

29<sup>th</sup> January 2024

To: All Members of the Council - Cllr S Cross, Cllr K Elvin, Cllr J Filipczak-Korczak, Cllr J Glover, Cllr C Graham, Cllr L Kneen (Chairman), Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr R Tavinor, Cllr D Wilson.

You are hereby requested to attend a Meeting of the Bray Parish Council Planning Committee to be held at  
**7:00pm on Monday 5<sup>th</sup> February 2024**

in Braywood War Memorial Hall, Fifield Road, Fifield, where the following business will be transacted.

*Esther Cope*

Ms. Esther Cope,  
 Clerk to the Council

Members of the Public and the Press are welcome to attend. The Council permits the filming, recording and photography of its public meetings. By attending the meeting, you are consenting to being filmed / recorded unless you notify the Clerk in advance that you do not wish to be. If you wish to speak at the meeting, please advise the Clerk by the close of business on Friday 5<sup>th</sup> January 2024, so we can advise how long will be available.

**PRESENTING COUNCILLORS**

<b>This Meeting</b>	<b>Ward</b>	<b>Monday 4<sup>th</sup> March 2024</b>
Cllr D Wilson	Holyport	Cllr L Kneen
Cllr S Cross	Bray & The Fisheries	Cllr C Graham
Cllr N Pellew	Dedworth, Oakley Green & Fifield	Cllr J Glover

**AGENDA**

**PC107/2023 Health and Safety Introduction**

A request that all mobiles are switched off for the duration of the meeting.  
 A reminder to all in attendance for the fire safety regulations for the venue of the meeting.

**PC108/2023 Apologies for absence, Declarations of Interest and Dispensation**

There is a standing dispensation in regard PC117/2023

**PC109/2023 To approve the minutes from the meeting on 8<sup>th</sup> January 2024**

**PC110/2023 Update on Actions from the meeting on 8<sup>th</sup> January 2024**

**PC111/2023 Chairmans request and proposals for Councillors Forum later in the meeting**

## **PC112/2023**      **Consideration of Planning Applications as listed:**

### Holyport

**Appn. No.: 23/03156**

**Type:** Full

**Proposal:** Relocation and replacement of the existing porch and alterations to fenestration.

**Location:** The Coach House Gays Lane Maidenhead SL6 2HL

**Appn. No.: 23/03196**

**Type:** Full

**Proposal:** Detached garage with external staircase and alterations to hardstanding, following demolition of existing element.

**Location:** Waterside The Green Holyport Road Holyport Maidenhead SL6 2JT

**Appn. No.: 23/03197**

**Type:** Full

**Proposal:** Rear dormer and alterations to fenestration to facilitate a loft conversion.

**Location:** Waterside The Green Holyport Road Holyport Maidenhead SL6 2JT

**Appn. No.: 23/03198**

**Type:** Full

**Proposal:** Single storey front extension and alterations to fenestration.

**Location:** Waterside The Green Holyport Road Holyport Maidenhead SL6 2JT

**Appn. No.: 24/00082**

**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 erection of 1no dwelling and 10 commercial units comprising part single storey and part two storey class E commercial units for light industrial or business use together with associated parking and alteration to an existing vehicle access.

**Location:** Tectonic Place Holyport Road Maidenhead SL6 2YE

**Appn. No.: 24/00011**

**Type:** Full

**Proposal:** Widening of the existing access, new entrance gates and new front/side boundary treatment.

**Location:** Scotts Orchard Ascot Road Holyport Maidenhead SL6 3JY

**Appn. No.: 24/00012**

**Type:** Full

**Proposal:** New front canopy, 1no. front dormer and a single storey side link extension between the garage and main dwelling.

**Location:** Scotts Orchard Ascot Road Holyport Maidenhead SL6 3JY

**Appn. No.: 24/00121**

**Type:** Variation Under Reg 73

**Proposal:** Variation (under Section 73) of Condition 15 to substitute those plans approved under 21/03054 for the Change of use from builders site to residential to create 1 no. dwelling with associated access, parking and landscaping with amended plans.

**Location:** Land To The South of Lenore Cottage Rolls Lane Holyport Maidenhead

**Appn. No.: 24/00120**

**Type:** Full

**Proposal:** Single storey rear extension following demolition of existing rear element (part retrospective).

**Location:** 95 Stompits Road Holyport Maidenhead SL6 2LD

**Appn. No.: 24/00119**

**Type:** Full

**Proposal:** Part single part two storey rear extension following demolition of existing rear element (part retrospective).

**Location:** 95 Stompits Road Holyport Maidenhead SL6 2LD

**Appn. No.: 24/00177**

**Type:** Variation Under Reg 73

**Proposal:** Variation (under Section 73) of Condition 6 to substitute those plans approved under 23/01346 for the Alterations to door on north elevation with new canopy, single storey link extension between existing dwelling and existing barn, refurbishment and alterations of existing barn and alterations to fenestration following demolition of existing elements with amended plans.

**Location:** Greentree Ascot Road Holyport Maidenhead SL6 2JB

#### Bray and The Fisheries

**Appn. No.: 23/03176**

**Type:** Variation Under Reg 73

**Proposal:** Variation (under Section 73A) of Condition 11 (Approved Plans) to substitute those plans approved under 22/01103/FULL for a 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 with amended plans.

**Location:** Croome Cottage Fishery Road Maidenhead SL6 1UP

**Appn. No.: 23/03204**

**Type:** Full

**Proposal:** Replacement front door, refuse and cycle stores, new drop kerb and new vehicular and pedestrian access gates.

**Location:** Cleeve Brayfield Road Bray Maidenhead SL6 2BW

**Appn. No.: 24/00133**

**Type:** Full

**Proposal:** Part two storey, part single storey rear extension, alteration to fenestration and new sun tunnel.

**Location:** 94 Priors Way Maidenhead SL6 2EN

**Appn. No.: 24/00184**

**Type:** Full

**Proposal:** Alterations to the front boundary treatment, driveway and landscaping.

**Location:** The Cedars 7 Court Close Maidenhead SL6 2DL

#### Dedworth, Oakley Green and Fifield

**Appn. No.: 24/00036**

**Type:** Class J Permitted Development

**Proposal:** Prior notification for the installation of 2,412 PV solar photovoltaic panels on car port canopies within Car Park B.

**Location:** Car Park Legoland Windsor Resort Winkfield Road Windsor SL4 4AY

**Appn. No.: 24/00140**

**Type:** Full

**Proposal:** Private way and hardstanding (Retrospective).

**Location:** Coningsby Farm Coningsby Lane Fifield Maidenhead

**Appn. No.: 24/00107**

**Type:** Full

**Proposal:** Garage single storey rear extension, raising of the ridge and eaves and alterations to fenestration to facilitate a loft conversion (Retrospective)

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

Application of Interest Bordering the Parish of Bray

**Appn. No.: 24/00091**

**Type:** Outline

**Proposal:** Outline application, with all matters reserved except access, for a residential led mixed use development comprising: Up to 1,500 homes; a range of community uses including primary and secondary schools, a local centre and small-scale cafe /retail/ commercial uses; public open space including landscaping, associated infrastructure and amenities; together with all associated works, including demolition of existing buildings onsite(except for the existing property at 2 Rushington Avenue which is to be retained), and temporary meanwhile uses.

**Location:** Maidenhead Golf Club Shoppenhangers Road Maidenhead SL6 2PZ

Certificates of Lawfulness - The following were received but will not be discussed at the meeting.

**Appn. No.: 24/00141/CLD**

**Type:** Certificate of Lawfulness of Development

**Proposal:** Certificate of lawfulness under s.191 (1) (b) to determine if the works for a soil enclosure are lawful and constitute permitted development by Article 3, Schedule 2, Part 2, class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

**Location:** Coningsby Farm Coningsby Lane Fifield Maidenhead

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

**Appn. No.: 23/03216**

**Type:** Works To Trees Covered by TPO

**Proposal:** (T1) Weeping Willow - Remove deadwood. Pollard the lowest limb only to its original point close to the stem. Crown lift the remaining crown over the garden of 5 The Willows to 3m above ground level. (017/1993/TPO)

**Location:** King Edward House River Road Willows Riverside Park Windsor SL4 5TH

**Appn. No.: 24/00018/TCA**

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

**Proposal:** (T1) Sycamore - Sectional fell.

**Location:** Lich Gate Church Lane Bray Maidenhead SL6 2AF

**Appn. No.: 24/00041/TCA**

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

**Proposal:** 4 x Leylandii Trees - Reduce height, leaving a final height of 10m. Pear Tree - Reduce height and spread, leaving a final height of 4m and spread of 4m. Magnolia Tree - Reduce height and spread, leaving a final height of 4m and spread of 5m. Ash - Fell.

**Location:** Aldwick Cottage Brayfield Road Bray Maidenhead SL6 2BN

**Appn. No.: 24/00144/TCA**

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

**Proposal:** Fell large evergreen.

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

## **PC113/2023. Planning Decisions, Notifications and Decisions on Appeals**

As circulated to Councillors in advance of the meeting

## **PC114/2023. Report on Outstanding Planning Decisions on RBWM Portal.**

**PC115/2023. Report on Enforcement matters within the Parish**

As circulated to Councillors in advance of the meeting

**PC116/2023. Licensing Applications**

As circulated to Councillors in advance of the meeting

**PC117/2023. Payments List**

Approval to pay accounts on the payments list as circulated to Councillors in advance of the meeting.

**PC118/2023. Councillors Forum**

**PC119/2023 Date of Next Planning Meeting** - Monday 4<sup>th</sup> March 2024 at 7:00pm