

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 10th July 2023 at 7:00pm

Present: Cllr S Cross, Cllr C Graham, Cllr L Kneen (Chairman), Cllr J Filipczak-Korczak, Cllr N Pellew, Cllr M Pierce, Cllr R Tavinor, Mr B Inglis (Deputy Clerk) and 6 members of the public.

PC023/2023 Health and Safety Introduction

The Chair requested all mobiles be switched off for the duration of the meeting, advising those in attendance of the fire safety regulations for the venue of the meeting.

PC024/2023 Apologies for absence, Declarations of Interest and Dispensation

Apologies were received from Councillors Elvin, Glover, Phillips and Wilson

Cllr Kneen declared an interest in Appn 23/01327, the applicant being known to her as they live in the same Street.

There is a standing dispensation in regard PC031/2023

The Chair requested that Councillors and Deputy Clerk introduce themselves for the benefit of those in attendance and this they did.

PC025/2023 To approve the minutes from the meeting on 5th June 2023

The minutes of the Planning Meeting on Monday 5th June 2023 were declared a true and accurate record.

PC026/2023 Chairs request and proposals for Councillors Forum later in the meeting

Cllr Pellew noted a wish to speak at Councillors Forum.

PC027/2023 Consideration of Applications as listed:

Holyport

Appn. No.: 22/02821

Type: Full

Proposal: Demolition of Adam Cottage, formation of new vehicular access from Harvest Hill Road and erection of 44 new dwellings to include 29 houses, 2 no. apartment blocks containing 15 dwellings along with associated car parking and landscaping.

Location: Adam Cottage And Harvest Hill House And Grove House And Land To The South of Harvest Hill Road

Due to time constraints, this application was discussed by ward councillors, with comments submitted to RBWM Planning ahead of the deadline. The comments are available to view on the RBWM portal.

Appn. No.: 23/01233

Type: Full

Proposal: Replacement dwelling.

Location: Delmere Moneyrow Green Holyport Maidenhead SL6 2NA

The applicant was present at the meeting and spoke briefly in support of the application.

BPC Recommends for approval.

Proposer Cllr Tavinor, **Seconder** Cllr Graham. **Vote:** Total 5 for Approval with 2 Abstentions.

Appn. No.: 23/01327

Type: Full

Proposal: Single storey front/side extension and canopy following demolition of existing element.

Location: Pooh Sticks Cottage Holyport Street Holyport Maidenhead SL6 2JR

BPC Recommends for refusal, citing concerns over the loss of the associated car parking space leading to an increase in an already dense on-street parking situation in Holyport Street.

Proposer Cllr Graham, **Seconder** Cllr Pierce. **Vote:** Total 5 for Refusal with 2 Abstentions

Appn. No.: 23/01346

Type: Full

Proposal: 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.

Location: Greentree Ascot Road Holyport Maidenhead SL6 2JB

BPC Recommends for refusal, citing insufficient information surrounding what seems to be an inappropriate change of use of the Barn in Holyport Conservation Area.

Proposer Cllr Tavinor, **Seconder** Cllr Pierce. **Vote:** Unanimous

Appn. No.: 23/01418

Type: Full

Proposal: Extension to existing garage

Location: Field House Ascot Road Holyport Maidenhead SL6 3LD

BPC Recommends for refusal, citing over development and impact on openness in the green belt with no Very Special Circumstances identified.

Proposer Cllr Graham, **Seconder** Cllr Kneen. **Vote:** Total 5 for Refusal and 2 Against.

Appn. No.: 23/01135

Type: Full

Proposal: New agricultural hard standing and siting of temporary portacabin welfare unit with buried septic tank (retrospective).

Location: Land Known As Budds Pasture East of Moneyrow Green And North of Forest Green Road Holyport

BPC Recommends for refusal, considering that the application contains inaccurate and misleading information around water courses and additional parking. Also, it is noted that there is a lack of an environmental assessment for an application which is in close proximity to water courses/pond and surrounded by fields, also needed to assess any impact the additional parking area may have. BPC considers that this application could be viewed as an application for an additional dwelling, given the installation of a septic tank and extra parking provision and sees no Very Special Circumstances to support it. BPC further recommends that RBWM enforcement team continue to take action against this applicant and proceed with the removal of all elements.

Proposer Cllr Graham, **Seconder** Cllr Kneen. **Vote:** Unanimous

Appn. No.: 23/01449

Type: Full

Proposal: Construction of 2no. outbuildings ancillary to main dwelling.

Location: Homeland 17 Stroud Farm Road Holyport Maidenhead SL6 2LH

BPC Recommends for approval.

Proposer Cllr Tavinor, **Seconder** Cllr Pellew. **Vote:** Total 6 For and 1 Against.

Appn. No.: 23/01451

Type: Full

Proposal: 1no. new detached outbuilding ancillary to main dwelling following demolition of existing garage.

Location: Oak Cottage Long Lane Maidenhead SL6 3LF

BPC Recommends for refusal, citing over development of the plot, and inappropriate development in the Green Belt with no Very Special Circumstances to support this application.

Proposer Cllr Tavinor, **Seconder** Cllr Graham. **Vote:** Unanimous

Appn. No.: 23/01549

Type: Full

Proposal: 4 no. dwellings with associated access, parking and amenity space, following demolition of existing 2 no. dwellings

Location: Bartletts Cottages Moneyrow Green Holyport Maidenhead SL6 2NA

The agent for the applicant was present and spoke in support of the application, following which the owner/occupier of No2 Bartletts Cottages spoke, pointing out that he did not support the application in any way. A general discussion involving councillors, the agent and the owner of No2 took place, prior to councillors voting.

BPC Recommends for refusal, citing overdevelopment of the plot and impact on the openness of the Green Belt.

BPC has concerns over known issues with surface water flooding in the immediate area around Moneyrow Green.

Should RBWM planning team be minded to approve this application, BPC would request that permitted development rights are withdrawn across the whole site and all dwellings thereon.

Proposer Cllr Graham, **Seconder** Cllr Tavinor. **Vote:** Unanimous

[Bray and The Fisheries](#)

Appn. No.: 23/01391

Type: Variation Under Reg 73

Proposal: Variation (under Section 73) of planning permission 22/01103/FULL to vary the wording of Condition 6 (lighting scheme).

Location: Croome Cottage Fishery Road Maidenhead SL6 1UP

BPC Recommends for approval, having been considered by Bray ward councillors under devolved powers.

Appn. No.: 23/01414

Type: Full

Proposal: Single storey front extension with relocated front door, garage conversion, part single part two storey rear extension, first floor side extension and alterations to fenestration.

Location: Pequod 20 Court Close Maidenhead SL6 2DL

BPC Recommends for refusal, citing over development of the plot.

Proposer Cllr Graham, **Seconder** Cllr Pierce. **Vote:** Unanimous.

Appn. No.: 23/01436

Type: Full

Proposal: Alterations to rear fenestration and external finish, 1no. new flue, 1no. new boiler flue vent and new felt flat roof (part retrospective).

Location: Yew Tree Cottage Church Lane Bray Maidenhead SL6 2AF

BPC Recommends for approval,

Proposer Cllr Graham, **Seconder** Cllr Pellew. **Vote:** Unanimous

[Dedworth, Oakley Green and Fifield](#)

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.

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

Due to time constraints, this application was discussed by ward councillors, with comments submitted to RBWM Planning ahead of the deadline. The comments are available to view on the RBWM portal.

Appn. No.: 23/01279

Type: Full

Proposal: Part single, part two storey side extension, 3 no. rooflights, 2 no. front and 2 no. rear dormer windows, alterations to fenestration, external finish and widened vehicular access, following demolition of existing elements.

Location: Orchard Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ

BPC Recommends for approval,

Proposer Cllr Graham, **Seconder** Cllr Kneen. **Vote:** Unanimous

Appn. No.: 23/01481

Type: Variation Under Reg 73

Proposal: Variation (under Section 73) of Condition 23 (Biodiversity Enhancement) approved under 20/01145/FULL for the demolition of the existing buildings and structures, and the construction of a Class A1 discount food store with associated access, car parking and landscaping.

Location: Former Windsor Garden Centre Dedworth Road Windsor

BPC does not agree to this removal as we support the original ecology report which ensures that applicant considers the biodiversity enhancements as originally stipulated.

Appn. No.: 23/01466

Type: Class Q – Prior Approval

Proposal: Class Q - Change of use from Agriculture to five dwellinghouses (Use Class C3) and for building operations reasonably necessary for the conversion.

Location: Barn Green Lane Farm And Green Lane Farm Green Lane Fifield Maidenhead

BPC Recommends for refusal, citing a lack of Very Special Circumstances for the addition of 5 dwellings in the Green Belt, which is overdevelopment, and the negative impact they would have on the openness of the Green Belt.

BPC considers the attached access plan to site to be inappropriate, with unacceptable impact on public enjoyment and amenity value of Bridleway 47 (known as Green Lane) and Coningsby Lane due to increased traffic level.

Proposer Cllr Graham, **Seconder** Cllr Pellew. **Vote:** Unanimous.

Appn. No.: 23/01523

Type: Full

Proposal: Use of the land for stationing 3no. caravans for residential purposes and dayrooms ancillary to that use.

Location: Land Rear of Stratton Cottages Fifield Road Bray Maidenhead

BPC Recommends for refusal, citing inappropriate development in the Green Belt and the lack of Very Special Circumstances to support the application.

Proposer Cllr Kneen, **Seconder** Cllr Cross. **Vote:** Unanimous.

[Certificates of Lawfulness - The following were received but were not discussed at the meeting.](#)

Appn. No.: 23/01301

Type: Cert 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

Appn. No.: 23/01144

Type: Cert of Lawfulness of Proposed Dev

Proposal: Certificate of lawfulness to determine whether the garage conversion with new front window and 2no. rooflights is lawful.

Location: Kingsmore Springfield Park Maidenhead SL6 2YN

Appn. No.: 23/01511

Type: Cert of Lawful use

Proposal: Certificate of lawfulness to determine whether the existing use of the site as equestrian with ancillary residential use is lawful.

Location: Bourne Brook Farm Blackbird Lane Maidenhead SL6 3SX

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

Appn. No.: 23/01306

Type: Works To Trees Covered by TPO

Proposal: T1 - Crown reduce back to previous reduction points and reduce more to one side (as shown). (19/1993/TPO)

Location: Burnham Lodge Windsor Road Maidenhead SL6 2EW

Appn. No.: 23/01330

Type: Works To Trees Covered by TPO

Proposal: T17 - Holm Oak - Refer to tree works quotation (077/2003/TPO)

Location: The Vicarage The Churchyard Church Drive Bray Maidenhead SL6 2UB

Appn. No.: 23/01566

Type: Works To Trees Covered by TPO

Proposal: T17 - Holm Oak - Refer to tree works quotation (077/2003/TPO)

Location: The Vicarage The Churchyard Church Drive Bray Maidenhead SL6 2UB

PC028/2023. Planning Decisions, Notifications and Decisions on Appeals

Circulated to Councillors in advance of the meeting.

The Deputy Clerk reported that, as instructed, he had written to RBWM regarding the withdrawal of the householder pre-application advice service, asking for details of any plan for a replacement service. Despite writing twice, he reported that he had not received a reply. Cllr Cross asked that he forward the emails to her, and she would pursue.

PC029/2023. Report on Enforcement matters within the Parish

Circulated to Councillors in advance of the meeting.

PC030/2023. Licensing Applications

The Chair reported that she had received several complaints regarding noise from the recent FiFest event, both at the time of, and the morning after. Cllr Cross reported the same. The Deputy Clerk confirmed that a distressed resident had called the parish office first thing on the morning after the event. It was agreed that Councillors and The Clerk would collate the details of all complaints, following which The Clerk would write to the appropriate licencing and environmental RBWM teams with an official note of BPC concerns over the noise levels.

Cllr Graham reported on a notice in the Maidenhead Advertiser outlining a Goods Vehicle operator's licence application which has been lodged by a business based at Long Lane Farm. After discussion, it was agreed that The Clerk would write to the RBWM licensing team and the Traffic Commissioner with concerns over what would appear to be a change of use of the agricultural nature of Long Lane Farm.

Application Type: New Premises application

Address: Abcot Uk Ltd Oakley Green Windsor SL4 4QF

Premises: Warehouse

Applicant: ABCOT UK LTD

Summary of application: Sale of Alcohol (ON and OFF the premises). Monday to Friday from 09:00hrs to 17:00hrs.

Last day for representations is Wednesday 2 August 2023.

BPC will forward comments separately.

PC031/2023. Payments List

The payments list of £16,920.53 (Gross) was approved for payment.

Vote: Unanimous

PC032/2023. Councillors to approve the updated BPC Conservation document

As circulated to Councillors in advance of the meeting. It was agreed that this is an excellent document, with thanks being expressed to those involved in its production. It was agreed that a copy would be printed and distributed to every residence within the three Conservation areas, with Councillors being encouraged to actively help with this.

PC033/2023. Councillors Forum

Cllr Pellew reported that he would be present at a site meeting in the coming days to support residents of The Willows who are putting ongoing and future parking concerns in the area to an RBWM highways officer.

PC034/2023. Date of Next Planning Meeting

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

There being no further business the meeting closed at 9:04pm

Unapproved