

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 3rd April 2023 at 7:00pm

Present:

Cllr S Cross, Cllr K Elvin, Cllr C Graham, Cllr L Kneen (Chairman), Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr R Tavinor, Mr B Inglis (Deputy Clerk), Mr A Williams (Baylis Media) and 7 members of the public.

PC116/2022 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.

PC117/2022 Apologies for absence, Declarations of Interest and Dispensation

Apologies were received from Cllrs Glover, Marsh and Wilson
There is a standing dispensation in regard PC124/2022

PC118/2022 To approve the minutes from the meeting on 6th March 2023

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

PC119/2022 Chairmans request and proposals for Councillors Forum later in the meeting

No councillors wished to speak at the Councillors Forum.

PC120/2022 Consideration of Applications as listed:

[Holyport](#)

Appn. No.: 23/00432

Type: Full

Proposal: New retractable canopy with retractable sides and a detached replacement freezer store.

Location: Belgian Arms Holyport Street Holyport Maidenhead SL6 2JR

BPC Recommend for refusal, citing inappropriate development in Holyport's Conservation Area impacting on the historic setting of Holyport Street and Holyport Green. The permanent structure also impacts on the openness of the green belt.

Proposer: Cllr Tavinor Seconded: Cllr Pierce

Vote: Unanimous

Appn. No.: 23/00442

Type: Full

Proposal: Single storey side/rear extension with 1no. front dormer and alterations to the existing rear roof element and fenestration following the demolition of the existing garage.

Location: Acrefield Sturt Green Holyport Maidenhead SL6 2JF

BPC Recommend for refusal, citing over-development in the green belt, noting the proposed cumulative increase in footprint of this property of almost 100% considering historic approved development.

Proposer: Cllr Tavinor Seconded: Cllr Phillips

Vote: Unanimous

Appn. No.: 23/00455

Type: Full

Proposal: Change of use from agricultural land to private equestrian use to provide a polo pitch alongside associated engineering works for drainage and levelling.

Location: Land At The North of Foxley Green Farm Ascot Road Holyport Maidenhead

The Chairman invited the applicant to speak in support of the proposal, following which a neighbour was invited to speak, and this he did, voicing concerns and giving reasons around flooding for objection.

BPC Recommend for refusal, requesting that issues raised by the flood authority be addressed. It was noted that Sturt Green/Moneyrow Green and Holyport Green on Friday 31st March 2023 was impacted by severe flooding in the area. BPC requests that this application should not be approved until all concerns around flooding are addressed.

Proposer: Cllr Tavinor **Seconder:** Cllr Graham

Vote: Unanimous

Appn. No.: 23/00511

Type: Full

Proposal: 215no. dwellings with access, landscaping, open space, parking and associated infrastructure.

Location: Land South And East of Badgers Wood Kimbers Lane Maidenhead

BPC Recommend for refusal, noting the inappropriate scale, design, density, height and layout of this proposal in comparison to adjacent application 22/02821 for only 47 homes.

BPC considers that there is insufficient provision for parking and cannot recommend approval without more information on the impact of increased traffic pressure on Harvest Hill Road, the Braywick roundabout and the A308 into Maidenhead town centre, all whilst there is currently an increase in HGV traffic of up to 50 HGVs a day to and from the recycling centre off Kimbers Lane which has recently been allowed on Appeal.

BPC also has concerns regarding wildlife in the area, need to ensure the Badgers are protected.

Proposer: Cllr Tavinor **Seconder:** Cllr Phillips

Vote: Unanimous

Appn. No.: 23/00523

Type: Full

Proposal: New roof over the existing front entrance canopy, two storey rear extension with Juliet balcony, replacement side access gate and alterations to fenestration.

Location: 11 Hearne Drive Holyport Maidenhead SL6 2HZ

BPC Recommend for approval.

Proposer: Cllr Tavinor **Seconder:** Cllr Graham

Vote: Unanimous

[Bray and The Fisheries](#)

Appn. No.: 23/00449

Type: Full

Proposal: Car Port (Retrospective).

Location: Rivermere House Ferry Road Bray Maidenhead SL6 2AT

BPC Recommend for approval.

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

Vote: Unanimous

Appn. No.: 23/00380

Type: Full

Proposal: Detached outbuilding (Part Retrospective).

Location: Woodbury 3 Court Close Maidenhead SL6 2DL

BPC Recommend for approval.

Proposer: Cllr Graham **Seconder:** Cllr Cross

Vote: Unanimous

Appn. No.: 23/00667

Type: Full

Proposal: Detached carport with habitable accommodation within the roofspace.

Location: **Two Ways Avenue Road Maidenhead SL6 1UG**

BPC Recommend for refusal, citing the lack of very special circumstances to support the erection of a new dwelling in the green belt (QP5)

Proposer: Cllr Graham **Seconder:** Cllr Tavinor

Vote: Unanimous

[Dedworth, Oakley Green and Fifield](#)

Appn. No.: 23/00509

Type: Full

Proposal: New front entrance, canopy and gable, single storey side extension, part single, part two storey side/rear extension with rear canopy and sedum roof, alterations to fenestration, new hardstanding and access.

Location: **Jasmin House 2 The Hatch Windsor SL4 5UD**

This application was delegated to Ward Councillors

Appn. No.: 23/00601

Type: Full

Proposal: New vehicular access and entrance gates

Location: **Land adjacent to Fifield Inn Fifield Road Fifield Maidenhead**

BPC Recommend for refusal, citing the need for more information regarding issues raised by Highways which require to be resolved.

Proposer: Cllr Pellew **Seconder:** Cllr Phillips

Vote: Unanimous

Appn. No.: 23/00582

Type: Reserved Matters

Proposal: Reserved matters (Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 22/00934/OUT for the erection of up to 135 new dwellings, areas of public open space including play spaces and pocket allotments, together with associated landscaping, car parking, footpath/ cycle connections and vehicular access onto Maidenhead Road.

Land Adjacent The Hatch And South of Maidenhead Road And North of Windsor Road Water Oakley Windsor

The chairman invited three members of the public to speak, and this they did, with all three voicing concerns and reasons for refusal. There followed a series of questions, answers and comments from councillors.

BPC Recommend for refusal; as it considers there to be insufficient parking, especially around the flats, and there are concerns on the safety of the proposed crossings on Windsor Road A308 - BPC consider that a footbridge would be more suitable. Also, there is insufficient provision for cycle storage.

BPC have concerns over the impact of this application on the Willows heritage wall on the Eastern boundary, noting residents' proposals concerning the repositioning of allotments and self-build plots to allow this feature to be more visible and protected. There are concerns that the parameter plan shows increased density over the prior application (Wates), particularly on the Eastern boundary, which impacts on the site's feeling of openness.

BPC note that the lack of a regular bus service will contribute to the increase in traffic joining the Windsor Road/Maidenhead Road A308 and that this in turn will impact on air quality around the junction.

Proposer: Cllr Pellew **Seconder:** Cllr Cross

Vote: Unanimous

Appn. No.: 23/00670

Type: Agricultural Determination

Proposal: Notification to determine whether prior approval is required for a new agricultural barn

Location: **Oakley Green Nurseries Oakley Green Road Oakley Green Windsor SL4 4PZ**

BPC Recommend for approval.

Proposer: Cllr Pellew **Seconder:** Cllr Graham

Vote: Unanimous

Certificates of Lawfulness

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

Holyport

Appn. No.: 23/00501/CLU

Type: Certificate of Lawful Use

Proposal: Certificate of lawfulness to determine whether the existing use as residential dwelling is lawful.

Location: Foxleigh Meadow Foxleigh Grove Nursing Home Forest Green Road Holyport Maidenhead SL6 3LQ

Appn. No.: 23/00512/CPD

Type: Certificate of Lawfulness of Proposed Development

Proposal: Certificate of lawfulness to determine whether the proposed single storey rear extension and alterations to fenestration following the removal of the existing conservatory is lawful.

Location: 11 Cadogan Close Holyport Maidenhead SL6 2JS

Bray & The Fisheries

None Received

Dedworth, Oakley Green and Fifield

Appn. No.: 23/00508/CLD

Type: Certificate of Lawfulness of Development

Proposal: Certificate of lawfulness to determine whether the existing development of a detached outbuilding for housing Alpacas ancillary to the main dwelling is lawful.

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

Appn. No.: 23/00638

Type: Certificate of Lawful Use

Proposal: Certificate of lawfulness to determine whether the existing use of part of the site as residential dwelling is lawful

Location: Fifield Polo Club Fifield House Farm 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.: 23/00356/TPO

Type: Works to Trees Covered by TPO

Proposal: T1 - Cedar - Remove dead stubs, reduce 4 selected limbs by 2m over the roofline, canopy extent over roofline reduced from 22m width to 20m. T2 - Cedar - Remove dead limbs, reduce 3 selected limbs by 1.5m over the roofline, canopy extent over roofline reduced from 16m to 14m. (001/1996/TPO)

Location: 2 Regal Court Windsor Road Maidenhead SL6 2ET

Appn. No.: 23/00561/TCA

Type: Works to Trees in Conservation Area

Proposal: Lime Tree - Re-pollard tree to previous points of 2017

Location: Jasmine Cottage Bettoney Vere Ferry Road Bray Maidenhead SL6 2BA

Appn. No.: 23/00465/TPO

Type: Works to Trees Covered by TPO

Proposal: T1 - Sycamore - Reduce back to previous pruning points, height reduced by 3-4m leaving 21m and spread by 1.5-2m leaving 13m. (052/1998/TPO)

Location: Bray Lodge Fishery Road Maidenhead SL6 1UP

Appn. No.: 23/00673/TCA

Type: Works to Trees In Conservation Area

Proposal: T338 - Sycamore - Fell.

Applicant: The Clerk, Bray Parish Council

Location: Car Park Rear of Bray Village Hall High Street Bray Maidenhead

PC121/2022. Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting

PC122/2022. Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting

PC123/2022. Licensing Applications

There are no current Licensing Applications within the Parish.

PC124/2022. Payments List

The payments list of £8389.38 was approved for payment.

Proposer: Cllr Kneen **Seconder:** Cllr Elvin

Vote: Unanimous

PC125/2022. Councillors Forum

No business

PC126/2022. Date of Next Planning Meeting

The next Planning Committee meeting will be held on Monday 15th May 2023 at 7:00pm