

## Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 15<sup>th</sup> May 2023 at 7:02pm

**Present:** Cllr S Cross, Cllr K Elvin (Acting Chairman), Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr D Wilson, Ms. E Cope (Clerk) and 6 members of the public.

### **PC001/2023 Health and Safety Introduction**

The Chairman requested all mobiles be switched off for the duration of the meeting, reminding those in attendance of the fire safety regulations for the venue of the meeting.

### **PC002/2023 Apologies for absence, Declarations of Interest and Dispensation**

Apologies were received from Councillors Kneen, Glover, Graham and Tavinor  
There is a standing dispensation in regard PC009/2023

### **PC003/2023 To approve the minutes from the meeting on 3<sup>rd</sup> April 2023**

The minutes of the Planning Meeting on Monday 6<sup>th</sup> March 2023 were declared a true and accurate record.

### **PC004/2023 Chairmans request and proposals for Councillors Forum later in the meeting**

No councillors wished to speak at the Councillors forum.

### **PC005/2023 Consideration of Applications as listed:**

Holyport

**Appn. No.: 23/00721**

**Type:** Full

**Proposal:** Replacement dwelling following the demolition of the existing dwelling and ancillary outbuildings.

**Location:** Ridgeway Moneyrow Green Holyport Maidenhead SL6 2NA

**BPC Recommended for approval**

**Proposer:** Cllr Wilson **Seconded:** Cllr Cross **Vote:** Unanimous

**Appn. No.: 23/00506**

**Type:** Full

**Proposal:** New side entrance porch.

**Location:** Porters Cottage Ascot Road Holyport Maidenhead SL6 3LD

**BPC Recommended for approval**

**Proposer:** Cllr Wilson **Seconded:** Cllr Pierce **Vote:** Unanimous

**Appn. No.: 23/00661**

**Type:** Full

**Proposal:** New front entrance canopy, pitched roof over the existing garage and alterations to the external finish following the removal of the existing canopy and flat roof

**Location:** Tillie Rose 2 Langworthy End Maidenhead SL6 2HJ

Bray Parish Council requested an extension from the RBWM Planning office, in order to consider the application. However, Councillors were unable to consider, as prior approval had been granted by the RBWM Planning Team.

The Clerk reported that RBWM Planning office advised during 2022 that extension requests would be granted.

Action: Parish Office to ensure that the Case officer is copied on all future requests.

**Appn. No.: 23/00872**

**Type:** Full

**Proposal:** Construction of a stable block to house 6 horses and a feed store

**Location:** Land To East of Hollies Moneyrow Green Holyport Maidenhead

**BPC Recommended for refusal**, noting application 20/02698/FULL which RBWM refused during 2020, also several residents' letters of objection. Concerns regarding intensification of the lane/footpath as the applicant's proposal is for commercial use. **(QP5, Development in Rural Areas and the Green Belt).**

**Proposer:** Cllr Wilson **Seconded:** Cllr Phillips **Vote:** Unanimous

**Appn. No.: 23/01051**

**Type:** Full

**Proposal:** Garage conversion, single storey front/side extension, single storey rear extension, 1no. detached outbuilding and alterations to fenestration

**Location:** 1 Moor End Maidenhead SL6 2YW

**BPC Recommended for approval**

**Proposer:** Cllr Wilson **Seconded:** Cllr Pellew **Vote:** All

Bray and The Fisheries

**Appn. No.: 23/00780**

**Type:** Full

**Proposal:** Alterations to front bay windows, steps and front entrance, two storey front extension, x2 front dormers, x1 rear dormer, raising of the eaves and ridge, hip to gable, new steps to south-east elevation, alterations to external finishes and fenestration, removal of side bay window, x2 additional car park spaces and relocation of dropped kerb.

**Location:** Lowries Old Mill Lane Bray Maidenhead SL6 2BG

**BPC Recommended for refusal.** The Council consider the proposed application to be intrusive and un-neighbourly due to the close proximity to the neighbouring property. Inappropriate development in the green belt.

**Proposer:** Cllr Pierce **Seconded:** Cllr Cross **Vote:** All

**Appn. No.: 23/00739**

**Type:** Full

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

**Location:** 13 The Bingshams Maidenhead SL6 2ES

**BPC Recommended for approval**

**Proposer:** Cllr Pierce **Seconded:** Cllr Wilson **Vote:** All

**Appn. No.: 23/00786**

**Type:** Full

**Proposal:** Replacement car wash bay enclosure (retrospective).

**Location:** Autotechnics UK Ltd 107 - 109 Windsor Road Maidenhead SL6 2DP

**BPC Recommended for refusal**, expressing concerns over noise, excessive water usage and run-off, close proximity to neighbouring properties and inadequate fencing/screening.

**Proposer:** Cllr Pierce **Seconded:** Cllr Phillips **Vote:** All

**Appn. No.:** 23/00814

**Type:** Full

**Proposal:** Construction of 5no. 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**, Cllr Phillips noted that The Fisheries Residents Association are happy in principle with the proposed development.

**Proposer:** Cllr Pierce    **Seconded:** Cllr Phillips    **Vote:** All

**Appn. No.:** 23/00736

**Type:** Full

**Proposal:** 1no. detached outbuilding (retrospective).

**Location:** Herbies Pizza 79 Windsor Road Maidenhead SL6 2DN

**BPC Recommended for refusal**, expressing concerns of the close proximity of the detached outbuilding to the neighbouring residential property, causing significant loss of light.

Councillors noted that BPC submitted comments reference application 21/01301/VAR | Variation (under Section 73) of condition 2 (opening hours) to vary the opening hours as approved under 14/00524/FULL (allowed on appeal) for change of use of sandwich bar (A1) to take-away (A5) and erection of external flue to rear elevation. | La Spiga 79 Windsor Road Maidenhead SL6 2DN, on the 18<sup>th</sup> May 2021, RBWM Planning Officers refused this application including the erection of an external Flu on the 22<sup>nd</sup> June 2021, however the flu along with a large detached refrigeration unit are both visible within the plot.

BPC consider that RBWM should take action to regularise the situation with the flu and the cold store.



Photo left taken May 2023 shows proximity of the outbuilding to the neighbouring property.

Photo right taken May 2023 shows the external flu, fitted although considered by BPC as refused by RBWM - application 21/01301, June 2021.



**Proposer:** Cllr Pierce    **Seconded:** Cllr Phillips    **Vote:** 5 for 1 abstain

**Appn. No.:** 23/00779

**Type:** Full

**Proposal:** Change of use of existing outbuilding from garage to habitable accommodation ancillary to main dwelling, x1 new sun pipe and alterations to fenestration.

**Location:** 6 The Bingham's Maidenhead SL6 2ES

**BPC Recommended for approval with conditions**, BPC request the removal of permitted development rights, thus ensuring the existing building remains in connection with the main dwelling.

**Proposer:** Cllr Pierce    **Seconded:** Cllr Cross    **Vote:** All

**Appn. No.: 23/00778**

**Type:** Full

**Proposal:** Single storey side extension and alterations to fenestration following demolition of existing conservatory

**Location:** 18 The Terrace Bray Maidenhead SL6 2AR

**BPC Recommended for approval subject to conservation restrictions**, noting that work to remove the existing conservatory has already been started. BPC has received correspondence from neighbours expressing concerns that existing windows on the front of the property have been removed and replaced with black PVC, against the conditions and spirit of the conservation area.

**Proposer:** Cllr Pierce    **Seconder:** Cllr Wilson    **Vote:** All

**Appn. No.: 23/00885**

**Type:** Full

**Proposal:** Single storey front/side extension, part two storey part single storey side/rear extension and alterations to fenestration following demolition of existing element.

**Location:** 74 Tithe Barn Drive Maidenhead SL6 2DE

**BPC Recommended for refusal**, considering overdevelopment of the plot and not in keeping with neighbouring properties.

**Proposer:** Cllr Pierce    **Seconder:** Cllr Phillips    **Vote:** All

**Appn. No.: 23/00890**

**Type:** Full

**Proposal:** Replacement of existing conservatory glass roof to new pitched tiled roof and windows and doors.

**Location:** Avenue Cottage Avenue Road Maidenhead SL6 1UG

**BPC Recommended for approval**

**Proposer:** Cllr Pierce    **Seconder:** Cllr Wilson    **Vote:** All

**Appn. No.: 23/00940**

**Type:** Full

**Proposal:** Replacement dwelling, detached garage, altered access and new gate following demolition of existing

**Location:** Island Reach River Gardens Bray Maidenhead SL6 2BJ

**BPC Recommended for approval with condition to remove permitted development rights.**

**Proposer:** Cllr Pierce    **Seconder:** Cllr Wilson    **Vote:** All

**Appn. No.: 23/00961**

**Type:** Full

**Proposal:** Single storey front extension, single storey side/rear extension and garage conversion.

**Location:** Pequod 20 Court Close Maidenhead SL6 2DL

**BPC Recommended for refusal**, by virtue of overdevelopment of the plot.

**Proposer:** Cllr Pierce    **Seconder:** Cllr Cross    **Vote:** All

**Appn. No.: 23/00993**

**Type:** Full

**Proposal:** Single storey side/rear extension and alterations to fenestration following demolition of existing shed (part retrospective).

**Location:** 136 Windsor Road Maidenhead SL6 2DW

**BPC Recommended for approval**

**Proposer:** Cllr Pierce    **Seconder:** Cllr Wilson    **Vote:** All

Dedworth, Oakley Green and Fifield

**Appn. No.: 23/00829**

**Type:** Full

**Proposal:** Alterations to front entrance, garage conversion, 2no. front dormers, 1no. rear dormer and part hip to gable.

**Location:** Sunnymead Fifield Road Fifield Maidenhead SL6 2NX

**BPC Recommended for refusal,** considering the proposed development to be un-neighbourly, due to the close proximity of the neighbouring property. Also concerns regarding restriction of light to neighbouring property.

**Proposer:** Cllr Pellew    **Seconder:** Cllr Pierce    **Vote:** All

**Appn. No.: 23/00823**

**Type:** Full

**Proposal:** Erection of an open-fronted agricultural storage barn.

**Location:** Tarbay Farm Tarbay Lane Oakley Green Windsor SL4 4QG

**BPC Recommended for approval with condition,** to establish an agricultural tie to the property, with no commercial rights.

**Proposer:** Cllr Pellew    **Seconder:** Cllr Wilson    **Vote:** All

**Appn. No.: 23/00972**

**Type:** Full

**Proposal:** Single storey front/side extension to stable building.

**Location:** Patterdale Farm Blackbird Lane Maidenhead SL6 3SX

**BPC Recommended for approval**

**Proposed:** Cllr Pellew    **Seconder:** Cllr Pierce    **Vote:** All

Certificates of Lawfulness

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

Holyport

**None Received**

Bray & The Fisheries

**Appn. No.: 23/00789**

**Type:** Certificate of Lawfulness of Proposed Development

**Proposal:** Certificate of lawfulness to determine whether the proposed single storey rear extension and single storey detached outbuilding following the demolition of existing elements is lawful.

**Location:** Cannon Lodge Ferry Road Bray Maidenhead SL6 2AT

**Appn. No.:** 23/00784

**Type:** Certificate of Lawfulness of Proposed Development

**Proposal:** Certificate of lawfulness to determine whether the proposed rear dormer and 3no. front roof lights to facilitate a loft conversion is lawful.

**Location:** 69 Windsor Road Maidenhead SL6 2DN

**Appn. No.:** 23/00943

**Type:** Certificate of Lawfulness of Proposed Development

**Proposal:** Certificate of lawfulness to determine whether the proposed single storey rear extension with patio is lawful

**Location:** High Trees River Gardens Bray Maidenhead SL6 2BJ

Dedworth, Oakley Green and Fifield

**Appn. No.:** 23/00909

**Type:** Certificate of Lawfulness of Proposed Development

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

**Location:** Wych Elms Oakley Green Road Oakley Green Windsor SL4 4QF

Trees

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

**Appn. No.:** 23/00808

**Type:** Works to Trees in Conservation Area

**Proposal:** T1 Cherry - Crown reduction by 1.5m to a final height of 7m and spread of 4.5m, remove lowest branches on North and West side, reduce lowest lateral on East side by 2.5m.

**Applicant:** Mrs M Pierce

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

**Appn. No.:** 23/00754

**Type:** Works to Trees Covered by a TPO

**Proposal:** 2 London Plane Trees - Crown reduction by 1 to 2m to leave final height of 16m for T2 and 15m for T1 concentrating on removing any crossing rubbing branches, dead and diseased wood and any unwanted epicormic growth. Sever and remove ivy climber to a 1m stem height. Tip reduce branches to provide 4m clearance to the adjacent roof of Church House. (007/2017/TPO)

**Location:** Sorenra Fishery Road Maidenhead SL6 1UP

**PC006/2023. Planning Decisions, Notifications and Decisions on Appeals**

Circulated to Councillors in advance of the meeting.

**PC007/2023. Report on Enforcement matters within the Parish**

Circulated to Councillors in advance of the meeting.

**PC008/2023. Licensing Applications**

Circulated to Councillors in advance of the meeting.

**PC009/2023. Payments List**

The payments list of £6,241.99 Net £745.67 VAT £6,987.66 Gross was approved for payment.

**Vote:** Unanimous

**PC010/2023. Councillors Forum**

There were no requests from Councillors

**PC011/2023. Date of Next Planning Meeting**

The next Planning Committee meeting will be held on Monday 5<sup>th</sup> June 2023 at 7:00pm

There being no further business the meeting closed at 9:20pm

Unapproved