

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 9th January 2023 at 7:00pm

Present:

Cllr S Cross, Cllr K Elvin, Cllr C Graham, Cllr L Kneen (Chair), Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr R Tavinor, Mr B Inglis (Deputy Clerk) and 23 members of the public.

PC082/2022 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.

PC083/2022 Apologies for absence, Declarations of Interest and Dispensation

Apologies were received from Cllrs Glover, Marsh and Wilson.

Cllr Pierce declared an interest in Appn No 22/03212

There is a standing dispensation in regard **PC090/2022**.

PC084/2022 To approve the minutes from the meeting on 5th December 2022

The minutes of the Planning Meeting on Monday 5th December 2022 were declared a true and accurate record.

PC085/2022 Chairmans request and proposals for Councillors Forum later in the meeting

Cllr Graham noted a wish to speak at the Councillors Forum.

PC086/2022 Consideration of Applications as listed:

Appn. No.: 22/03405

Type: Full

Proposal: Installation of a cold store and butchery unit within the existing barn.

Location: Land To The West of Mullberry Coningsby Lane Fifield Maidenhead

BPC Recommend for refusal, citing a lack of detail surrounding what seems to be inappropriate development in the green belt, with clarification needed on future commercial plans for the site, as this land is not part of the BLP designated for commercial/industrial activity. BPC consider that both a traffic study and a sustainability study are required, due to concerns over the recent deterioration of Coningsby Lane including flooding, collapse of a drain and verge damage, also concerns over noise, lighting and the management of any organic waste.

BPC would like to see previous enforcement matters satisfied before this application can be considered, and request that a standing agreement made with a neighbour to landscape the boundary be honoured.

Proposed: Cllr Pellew **Seconded:** Cllr Graham

Vote: Unanimous

All but 2 of the members of the public present at the start of the meeting left at 7:28pm

Residents also asked that if the Planning Officer were to be of a mind to approve it that it is put on the agenda to be decided at Maidenhead Development Control Panel.

Holyport

Appn. No.: 22/03148

Type: Full

Proposal: Part single, part double storey rear extension following demolition of existing rear conservatory

Location: 91 Aysgarth Park Maidenhead SL6 2HQ

BPC Recommend for approval, on the proviso that the proposed window, showing as a bathroom on the plan, will be opaque.

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

Vote: Unanimous

Appn. No.: 22/03274

Type: Full

Proposal: 2 No. semi-detached dwellings with associated landscaping, parking and vehicular access.

Location: Land Between Green View Holyport Street and Glenside The Green Holyport Road Holyport Maidenhead

BPC Recommend for refusal This is over development in green belt (QP5) and no very special circumstances exist. Also concerns on the impact to Holyport's Conservation Area and heritage assets. It should be noted this site is NOT in the BLP and therefore as the council has recently had its Borough Local Plan adopted. Following adoption, the council can demonstrate that it has a 5-year housing land supply. Additionally, the Council's Housing Delivery Test was recalculated and agreed with the DLUHC, the new revised figure now stands at 111%. Therefore, the council's current position is that the presumption in favour of development and the 'titled balance' does not apply.

To quote appeal: Appeal Ref: APP/T0355/W/22/3298401

Planning Balance & Conclusion

57. The appeal scheme would be inappropriate development that would, by definition, harm the Green Belt, and would result in harm to the visual and spatial openness of Green Belt. In accordance with the development plan and the principles of the Framework, substantial weight should be given to harm to the Green Belt. The development would also result in harm to the character, appearance and significance of the HCA, the character and appearance of the area, and harm to the setting of four NDHAs.

58. The factors and benefits set out by the appellant, overall, attract moderate weight in favour of the scheme. However, they would not clearly outweigh the harm identified to the Green Belt and the other harm to the character, appearance and significance of the HCA, the character and appearance of the area, and the harm to the significance of NDHAs. Consequently, the very special circumstances necessary to justify the development do not exist. Therefore, the proposed development conflicts with Policy QP5 of the BLP and paragraphs 137, 138, 147 and 148 of the Framework. These seek to preserve Appeal Decision APP/T0355/W/22/3298401

<https://www.gov.uk/planning-inspectorate> 11 the openness of Green Belt and protect it from inappropriate development, unless very special circumstances exist.

59. The proposed development would be contrary to the development plan and the National Planning Policy Framework taken as a whole, and there are no considerations advanced, including the policies of the Framework, which outweigh this finding. Accordingly, for the reasons given, the appeal should not succeed.

Proposed: Cllr Tavinor **Seconded:** Cllr Cross

Vote: Unanimous

Appn. No.: 22/03302

Type: Full

Proposal: Detached new dwelling with PV panels, access gates, associated parking and landscaping

Location: Land Adjacent Briar House Ascot Road Holyport Maidenhead

BPC recommend for refusal. This is over development in green belt (QP5) and no very special circumstances exist.

It should be noted this site is NOT in the BLP as recently adopted. Following adoption, the council can demonstrate that it has a 5-year housing land supply. Additionally, the Council's Housing Delivery Test was recalculated and agreed with the DLUHC, the new revised figure now stands at 111%. Therefore, the council's current position is that the presumption in favour of development and the 'titled balance' does not apply.

Proposed: Cllr Tavinor **Seconded:** Cllr Graham

Vote: Unanimous

Appn. No.: 22/03331

Type: Full

Proposal: Part single, part two storey side/rear extension following the demolition of the existing single storey rear element.

Location: Charmaine Sturt Green Holyport Maidenhead SL6 2JF

BPC Recommend for refusal. The development is considered to be inappropriate terracing and alteration to street scene in green belt (QP5)

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

Vote: 3 For and 3 Abstain

Appn. No.: 22/03380

Type: Full

Proposal: Single storey front/side extension, single storey side extension and single storey side/rear extension, raising of the ridge of existing single storey side element and alterations to fenestration following demolition of existing canopy.

Location: 17 Byland Drive Maidenhead SL6 2HF

BPC Recommend for approval

Proposed: Cllr Tavinor **Seconded:** Cllr Pellew

Vote: Unanimous

[Bray and The Fisheries](#)

Appn. No.: 22/02950

Type: Full

Proposal: Garage conversion and part-two storey extension.

Location: 39 The Bingham's Maidenhead SL6 2ES

BPC Recommend for approval

Proposed: Cllr Phillips **Seconded:** Cllr Cross

Vote: Unanimous

Appn. No.: 22/03133

Type: Full

Proposal: New front porch canopy and a part single, part first floor part two storey front/side/rear extension.

Location: 101 Tithe Barn Drive Maidenhead SL6 2DD

BPC Recommend for approval, BPC recommends with a proviso that a hip roof is installed on both sides as per a standing agreement with a neighbour.

Proposed: Cllr Phillips **Seconded:** Cllr Pellew

Vote: Unanimous

Appn. No.: 22/03191

Type: Full

Proposal: 2no. three bedroom semi-detached dwellings with associated parking and a new shared access with No. 250 Windsor Road from Oakley Gardens.

Location: Land To The Rear of 248 To 250 And 250 Windsor Road Maidenhead

BPC Recommend for refusal. It is felt to be overdevelopment of the site/surrounding area and there are concerns over increased traffic activity by the estate and on Windsor Road. Also there appears to be no access rights to what appears to be a landlocked plot as it is surround by land that doesn't belong to applicant.

Proposed: Cllr Phillips **Seconded:** Cllr Cross

Vote: Unanimous

Appn. No.: 22/03209**Type:** Full**Proposal:** Garage conversion, part single, part first floor, part two storey front/side/rear extension with rear glass balustrades and alterations to fenestration.**Location:** 28 The Bingham's Maidenhead SL6 2ES**BPC Recommend for approval****Proposed:** Cllr Phillips **Seconded:** Cllr Tavinor**Vote:** Unanimous**Appn. No.: 22/03136****Type:** Full**Proposal:** x1 new outbuilding following demolition of existing outbuildings.**Location:** Merrimens Vicarage Walk Bray Maidenhead SL6 2AE**BPC Recommend for approval****Proposed:** Cllr Phillips **Seconded:** Cllr Pellew**Vote:** Unanimous**Appn. No.: 22/03293****Type:** Listed Building Consent**Proposal:** Consent for a new roof**Location:** Linum Cottage Ferry Road Bray Maidenhead SL6 2AT**BPC Recommend for approval****Proposed:** Cllr Phillips **Seconded:** Cllr Graham**Vote:** Unanimous**Appn. No.: 22/03285****Type:** Variation Under Reg 73**Proposal:** Variation (under Section 73a) of Condition 7 (Approved plans) to substitute those plans approved under 22/01490 for the Single storey extension to the north east elevation, part garage conversion and enlargement of the existing outbuilding with covered area and alterations to fenestration with amended plans.**Location:** Tudor House Vicarage Walk Bray Maidenhead SL6 2AE**BPC Recommend for approval****Proposed:** Cllr Phillips **Seconded:** Cllr Graham**Vote:** Unanimous[Dedworth, Oakley Green and Fifield](#)**Appn. No.: 22/03320****Type:** Agricultural Determination**Proposal:** Notification to determine whether prior approval is required for the construction of a new road.**Location:** Grove Farm Coningsby Lane Fifield Maidenhead SL6 2PF**BPC Recommend Prior Approval is required****Proposed:** Cllr Pellew **Seconded:** Cllr Kneen**Vote:** Unanimous**Appn. No.: 22/03283****Type:** Full**Proposal:** Provision of Track**Location:** Whyte Hall Cottage Forest Green Road Holyport Maidenhead SL6 2NN**BPC Recommend for refusal.** Concerns regarding the width of the track being suitable for the movement of large farm machinery to a barn that is approved for agriculture only, concerns also to damage to trees close to the track from this machinery. To advise that there is an alternative entrance from Forest Green Road for this site for access to the barn which is wider.**Proposed:** Cllr Pellew **Seconded:** Cllr Graham**Vote:** Unanimous

Appn. No.: 22/03349

Type: Full

Proposal: x1 new detached dwelling

Location: Land At Wych Elms Oakley Green Road Oakley Green Windsor

BPC Recommend for refusal, citing over development in green belt (QP5) and no very special circumstances exist.

It should be noted this site is NOT in the BLP and therefore as the council has recently had its Borough Local Plan adopted. Following adoption, the council can demonstrate that it has a 5-year housing land supply. Additionally, the Council's Housing Delivery Test was recalculated and agreed with the DLUHC, the new revised figure now stands at 111%. Therefore, the council's current position is that the presumption in favour of development and the 'titled balance' does not apply

Proposed: Cllr Pellew **Seconded:** Cllr Pierce

Vote: Unanimous

The remaining members of the public left the meeting at 8:56pm

Delegated Applications

The following applications were delegated to Ward Councillors for consideration as the closing date for comments preceded the meeting date and were not discussed at the meeting.

Appn. No.: 22/03063

Type: Full

Proposal: Replacement roof to existing conservatory.

Location: 8 Hearne Drive Holyport Maidenhead SL6 2HZ

BPC Recommend for approval

Appn. No.: 22/02936

Type: Full

Proposal: x2 detached dwellings with associated works.

Location: The Barn The Willows Maidenhead Road Windsor SL4 5UA

BPC Recommend for refusal, citing the following: 1. We don't need these extra houses. The BLP more than meets the OAN target 2. Further breaks and removal of small parts of the Heritage Wall around the original Willows kitchen garden 3. Further additions to Traffic on and around Windsor Road. 4. Air quality in that area already well over WHO guidelines and further development will exacerbate this 5. Possible impact on the house adjoining, 8 The Willows, and Wyndin to the South East 6. Flood risk. Evidence of surface water flooding in the surrounding area. 7. Other concerns on water supply, cesspits and trees and hedges 8. Impact on the openness of the Green Belt, no Very Special Circumstances apply Land is in the green belt – see snap taken from RBWM planning web site 28/12/22 If the Planning Officer is minded to approve, BPC asked that the following Condition is applied to it: - the Developers reinstate the Heritage wall between this site and Wyndin

Certificates of Lawfulness

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

Dedworth, Oakley Green and Fifield

Appn. No.: 22/03272

Type: Certificate Of Lawfulness of Proposed Dev

Proposal: Certificate of lawfulness to determine whether the proposed alterations to the front entrance, garage conversion with new roof, single storey rear extension, alterations to fenestration and a detached outbuilding is lawful

Location: 18 Stewart Close Fifield Maidenhead SL6 2PD

Trees

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

Appn. No.: 22/03049

Type: Works to Trees in Conservation Area

Proposal: (T5) - Maple - Fell. (T6) - Apple Tree - Fell.

Location: Camusfearna Gays Lane Maidenhead SL6 2HL

Appn. No.: 22/03212

Type: Works To Trees In Conservation Area

Proposal: G1 Sycamore - Fell

Location: St Michaels Cottage Church Lane Bray Maidenhead SL6 2AF

Appn. No.: 22/03404

Type: Works to Trees Covered by TPO

Proposal: (T1) - Willow - Reduce to previous pruning points.

Location: Creek House Fishery Road Maidenhead SL6 1UN

Appn. No.: 22/03345

Type: Works To Trees In Conservation Area

Proposal: (T2) - Sycamore – re-pollard to previous points.

Location: Creek House Fishery Road Maidenhead SL6 1UN

Appn. No.: 22/03366

Type: Works to Trees Covered by TPO

Proposal: (T9) - Copper Beech - Re-pollard, reducing height by 5m and spread 2-5m back to previous points.

Location: Street Record Braybank Bray Maidenhead SL6 2BQ

Appn. No.: 22/03308

Type: Works To Trees Covered by TPO

Proposal: T1 - T3 - Lime - Crown reduction by 4m, T4 - T6 - Lime - Crown reduction by 6m

Location: The New House Canon Hill Drive Maidenhead SL6 2EU

PC087/2022. Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting

PC087.001. Notification of an Extraordinary Planning Meeting to be held on Friday 20th January 2023 in Holyport Memorial Hall, Moneyrow Green at 7:00pm to consider the following application:-

Appn. No.: 22/03374

Type: Outline

Proposal: Outline application for access only to be considered at this stage with all other matters to be reserved for the demolition of the existing agricultural buildings to create a new Film and TV Studio including sound stages, ancillary offices, virtual reality studio, storage and warehouses, workshops, specialist studio facilities and outdoor film backlot; the creation of a new Nature Park incorporating hard and soft landscaping, green infrastructure, sustainable drainage systems, and new cycle and pedestrian facilities; the provision of a new cricket pitch and associated pavilion with new cycle and pedestrian access route; together with supporting infrastructure to include long-stay car parking, cycle parking, boundary treatments, waste storage, sub-stations, and new access roundabout and vehicle route.

Location: Land North and South Gays Lane Maidenhead Known as Stroud Farm

Bray Parish Council will make a two-part presentation on this application, with Cllr Kneen presenting on behalf of Holyport ward and Cllr Pellew presenting on behalf of Fifield ward.

PC088/2022. Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting

Cllr Graham informed the meeting of a potential enforcement matter within Bray ward and will provide the Deputy Clerk with details for submission to RBWM.

Cllrs Graham and Kneen undertook to look at the current list of enforcement matters on file at BPC and advise the Deputy Clerk accordingly as to how this can be updated.

PC089/2022. Licensing Applications

As circulated to Councillors in advance of the meeting

Cllr Graham informed the meeting that he had been made aware of a potential licensing breach within Bray ward and will provide the Deputy Clerk with details for submission to RBWM Licensing.

PC090/2022. Payments List

The payment list of £10661.92 was approved for payment

Proposer: Cllr Graham **Seconder:** Cllr Elvin

Vote: Unanimous

PC091/2022. Councillors Forum

Cllr Graham asked about progress on his request that RBWM be asked to provide a transcript of the commentary which accompanied the Power Point training presentation given to us some months ago by RBWM. Cllr Elvin gave an update on requests made by both himself and The Clerk to be provided with this.

PC092/2022. Date of Next Planning Meeting

The next Planning Committee meeting will be held on Monday 6th February 2023 at 7:00pm

There being no further business the meeting closed at 9:32pm.