

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 6th March 2023 at 7:00pm

Present:

Cllr S Cross, Cllr J Glover, Cllr L Kneen (Chairman), Cllr J Phillips, Cllr M Pierce, Cllr R Tavinor, Mr B Inglis (Deputy Clerk)

PC105/2022 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.

PC106/2022 Apologies for absence, Declarations of Interest and Dispensation

Apologies were received from Cllrs Elvin, Graham, Marsh, Pellew and Wilson.

Cllr Pierce declared an interest in Appn 23/00423, being a close acquaintance of the applicant.

There is a standing dispensation in regard PC113/2022

PC107/2022 To approve the minutes from the meeting on 6th February 2023

The minutes of the Planning Meeting on Monday 6th February 2023 were declared a true and accurate record.

PC108/2022 Chairmans request and proposals for Councillors Forum later in the meeting

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

PC109/2022 Consideration of Applications as listed:

Holyport

Appn. No.: 23/00227

Type: Full

Proposal: Single storey rear infill extension, first floor rear extension with juliet balcony and alterations to fenestration

Location: Buckhurst Sturt Green Holyport Maidenhead SL6 2JF

BPC Recommend for refusal due to over-development in the green belt at 98% over the original dwelling (QP5) and impact on the openess. There is only negligible difference in the scope of the extension compared to previous refused applications which was at 106% over the original dwelling. Also concerns from neighbours due to overdevelopment too.

Proposed: Cllr Kneen **Seconded:** Cllr Glover

Unanimous

Appn. No.: 23/00325

Type: Full

Proposal: 2 storey rear extension, garage to annex conversion and alterations to fenestration following the demolition of existing conservatory

Location: Angela Laycocks Cottage Ascot Road Hawthorn Hill Bracknell RG42 6HH

BPC recommend for refusal due to the conversation of the garage into a separate dwelling in the green belt (QP5), as there are no very special circumstances to allow this.

If RBWM Planning Team are minded to approve, BPC request that the separate dwelling is tied to the main property to ensure there is no further overdevelopment and impact to openness in the green belt.

Proposed: Cllr Kneen Seconded: Cllr Tavinor

Unanimous

Bray and The Fisheries

Appn. No.: 23/00370

Type: Full

Proposal: Conversion of the carport to a home office (Part Retrospective).

Location: Lowlands Fishery Road Maidenhead SL6 1UP

BPC Recommend for refusal, citing policy NR1 (Managing Flood Risks and Waterways) as the property lies within Flood Zone 3 in the setting of the Thames. BPC has concerns over the Flood Risk Assessment which has been carried out on behalf of a motor trade business which is clearly being run from this house. Links to the company Facebook page show vehicles being sold from the premises and several cars being stored there.

Proposed: Cllr Cross Seconded: Cllr Phillips

Vote: Unanimous

Appn. No.: 23/00423

Type: Variation Under Reg 73

Proposal: Variation (under Section 73) of Condition 3 (Approved Plans) to substitute those plans approved under 22/02632/FULL for a detached carport. with amended plans.

Location: Millwright Old Mill Lane Bray Maidenhead SL6 2BD

BPC Recommend approval.

Proposed: Cllr Cross Seconded: Cllr Tavinor

Vote: 3 For and 1 Abstain

Appn. No.: 23/00445

Type: Full

Proposal: Single storey front extension with canopy, part first floor, part two storey front/side extension and garage conversion.

Location: 39 The Bingham's Maidenhead SL6 2ES

BPC Recommend for approval.

Proposed: Cllr Cross Seconded: Cllr Glover

Vote: Unanimous

Dedworth, Oakley Green and Fifield

Appn. No.: 23/00267

Type: Variation Under Reg 73

Proposal: Variation (under Section 73) of Condition 12 (Approved Plans) to substitute those plans approved under 22/01063/FULL for a replacement dwelling and detached garage with amended plans.

Location: Trees Down Place Water Oakley Windsor SL4 5UG

BPC Recommend approval.

Proposed: Cllr Glover Seconded: Cllr Kneen

Vote: Unanimous

Appn. No.: 23/00298

Type: Full

Proposal: Single storey front extension, bike storage and alterations to fenestration

Location: Stables at Willow Court Oakley Green Road Oakley Green Windsor

BPC Recommend for approval.

Proposed: Cllr Glover Seconded: Cllr Cross

Vote: Unanimous

Appn. No.: 23/00424

Type: Full

Proposal: New bay window and canopy to the front elevation, single storey side extension for garage/store, single storey side/rear extension, first floor side/rear extension, new roof to the existing single storey roof elements, solar panels and alterations to fenestration.

Location: Beechwood Oakley Green Road Oakley Green Windsor SL4 4QF

BPC Recommend for approval.

Proposed: Cllr Glover Seconded: Cllr Phillips

Vote 3 For and 1 Against

Certificates of Lawfulness

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

Holyport

Appn. No.: 23/00330

Type: Certificate of Lawfulness of Development

Proposal: Certificate of lawfulness to determine whether planning permission 19/03602/FULL has lawfully commenced/implemented.

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

Bray & The Fisheries

None Received

Dedworth, Oakley Green and Fifield

Appn. No.: 23/00211

Type: Certificate of Lawfulness of Proposed Development

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

Location: Oakley Cottage Oakley Green Road Oakley Green Windsor SL4 4QF

Appn. No.: 23/00278

Type: Certificate of Lawfulness of Proposed Development

Proposal: Certificate of lawfulness to determine whether the proposed partial hip to gable with rear dormer loft conversion and installation of roof windows is lawful.

Location: 22 Manor Grove Fifield Maidenhead SL6 2PQ

Appn. No.: 23/00444

Type: Certificate of Lawfulness of Proposed Development

Proposal: Certificate of lawfulness to determine whether the proposed garage conversion, single storey rear extension, alterations to the front entrance and 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.: 23/00256

Type: Works to Trees in Conservation Area

Proposal: T1 False Acacia - fell.

Location: Barnacle Lodge Brayfield Road Bray Maidenhead SL6 2BN

Appn. No.: 23/00341

Type: Works to Trees in Conservation Area

Proposal: T1 - Evergreen Oak - Crown thin by 10%.

Location: Greentree Ascot Road Holyport Maidenhead SL6 2JB

PC110/2022. Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting.

The Chairman encouraged councillors to stay abreast of ongoing applications by reading the relevant spreadsheets which are updated by the parish office and made available to view on Councillors' Share Point

PC111/2022. Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting

PC112/2022. Licensing Applications

There are no current Licensing Applications within the Parish.

Councillor Cross reported that following some mediation and the introduction of satisfactory caveats, all residents' objections to the granting of a premises licence to Bray Cured Local had been withdrawn. Following discussion with residents and with the applicant Cllr Cross, on behalf of Bray ward councillors, instructed the Deputy Clerk to withdraw the objection from Bray Parish Council. This was done prior to the date of the hearing to discuss.

PC113/2022. Payments List

The payments list of £2810.96 was approved for payment.

Proposer: Cllr Kneen **Seconder:** Cllr Pierce

Vote: Unanimous

PC114/2022. Councillors Forum

Cllr Kneen updated Cllrs further to the Windsor Development Management Committee Meeting which met to consider Planning Application: 22/01354/OUT, Land Bounded By Willow Path And The Limes And Windsor Road And Dedworth Road And Oakley Green Road Oakley Green Windsor (known as AL21 South).

Cllr Kneen, on behalf of Bray Parish Council, spoke against the proposal as it was recommended Refusal. After nearly two hours of debate, the application was eventually approved.

The application approval is currently on hold due to complaints by Borough Cllrs, Cllr Kneen and members of the public around the way the meeting was conducted etc, the matter is now with the RBWM Monitoring Officer who will advise further to the complaint if the approval stands.

Cllr Kneen was pleased to report that BPC's air quality monitoring figures were recognised as a valuable item for consideration and were referred to numerous times during the meeting. Via a Borough Cllr at the meeting she was contacted by RBWMs Environmental Health Service Manager, Cllr Kneen provided the link to Bray Parish Councils web site where Bray Parish Air Quality Monitoring reports are held for Public viewing.

PC115/2022. Date of Next Planning Meeting

The next Planning Committee meeting will be held on Monday 3rd April 2023 at 7:00pm