

## Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 5<sup>th</sup> June 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 D Wilson, Mr B Inglis (Deputy Clerk) and 37 members of the public.

### **PC012/2023 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.

### **PC013/2023 Apologies for absence, Declarations of Interest and Dispensation**

Apologies were received from Councillors Glover and Tavinor  
There is a standing dispensation in regard PC020/2023

The Chairman requested that Councillors and Deputy Clerk identify themselves for the benefit of residents in attendance and this they did.

### **PC014/2023 To approve the minutes from the meeting on 15<sup>th</sup> May 2023**

The minutes of the Planning Meeting on Monday 15<sup>th</sup> May 2023 were declared a true and accurate record.

### **PC015/2023 Chairmans request and proposals for Councillors Forum later in the meeting**

There were none.

### **PC016/2023 Consideration of Applications as listed:**

Holyport

**Appn. No.: 23/01203**

**Type:** Full

**Proposal:** Single storey wraparound extension to existing outbuilding and alterations to fenestration

**Location:** Flecs Stroud Farm Road Holyport Maidenhead SL6 2LH

**BPC Recommend for refusal, citing over-development of the plot (QP3)**

**Proposed:** Cllr Kneen

**Seconded:** Cllr Wilson

**Vote:** Unanimous

**Appn. No.: 23/01206**

**Type:** Full

**Proposal:** Two storey side/rear extension, 1no. rear dormer and alterations to fenestration following demolition of existing garage

**Location:** Acrefield Sturt Green Holyport Maidenhead SL6 2JF

**BPC Recommend for Refusal, citing over-development in the Green Belt and the absence of Very Special Circumstances to support this application (QP5)**

**Proposed:** Cllr Kneen

**Seconded:** Cllr Wilson

**Vote:** Unanimous

**Appn. No.: 23/01032**

**Type:** Full

**Proposal:** Part single part two storey side/rear extension and alterations to fenestration

**Location:** Foxley Green Cottage Ascot Road Holyport Maidenhead SL6 3LD

The applicant was present and was given the opportunity to speak by The Chairman, and this he did, also distributing a handout to be read in conjunction with a verbal presentation and answering questions from Councillors.

**BPC Recommend for Refusal, citing over-development of the plot and the impact on the openness of the Green Belt (QP5). No Very Special Circumstances exist to support further development of the plot.**

**Proposed:** Cllr Kneen

**Seconded:** Cllr Wilson

**Vote:** 2 For, 1 Against, 3 Abstain

**Appn. No.: 22/03374**

**Type:** Outline

**Proposal:** Outline application for access only to be considered at this stage with all other matters to be reserved for the demolition of the existing agricultural buildings to create a new Film and TV Studio including sound stages, ancillary offices, virtual reality studio, storage and warehouses, workshops, specialist studio facilities and outdoor film backlot; the creation of a new Nature Park incorporating hard and soft landscaping, green infrastructure, sustainable drainage systems, and new cycle and pedestrian facilities; the provision of a new cricket pitch and associated pavilion with new cycle and pedestrian access route; together with supporting infrastructure to include long-stay car parking, cycle parking, boundary treatments, waste storage, sub-stations, and new access roundabout and vehicle route.

**Location:** Land North And South Gays Lane Maidenhead

**BPC Recommend for Refusal, submitting the following statement to RBWM Planning –**

BPC thanks RBWM for the opportunity to comment further to the recent response by the applicant.

We have engaged a Planning Consultant, Peter Leaner, to work with us on this application and our response is as below: -

- The applicant says it's a comprehensive response - it is in fact very selective and simply persists with the argument that very special circumstances (in their view) outweigh clear policy objections.
- The stated "very special circumstances" by the applicant do not and cannot outweigh the substantial loss of real Green Belt.
- They say it is a net improvement in flood risk, acknowledging that in some parts it's a worsening of the situation. This should not be acceptable in principle at a time of climate change and in an area so liable to flooding in RBWM, especially as Thames Water have objected due to the known flood issues in the area.
- Improving the net flood risk is put aside by the applicant to the detailed planning stage and they state they will accept conditions on the outline permission. This is totally irresponsible, and they should deal with this issue now at the initial stage.
- Difficult to understand how the applicant's consultants know about local choices and the use of Public Rights Of Ways (PROWs) – we can only think they are guessing as residents have written in objecting.
- Information on bats and great crested newts must be given now at the "in principle" stage and not left till later as this environment is much valued by residents, as evidenced in their objections.
- RBWM Borough Local Plan (BLP) is very recent, the applicants should have made their case to the Inspector as there was considerable time and opportunity for this.
- The applicant has not put forward any real argument to contest the actual loss of high-grade agricultural land.
- Contrary to what the applicant says, there have been many applications for "purpose built" film studios as listed in our original Refusal. How many of these, in their view, need to be built. There's one proposal in Marlow, do the applicants support that one as well?
- We need a full Business Case and full statement of intent for the Community Education and Employment project, otherwise it's just words.
- Finally, it's very important that the further information which the Local Planning Authority (LPA) requests from the applicant should be presented now and not at a later stage; the story should be a comprehensive one.

BPC still recommends Refusal as per our original comments and including those above. Residents have overwhelmingly written in objecting, along with consultees, detailing very valid policy reasons as to why this application should be refused. We ask the Council to support residents, consultees and BPC and REFUSE this application.

**Proposed: Cllr Kneen**  
**Seconded: Cllr Wilson**  
**Vote: 5 For, 1 Abstain**

Bray and The Fisheries

**Appn. No.: 23/01005**

**Type: Full**

**Proposal: Installation of extraction system and external duct to the rear elevation (Retrospective).**

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

**BPC Recommend for Refusal, citing a combination of the negative visual impact of the duct, its apparent ineffectiveness in reducing the impact of this business on neighbours as evidenced by letters of objection and the overall inappropriate scale of the premises which seem unable to cope with what is an expanding business.**

**There are ongoing concerns over the installation of a cold store and outbuilding to the rear of the premises, which BPC would request are settled as soon as possible.**

**Proposed: Cllr Phillips**

**Seconded: Cllr Graham**

**Vote: Unanimous**

**Appn. No.: 23/01014**

**Type: Full**

**Proposal: Single storey side extension, first floor side/rear extension, alterations to external finish to the rear wall and alterations to fenestration**

**Location: Wych Elm Fishery Road Maidenhead SL6 1UP**

**BPC Recommend for Approval**

**Proposed: Cllr Phillips**

**Seconded: Cllr Pellew**

**Vote: 5 For, 1 Abstain**

**Appn. No.: 23/01015**

**Type: Full**

**Proposal: Alterations to Fenestration**

**Location: Wych Elm Fishery Road Maidenhead SL6 1UP**

**BPC Recommend for Approval, with the condition that street facing windows are of a non-PVC construction.**

**Proposed: Cllr Phillips**

**Seconded: Cllr Wilson**

**Vote: Unanimous**

**Appn. No.: 23/01016**

**Type: Full**

**Proposal: The conversion of an existing garage to a granny annexe.**

**Location: Wych Elm Fishery Road Maidenhead SL6 1UP**

**BPC Recommend for Refusal, citing the property's situation within Flood Zone 3 and the inappropriate over-development within the Conservation Area and Green Belt. No Very Special Circumstances exist which would support this application. (QP4) (QP5) (NR1)**

**Proposed: Cllr Phillips**

**Seconded: Cllr Pierce**

**Vote: Unanimous**

**Appn. No.: 23/01079**

**Type:** Full

**Proposal:** Garage conversion, two storey rear extension, first floor side/rear extension, 1no. new front canopy, subdivision of existing dwelling to two dwellings and alterations to fenestration.

**Location:** 5 Hasting Close Bray Maidenhead SL6 2DA

**BPC Recommend for Approval**

**Proposed:** Cllr Phillips

**Seconded:** Cllr Pellew

**Vote:** Unanimous

Dedworth, Oakley Green and Fifield

**Appn. No.: 23/01232**

**Type:** Full

**Proposal:** Installation of a cold store and butchery unit within the existing barn.

**Location:** Land To The West of Mullberry Coningsby Lane Fifield Maidenhead

The Chairman invited a neighbour to speak, and this she did, offering some insight into the feasibility of the business model attached to the application as she sees it, and cast doubt over the viability of this. She finished by urging BPC to object and was followed by another resident who provided more insight and urged likewise. The Chairman reminded those present that any recommendation by BPC can only be made on strictly planning policy grounds.

**BPC Recommend for Refusal, citing no changes to Appn 22/03405 which was recently withdrawn and as such wish to reiterate and emphasise comments made when considering that application, as follows –**

**BPC Recommend for Refusal citing a lack of detail regarding inappropriate development in the green belt, it should also be noted the applicant did not provide any very special circumstances to allow this development.**

**Clarification is needed on future commercial plans for the site as this land is not part of the BLP designated for commercial/industrial activity. BPC request, further to this and concerns raised by residents, that the applicant provides a business plan for this new business.**

**BPC consider that both a traffic study and a sustainability study are also required. This is due to concerns over the recent deterioration of Coningsby Lane with the collapse of a drain and verge damage. BPC also seeks clarification on how noise, lighting and any organic waste would be managed - also flooding, as the fields regularly flood.**

**It should be noted that there has been a change of use on this site and permission was granted for the erection of buildings as part of a different business, namely an alpaca farm which is no longer in operation.**

**BPC further request that due to resident objections, should RBWM Planning team be minded to approve this application that it be called into Maidenhead Development Management Committee in the public interest.**

**Proposed:** Cllr Pellew

**Seconded:** Cllr Phillips

**Vote:** Unanimous

**Appn. No.: 23/01237**

**Type:** Outline

**Proposal:** Outline application for access only to be considered at this stage with all other matters to be reserved for a single self-build single residential dwelling.

**Location:** Banham Farm Forest Green Road Fifield Maidenhead SL6 2NR

**BPC Recommend for Refusal, citing inappropriate development of an additional dwelling within the Green Belt in the absence of Very Special Circumstances to support the application (QP5)**

**Proposed:** Cllr Pellew

**Seconded:** Cllr Cross

**Vote:** Unanimous

## Certificates of Lawfulness

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

### Holyport

**None Received**

### Bray & The Fisheries

**None Received**

### Dedworth, Oakley Green and Fifield

**Appn. No.: 23/01089**

**Type:** Cert of Lawfulness of Proposed Dev

**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.: 23/00802**

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

**Proposal:** T1 - Chestnut tree - Fell to ground level. Significant decay at base and again at 5m. Alleviate limb loss or tree failure. T2,T3,T4 & T5 - Ash trees - reduce crown by 2-3m approx and deadwood.

**Location:** Primrose Farm Langworthy Lane Holyport Maidenhead SL6 2HN

**Appn. No.: 23/01137**

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

**Proposal:** T1 - Walnut Tree - Crown reduce by 2-3m, reducing the tree from 16m tall to 13.5m tall approximately and reduce the width from 15m to 13m wide. (037/2008/TPO)

**Location:** Chestnut View Old Mill Lane Bray Maidenhead SL6 2BG

**Appn. No.: 23/01150**

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

**Proposal:** T1 - Lawson Cypress Tree - fell.

**Location:** The Fat Duck High Street Bray Maidenhead SL6 2AQ

**Appn. No.: 23/01182**

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

**Proposal:** Row of Conifers - fell, Pussy Willow - to be cleared from house, Conifers (neighbour) left hand side (front garden) - prune away from guttering, x14 Conifers (neighbour) - fell

**Location:** West Court And Doannee House Fishery Road Maidenhead

**Appn. No.: 23/01231**

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

**Proposal:** T2 - Plane - Crown lifting by 2m to 4.5m above ground, T5 - Oak - Crown reduction by 2m to a final height of 12m, T6 - Horse Chestnut - clear away from roof by 2 metres (056/2001/TPO)

**Location:** West Court Fishery Road Maidenhead SL6 1UN

**Appn. No.: 23/01164**

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

**Proposal:** T1 - Holly - Crown reduction - reduce height by 2m to a final height of 4m and on neighbours' side from 3m to 2m, G1- Conifer hedge - Top and face trim all sides, G2 - All shrubs along roadside boundary - Prune to contain and improve shape, G3 - Conifer hedge - Reduce height by approximately 1m, face trim all side

**Location:** 5 Bray Close Bray Maidenhead SL6 2BL

**Appn. No.: 23/01173**

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

**Proposal:** T1 - Oak tree - Crown reduction by 3m to a final height of 7m and spread of 14m (026/2005/TPO)

**Location:** Triveni Ascot Road Maidenhead SL6 2HT

**Appn. No.: 23/01267**

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

**Proposal:** (T1) Acer - reduce crown by approx 4m in height and 1.5m off spread; (T2) Cypress - reduce crown top by approx 3m; (T3) Horse Chestnut - reduce top sections by approx 3m to leave a new height of approx 11m, reduce spread by approx 1.5m to shape and (T4) Hornbeam - thin crown by 15%, and reduce back from building by 1-1.5m

**Location:** Lorien Brayfield Road Bray Maidenhead SL6 2BN

**PC017/2023. Planning Decisions, Notifications and Decisions on Appeals**

Circulated to Councillors in advance of the meeting.

**PC018/2023. Report on Enforcement matters within the Parish**

Circulated to Councillors in advance of the meeting.

**PC019/2023. Licensing Applications**

Circulated to Councillors in advance of the meeting.

CLlr Graham asked that the Deputy Clerk investigate any licensing application which may have been made recently by Holyport Hall. Deputy Clerk will do so and report back in due course.

**PC020/2023. Payments List**

The payments list of £16,417.40 (Net) + £503.13 (VAT) = £16,920.53 (Gross) was approved for payment.

**Vote:** Unanimous

**PC021/2023. Councillors Forum**

There were no requests from Councillors

**PC022/2023. Date of Next Planning Meeting**

The next Planning Committee meeting will be held on Monday 10<sup>th</sup> July 2023 at 7:00pm

There being no further business the meeting closed at 9:08pm