

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 6th June 2022 at 7:32pm

Present:

CLRs: Cllr K Elvin, Cllr C Graham, Cllr N Marsh, Cllr L Kneen (Chairman) Cllr N Pellew, Cllr M Pierce, Cllr D Wilson, Ms E Cope (Clerk). 5 members of the public were in attendance.

PC001/2022 Health and Safety Introduction

The Chairman requested 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.

PC002/2022 Apologies for absence, Declarations of Interest and Dispensation

Apologies for absence were received from Cllr Cross, Cllr Phillips, and Cllr Glover.

Cllr Wilson joined the meeting at 8.15pm, expressing his apologies for late arrival due to unforeseen circumstances.

Cllr Wilson declared an interest in application 22/00818 and left the meeting room during discussion and voting.

There is a standing dispensation in regard PC009/2022.

PC003/2022 To approve the minutes from the meeting on 9th May 2022

The minutes of the Planning Meeting held on Monday 9th May 2022 were approved as a true record.

PC004/2022 Chairs request and proposals for Councillors Forum later in the meeting

Cllr Graham noted his wish to speak at the Councillors forum later in the meeting.

PC005/2022 Consideration of Applications as listed:

Holyport

Appn. No.: 22/01157

Type: Full

Proposal: Single storey side/rear extension, x1 rear dormer with x1 juliet balcony and alterations to fenestration.

Location: Santana Row Moneyrow Green Holyport Maidenhead SL6 2ND

BPC Recommended for refusal; QP1 and QP3 and openness of Green Belt.

The large rear dormer is considered to have an unacceptable impact on the openness of the green belt as the design/impact of the dormer is too large – please note that there are no such Dormers in Moneyrow Green. Also the Juliet balcony in the Dormer due to the height of it in the three storey roof would overlook neighbouring properties.

Proposed	Cllr Kneen
Seconded	Cllr Wilson
Vote	Unanimous

Appn. No.: 22/01222

Type: Full

Proposal: Hip to gable, two rear dormers and one rear Juliette balcony.

Location: Fairfield Sturt Green Holyport Maidenhead SL6 2JH

BPC Recommended for refusal - QP1 and QP3, also openness of Green Belt.

The Dormer in the application would affect the openness of the Green Belt in effect creating a second storey and that along with the Juliet balcony would also have an unacceptable impact on the neighbouring semi detached property. In the Property history there are applications for two story , application 21/01217/CLASAA, 21/03663/CLASAA , were withdrawn/not allowed.

Proposed	Cllr Kneen
Seconded	Cllr Wilson
Vote	Unanimous

Appn. No.: 22/01172

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

BPC Recommended for refusal. Due to insufficient detail regarding flooding for the site of Les Lions Farm and also traffic.

BPC considers the location description for the application to be misleading, as the land is North of Les Lions Farm Polo Club and the application is for another Polo field, which is currently Agricultural, for use by them.

This area is well known to flood and there has been flooding in Stud Green caused by the run-off of ground water etc from their fields; due to this and other issues BPC have now a Flood Working Group which includes residents from Stud Green, Moneyrow Green and Fifield who meet to track, etc. Floods in the Parish.

BPC also has concerns regarding the traffic from the that site which, even though the applicant suggests in their traffic report that there will be no increase, the amount of movement detailed is considered to be enough for that site and surrounding roads due to culminative impact of site and other developments in the area.

1 x Letter of Objection regarding Flooding – concerns regarding outstanding surface water run off not being properly addressed for current 2 x pitches and current drainage plans are inadequate as detailed information is required above and below ground. Resident has requested a full detailed analysis is undertaken before any further development is considered. Area has inadequate water storage which causes excessive unnatural drained and surface water run off, all this has an increasing risk of sewerage discharge into the River Thames.

1 x Letter of Support re employment – though the applicant states there will be not additional employment, obviously except during construction.

Proposed	Cllr Kneen
Seconded	Cllr Wilson
Vote	Unanimous

Appn. No.: 22/01171

Type: Full

Proposal: Development of the site to provide 2no. detached dwellings with revised access, hardstanding and landscaping.

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

BPC Recommended for refusal: QP1, QP5, SP1 and NR2. No Very Special Circumstances to allow development of land in Green Belt, outside of that allocated in BLP, nor the significant harm to it.

Noting previous application number 21/02951 was refused for 4 dwellings, now reduced to 2, BPC sees no change to the application to allow RBWM to approve this application which conflicts with the current development plan.

11 x Letters of Objection.

Proposed Cllr Kneen
Seconded Cllr Graham
Vote Unanimous

Appn. No.: 22/01201

Type: Full

Proposal: Erection of a detached three bedroom dwelling with associated parking and new access.

Location: Land Rear of 15 Stroud Farm Road Holyport Maidenhead

BPC Recommended for approval.

Proposed Cllr Kneen
Seconded Cllr Wilson
Vote Unanimous

Bray and The Fisheries

Appn. No.: 22/00941

Type: Full

Proposal: Two storey rear extension, relocation of door on side elevation and alterations to fenestration following demolition of existing conservatory.

Location: 9 Beaufort Place Bray Maidenhead SL6 2BS

BPC Recommended for approval

Proposed Cllr Graham
Seconded Cllr Wilson
Vote Unanimous

Appn. No.: 22/01103

Type: Full

Proposal: Part garage conversion, replacement front entrance steps with new entrance canopy, new carport, new front boundary treatment, replacement side boundary treatment, single storey rear extension with covered area, new rear decking, x1 front dormer, x1 rooflight to both side elevations, x1 rear dormer with terrace and alterations to fenestration and to external finishes, following demolition of the existing single storey rear element and removal of the existing front and rear impermeable terrace.

Location: Croome Cottage Fishery Road Maidenhead SL6 1UP

BPC Recommended for approval

Proposed Cllr Graham
Seconded Cllr Wilson
Vote Unanimous

Appn. No.: 22/00818

Type: Full

Proposal: Two storey front/side extension, installation of bi-fold doors on the ground floor side and rear elevations and alterations to fenestration.

Location: 74 Springfield Park Maidenhead SL6 2YU

BPC **Recommended for approval** although noting the significant increase in size.

Proposed Cllr Graham

Seconded Cllr Marsh

Vote Unanimous

Appn. No.: 22/01084

Type: Full

Proposal: Two storey side/rear extension with rear balcony.

Location: 4 Broadwater Park Maidenhead SL6 2UA

BPC **Recommended for refusal (QP3)**. Councillors considered the application to be over development of the site, noting within flood zone 3. Concerns over the proposed scale and mass of the extension and balcony, which would impact on neighbouring properties privacy and light.

Proposed Cllr Graham

Seconded Cllr Elvin

Vote Unanimous

Appn. No.: 22/01004

Type: Full

Proposal: Single storey front extension, part single/part two storey wraparound extension (front, rear and side) following demolition of existing conservatory, part demolition of existing garage and alterations to fenestration.

Location: Woodbury 3 Court Close Maidenhead SL6 2DL

BPC **Recommended for refusal (QP1 and QP3)**. Councillors considered the application to be over development of the site, noting 2 objections from neighbouring residents.

Proposed Cllr Graham

Seconded Cllr Kneen

Vote Unanimous

Appn. No.: 22/01356

Type: Advertisement

Proposal: Retention of the replaced internally illuminated fascia sign and replaced internally illuminated post-mounted sign.

Location: Herbies Pizza 79 Windsor Road Maidenhead SL6 2DN

BPC **Recommended for refusal.** unnecessary illumination within a residential area.

Cllr Elvin reported a large container sited at the rear of the property, possibly a refrigeration unit. A complaint was made to RBWM Enforcement and the Clerk will follow up.

Proposed Cllr Graham

Seconded Cllr Elvin

Vote Unanimous

Dedworth, Oakley Green and Fifield

Appn. No.: 22/01145

Type: Variation Under Reg 73

Proposal: Variation (under Section 73a) of planning permission 02/38291 without complying with Condition 4 Notwithstanding the provisions of Classes.

Location: The Mead Tarbay Lane Oakley Green Windsor SL4 4QG

BPC **Recommended for refusal.** Cllrs consider the current bungalow to be of considerable size for the plot, noting a previous applications refused by BPC.

Proposed Cllr Marsh

Seconded Cllr Graham

Vote Unanimous

Appn. No.: 22/01207

Type: Outline

Proposal: Outline application for Access, Layout and Scale only to be considered at this stage with all other matters to be reserved for the demolition of storage buildings (Class B8) and erection of 29 dwellings, together with associated access, parking and provision of amenity space.

Location: Oakley Green Mushroom Farm Oakley Green Road Oakley Green Windsor SL4 5UL

BPC **Recommended for refusal.** Overdevelopment of a previously developed site within Green Belt. The site was not considered as strategic or included in the recently adopted Borough Local Plan (BLP). Cllrs considered the importance of maintaining agriculture within the area.

Mr Dan East, representing Westbourne Homes (applicant) spoke to Councillors noting a 15% reduction of buildings compared to the current site. The proposed development would also reduce hard standing and increase green space.

Mrs Marisa Heath spoke to Councillors to confirm intentions to create electric charging points and ensure homes are insulated to reduce their carbon impact. Along with the provision of home offices, pedestrian and cycle access with a link to the opposite development site.

Cllrs considered the improvement to the site with the additional of open green space, but questioned the responsibility for ongoing maintenance of such large areas within the development.

The Council noted the responsibility of the BLP to protect Green Belt, noting no shortage of housing or suitable building sites within the area.

As the site borders the already congested A308, Cllrs felt the application should not be considered by RBWM until the A308 study has been released and fully assessed.

Proposed Cllr Marsh

Seconded Cllr Elvin

Vote Unanimous

Appn. No.: 22/01354

Type: Outline

Proposal: Outline application for access only to be considered at this stage with all other matters to be reserved for the construction of up to x320 new homes, land for a Special Educational Needs (SEN) school, a multi-functional community building alongside an area of strategic open space including play spaces and orchard planting together with associated landscaping, car parking, footpath/cycle connections and vehicular access on to Dedworth Road, following demolition of existing structures.

Location: Land Bounded By Willow Path And The Limes And Windsor Road And Dedworth Road And Oakley Green Road Oakley Green Windsor

BPC Recommended for refusal.

Noting Objections received from several residents, with concern that some immediate neighbours not notified of proposed plans. OGFC confirmed objection at meeting on 6th June 2022.

Whilst aware AL21 is in the BLP, BPC will not recommend applications for approval that impact the Windsor Road part of the A308 and its surrounding road until there is a clear report of access and effects; noting the £600,000 investigation into the A308 commissioned December 2018 is 3 years late from its completion date of summer 2019. It is the duty of the Highways Authority to take a strategic view of the Windsor Road and the surrounding areas like the Dedworth Road to access any development impact to local traffic; a single developer who only controls the land they own, cannot possibly undertake this task.

Concerns over already high levels of air pollution (reported within the BPC Air Quality Appraisal, Interim Report January 2021) for this part of the Parish – Dedworth Road area in Water Oakley. Annualised and bias corrected figures within the area of 25.69 and 15.48 NO2.

Concerns that despite stakeholder meetings there continues to be a lack of communication between developers and residents.

Mr Philip Allin, Director Boyer Planning attended the meeting in order to observe the discussion around the application.

Proposed	Cllr Marsh
Seconded	Cllr Graham
Vote	Unanimous

Trees

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

Appn. No.: 22/01345

Type: Works To Trees in Conservation Area

Proposal: (T3) Blue Cedar - fell

Location: 18 The Terrace Bray Maidenhead SL6 2AR

PC006/2022. Planning Decisions, Notifications and Decisions on Appeals

Circulated to Councillors in advance of the meeting.

PC007/2022. Report on Enforcement matters within the Parish

Circulated to Councillors in advance of the meeting.

Cllr Kneen reported ongoing Enforcement cases at Moor Farm, Holyport. Noting BPC continue to work with RBWM to resolve the long-term problems.

Cllr Elvin reported recent contact with RBWM Enforcement team regarding 59 Windsor Road (retrospective planning application for new detached garage) and 2 Tithe Barn Drive. (alleged construction of boundary wall and new access created without planning consent). The Parish office would be updated in due course.

PC008/2022. Licencing Applications

Cllrs considered applications from Caldesi in Campagna and noted the application from Fi Fest.

The Clerk reported contacting RBWM to request addition to the automated notification list, currently reports are often received with insufficient time to consider and comment.

PC009/2022. PC010/2022. Payments List

The payment list of £19,930.33 net £143.25 VAT £20,073.58 gross was approved for payment.

Proposed Cllr Kneen **Seconded** Cllr Graham **Vote** Unanimous.

PC011/2022. Councillors Forum

Cllr Graham wished to note that Bray residents expressed their thanks to the organisers of Bray village Jubilee celebrations, particularly Cllr Cross who took a major part in the event.

Cllr Kneen reported a successful Jubilee celebration on Holyport green, thanking organisers for their studious work to ensure both a successful event and their efforts to remove all litter after the event.

PC012/2022. Date of Next Planning Meeting

The next planning Committee meeting will be held at 7:30pm on Monday 4th July 2022.

There being no further business the meeting closed at 9:51pm.

Unapproved