

## Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 7<sup>th</sup> August 2023 at 7:00pm

**Present:** Cllr S Cross (Borough Ward Cllr), Cllr K Elvin, Cllr J Glover, Cllr C Graham, Cllr J Filipczak-Korczak, Cllr L Kneen (Chairman), Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr R Tavinor, Cllr D Wilson, Mr B Inglis (Deputy Clerk) and 16 members of the public.

### **PC035/2023 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.

### **PC036/2023 Apologies for absence, Declarations of Interest and Dispensation**

There were no apologies for absence.

There is a standing dispensation in regard PC044/2023

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

### **PC037/2023 To approve the minutes from the meeting on 10<sup>th</sup> July 2023**

The minutes of the Planning Meeting on Monday 10<sup>th</sup> July 2023 were declared a true and accurate record.

### **PC038/2023 Update on Actions from the meeting on 10th July 2023**

The Deputy Clerk gave a brief update, as previously circulated to Councillors.

### **PC039/2023 Chairs request and proposals for Councillors Forum later in the meeting**

Cllrs Pellew and Phillips noted a wish to speak at Councillors Forum.

### **PC040/2023 Consideration of Applications as listed:**

[Holyport](#)

**Appn. No.: 23/01714**

**Type:** Variation Under Reg 73

**Proposal:** Variation (under Section 73) of Condition 2 (Approved Plans) to substitute those plans approved under 21/01230/FULL for a single storey side/rear extension, two storey side/rear extension with 1 No. side rooflight, raising of roof on side element and rebuild/raise existing chimney, replacement front door and windows and alterations to fenestration following demolition of existing single storey side/rear extension with amended plans.

**Location:** 1 Pamela Row Holyport Maidenhead SL6 2JJ

**BPC Recommends Refusal**, citing inappropriate replacement front window design for a Listed Building within a Conservation Area. Replacement windows in this property at the front should be of a sash design-/wood etc matching those in the rest of the terrace. BPC requests that Permitted Development Rights are removed from this property, to ensure no further impact on the openness of the Green Belt and Holyport's Conservation Area, also that the Conservation Officer agrees to the final variations.

**Proposer:** Cllr D Wilson, **Seconded by** Cllr R Tavinor

**Vote:** Unanimous

**Appn. No.: 23/01577**

**Type:** Full

**Proposal:** Conversion and change of use of existing barn to a two-storey residential dwelling and alterations to external finishes and fenestration.

**Location:** Oak House Interior Furniture Barn Hawthorn Farm Long Lane Maidenhead SL6 3TA

**BPC Recommends Refusal**, citing a lack of Very Special Circumstances to support this application for an additional dwelling within the Green Belt (QP5)

**Proposer:** Cllr D Wilson, Seconded by Cllr J Phillips

**Vote:** Unanimous

**Appn. No.: 23/01791**

**Type:** Full

**Proposal:** Erection of one dwelling.

**Location:** Land Rear of 15 Stroud Farm Road Holyport Maidenhead

**BPC Recommends for Approval**

**Proposer:** Cllr D Wilson, Seconded by Cllr L Kneen.

**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**, emphasising its previous comments when 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 still insufficient provision for parking for the number of houses 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. This includes the 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. Despite an assurance from the applicant that there is no badger presence on this site, BPC remains deeply concerned about the impact on wildlife in the area.

Considering the various concerns held by Bray Parish Council, it is hoped that this application will be timebound and become subject to the proposed new Sustainability Checklist which is currently undergoing consultation within RBWM.

**Proposer:** Cllr D Wilson, Seconded by Cllr N Pellew

**Total Votes For: 10 with 1 Abstaining**

#### [Bray and The Fisheries](#)

**Appn. No.: 23/01702**

**Type:** Full

**Proposal:** Subdivision of existing dwelling to two dwellings and alterations to fenestration. Off street parking and new boundary treatment.

**Location:** 6 Hasting Close Bray Maidenhead SL6 2DA

**BPC Recommends Refusal**, citing insufficient provision for parking in relation to the scale of the application.

**Proposer:** Cllr S Cross, Seconded by Cllr C Graham

**Vote:** Unanimous

**Appn. No.: 23/01782**

**Type:** Full

**Proposal:** Car Port (Retrospective)

**Location:** Rivermere House Ferry Road Bray Maidenhead SL6 2AT

**BPC Recommends Approval**

**Proposer:** Cllr S Cross, Seconded by Cllr Filipczak-Korczak

**Total Votes For: 10 with 1 Abstaining**

**Appn. No.: 23/01712**

**Type:** Full

**Proposal:** Part first floor, part single storey, part two storey side/rear extension following demolition of existing conservatory.

**Location:** 1 Broadwater Park Maidenhead SL6 2UA

**BPC Recommends Refusal**, citing insufficient provision for parking in relation to the scale of the application.

**Proposer:** Cllr S Cross, **Seconded by** Cllr C Graham

**Vote:** Unanimous

[Dedworth, Oakley Green and Fifield](#)

**Appn. No.: 23/01717**

**Type:** Full

**Proposal:** Full application for the demolition of the existing stables, commercial buildings, 6no. residential flats and hardstanding and the erection of 25 two storey dwellings together with associated parking and the use of the existing vehicular access off Oakley Green Road.

**Location:** **Fifield Polo Club Fifield House Farm Oakley Green Road Oakley Green Windsor SL4 4QF**

Cllr N Pellew made a presentation on the detail of this application, following which two residents spoke against the application. The residents voiced concerns over the proximity of Listed Buildings, fears over increased surface water incidents in an area already recognised as a flood risk and serious concerns over plans for the management of sewerage should this development go ahead. Several Councillors then spoke, voicing various concerns of their own.

**BPC Recommends Refusal**, considering this application to be inappropriate development in the Green Belt with no Very Special Circumstances to support it. The application does not fall within the village envelope and thus 'infill' is not applicable. The recognised settlement of Fifield finishes further up Fifield Rd, to the north and the cricket ground to the right of the application has no residential component. The bulk of the existing buildings are single storey and thus the two-storey nature of the houses will cause a reduction in the openness of the Green Belt.

BPC has serious concerns about the plans for mitigating the flooding issues, in particular the proposed use of local ditches as the final destination for excess flood water. There is no information as to whether the land at the site will be 'raised', as this could have serious consequences for the cricket club and Grade II listed Fifield Farm Cottage.

The Oakley Green Road in that area is a well known 'Wet Spot' low point between the rising land to the south and the land north of the site which was raised some years ago. The road floods regularly and the cricket ground is often waterlogged, making play impossible. At such times, the local ditches are therefore completely saturated in these conditions and no use for additional run off for flood or surface water from this application site.

BPC has serious concerns about the effect of this development on the adjoining Grade II listed Fifield Farm Cottage immediately to the west of the site. This Cottage has no foundations and is particularly susceptible to any additional flood or surface water. They are also concerned about vibrations during the construction which could cause long term harm to this property.

**Proposer:** Cllr N Pellew, **Seconded by** Cllr D Wilson

**Vote:** Unanimous

**Appn. No.: 23/01694**

**Type:** Full

**Proposal:** New front porch and canopy, part single, part two storey side/rear extension, loft conversion with rear dormer and alterations to fenestration, following demolition of existing elements.

**Location:** Oakleigh Dedworth Road Windsor SL4 4LH

**BPC Recommends Approval**

**Proposer:** Cllr J Glover, **Seconded by** Cllr J Filipczak-Korczak

**Vote:** Unanimous

**Appn. No.: 23/01047**

**Type:** Full

**Proposal:** Raising of the roof with first floor extension, alterations to ground floor side roof and ground floor front extension including porch. (Retrospective)

**Location:** 10 Manor Grove Fifield Maidenhead SL6 2PQ

Cllr J Glover made a presentation on the detail of this application, following which a resident spoke against the application, stating that work is ongoing on this site with a separate building apparently being under construction. The resident highlighted that a Velux type window in the roof does not meet the conditions granted in a previous planning application .

**BPC Recommends for Refusal**, citing the inappropriate scale and mass of this project, with severe impact on the openness of the Green Belt and considering this to be to the detriment of the Street Scene in Manor Grove. (QP3).

Bray Parish Council brings to the planning officer's attention that a resident advised of an additional building being built in the grounds which is not included in this application and request that this additional building and the lack of conformity with the conditions re the Velux window be investigated accordingly..

**Proposer:** Cllr J Glover, **Seconded by Cllr C Graham**

**Vote:** Unanimous

**Appn. No.: 23/01647**

**Type:** Outline

**Proposal:** Outline application with all matters reserved for a single self-build and custom housebuilding residential dwelling.

**Location:** Whyte Hall Cottage Forest Green Road Holyport Maidenhead SL6 2NN

**BPC Recommends for Refusal**, considering this proposal for an additional dwelling to be inappropriate development in the Green Belt. No Very Special Circumstances exist to outweigh the harm to the Green Belt. (QP5)

**Proposer:** Cllr J Glover, **Seconded by Cllr K Elvin**

**Vote:** Unanimous

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

**Appn. No.: 23/01749**

**Type:** Certificate of Lawful Use

**Proposal:** Certificate of lawful existing use development to determine that the existing buildings, stables, structures, hardstanding, entrance, driveway, exercise track and polo pitch and their use in connection with the equestrian use of the associated land for equestrian purposes in connection with the training and playing of horses for recreational and competitive purposes and seasonal grooms is lawful.

**Location:** Land North of Silver Firs Farm Ascot Road Holyport Maidenhead

[Trees - The following were delegated to the RBWM Tree Officer and were not discussed at the meeting.](#)

**Appn. No.: 23/01471/TCA**

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

**Proposal:** T1 - Magnolia - Reduce height by approximately 3.5m, leaving 8m height and tip back long laterals leaving 5m spread. G1 Conifers - Reduce laterally by 1.5m leaving 2.75m spread.

**Location:** Elgin Fishery Road Maidenhead SL6 1UP

**Appn. No.: 23/01594/TCA**

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

**Proposal:** Fell 52 Leylandii Trees along the side of the garden fence.

**Location:** Champers 10 Langworthy End Maidenhead SL6 2HJ

**PC041/2023. Planning Decisions, Notifications and Decisions on Appeals**

Circulated to Councillors in advance of the meeting but not discussed.

**PC042/2023. Report on Enforcement matters within the Parish**

Circulated to Councillors in advance of the meeting but not discussed.

**PC043/2023. Licensing Applications**

Circulated to Councillors in advance of the meeting but not discussed.

**PC044/2023. Payments List**

The payments list of £11756.40 was approved for payment.

**Vote: Unanimous**

**PC045/2023. Councillors Forum**

Cllr N Pellew gave an update on his involvement with residents of The Willows and their dealings with Traffic Safety Officer Derek Ingram from RBWM who had all attended a site meeting on 11<sup>th</sup> July to consider safety concerns. Since Mr Ingram outlined plans for the installation of a safety barrier, in an email dated 13<sup>th</sup> July, there has been no further progress and it was agreed that Cllr Pellew would draft a letter to Mr Ingram which the Deputy Clerk will submit on behalf of Bray Parish Council.

Cllr J Phillips noted that work was in progress at two addresses within The Fisheries and gave Councillors details of same. After discussion surrounding both cases, it was agreed that no action was needed, and Cllr Phillips was satisfied with this.

**PC046/2023. Date of Next Planning Meeting**

The next Planning Committee meeting will be held on Monday 4<sup>th</sup> September 2023 at 7:00pm

There being no further business the meeting closed at 9.25pm