very special circumstances for building in the green belt. Which is as per previous Council decisions and Appeal ref: 18/60082/REF which was Dismissed by the inspector: inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. These very special circumstances do not exist. Etc.

PC076/2022. Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting

PC077/2022. Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting.

ClIr Kneen advised re additional business advertising on Moor Farm/Ascot Road entrance, updates from Enforcement on status requested.

PC078/2022. Licensing Applications

As circulated to Councillors in advance of the meeting

PC079/2022. Payments List

The payment list of £8772.00 was approved for payment

Proposer: ClIr Marsh **Seconder:** ClIr Elvin

Vote: For – 4 Abstain - 3

PC080/2022. Councillors Forum

ClIr Cross reported that she had attended various events in and around Bray village, including a quiz, a ceilidh and a carol service.

ClIr Graham passed around some information on a new book, written by a resident of Bray about the history of the village and for the benefit of St Michaels Church.

ClIr Graham mentioned the recent Power Point training presentation given to us by RBWM and asked if we could be given the transcript of the commentary which accompanied the slides. The Clerk will contact RBWM to request this.

PC081/2022. Date of Next Planning Meeting

The next Planning Committee meeting will be held on Monday 9th January 2023 at 7:00pm

There being no further business the meeting closed at 8:30pm with seasons greetings extended to all by the Chair.