

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 6th November 2023 at 7:00pm

Present: Cllr S Cross (Borough Ward Cllr), 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)
In attendance: Sam Leach (Baylis Media) and 2 members of the public.

PC071/2023 Health and Safety Introduction

The Chairman requested that 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.

The Chairman asked that councillors introduce themselves for the benefit of the members of the public.

PC072/2023 Apologies for absence, Declarations of Interest and Dispensation

Apologies were received from Cllr K Elvin

Cllr Cross stated that she would abstain from voting on 23/02472 as there had been correspondence between her and the applicant, in her capacity as RBWM councillor.

There is a standing dispensation in regard PC080/2023

PC073/2023 To approve the minutes from the meeting on 9th October 2023

The minutes of the planning meeting on Monday 9th October 2023 were declared a true and accurate record.

PC074/2023 Update on Actions from the meeting on 9th October 2023

None

PC075/2023 Chairman's request and proposals for Councillors Forum later in the meeting

Cllr L Kneen would speak

PC076/2023 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 43 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 Maidenhead

BPC Recommends refusal, citing ongoing concerns over plans for trees covered by TPOs, and concerns over the protection of badgers, with a suggestion that the applicant contacts Binfield Badgers to ensure a more in depth through report is produced. Concern re the absence of a SUDS analysis in what is a known flood area, which is required. BPC also considers the parking provision to show a shortfall of at least 7+ spaces, with this BPC has concerns that unsafe parking by residents and visitors would be inevitable. BPC is disappointed that sustainable energy provision is lacking, with no solar panels or EV charging points included in the plans.

BPC notes that a previously requested transport statement is yet to be submitted by the applicant and which should be completed. BPC also has continued concerns over air quality in the area of Harvest Hill Road where BPC monitoring has shown data which is far in excess of current WHO guidelines. BPC draws comparison with an adjacent plan 23/00511/FULL where financial contributions were agreed towards necessary local infrastructure, which includes highway improvements to Harvest Hill Road and would urge the applicant to consider making suggestions in this regard before proceeding with this application.

Proposer: Cllr Wilson **Seconded:** Cllr Graham. **Vote:** Unanimous

Appn. No.: 23/02234

Type: Full

Proposal: Construction of 2no. detached houses with new access.

Location: Land West of Braywick Corner Ascot Road Maidenhead

BPC Recommends Refusal, concerns over the removal of trees covered by TPOs and the environmental impact as identified in Appeal Ref. No: 22/60066/NONDET which was Dismissed. The main issues are the effect of the development proposed on the character and appearance of the area, and the effect of the proposal on biodiversity as the area acts as a green lung which is important for the wellbeing of residents and wild animals. This area is not included in the BLP for development.

Proposer: Cllr Wilson **Seconded:** Cllr Tavinor. **Vote:** Unanimous

Appn. No.: 23/02370

Type: Full

Proposal: New dropped kerb, vehicular access and gates and alterations to boundary treatment.

Location: The Coach House Bourne Bridge House Ascot Road Holyport Maidenhead SL6 2JB

BPC Recommends refusal, citing the presence of a root protection area on the proposed site, and concerns over the impact on trees covered by TPOs.

Proposer: Cllr Wilson **Seconded:** Cllr Phillips. **Vote:** Unanimous

Appn. No.: 23/02517

Type: Full

Proposal: Repositioning of the existing set of gates and alterations to the boundary treatment.

Location: Bourne Bridge House Ascot Road Holyport Maidenhead SL6 2JB

BPC Recommends Approval.

Proposer: Cllr Wilson **Secunder:** Cllr Kneen. **Vote:** 9 For and 1 Against

Appn. No.: 23/02455

Type: Full

Proposal: New and raising of the flat roof of the rear/side single storey element and alterations to fenestration.

Location: Cranbrook House 22 Hearne Drive Holyport Maidenhead SL6 2HZ

BPC Recommends Approval.

Proposer: Cllr Wilson **Secunder:** Cllr Filipczak-Korczak. **Vote:** Unanimous

Appn. No.: 23/02520

Type: Full

Proposal: 1 no. front dormer to facilitate a loft conversion

Location: 95 Stompits Road Holyport Maidenhead SL6 2LD

BPC Recommends Refusal, considering that the proposals are out of character with the existing street scene, meaning that this front dormer would set a precedent, a rear dormer would be more appropriate and in keeping.

Proposer: Cllr Wilson **Secunder:** Cllr Graham. **Vote:** Unanimous

Appn. No.: 23/02624

Type: Variation Under Reg 73

Proposal: Variation (under Section 73a) of planning permission 07/02641 without complying with Condition 2 (Ancillary buildings).

Location: Foxley Orchard Ascot Road Holyport Maidenhead SL6 3LD

BPC Recommends Condition 2 should stay in place to protect overdevelopment in the Green Belt.

Proposer: Cllr Wilson **Seconded:** Cllr Kneen. **Vote:** Unanimous

Appn. No.: 23/02625

Type: Full

Proposal: Garage conversion, single storey side/front extension, single storey side extension, single storey rear extension, first floor side/rear extension, part raising of the ridge and alteration to fenestration.

Location: 10 Byland Drive Maidenhead SL6 2HF

BPC Recommends Refusal, citing insufficient parking provision for this proposed 5-bedroom property. The original building has been extended with an extension designed to be subservient to it, and BPC feels that this proposal shows excessive scale and mass, over-development of the plot and gives a terraced appearance to the street scene.

Proposed: Cllr Wilson **Seconder:** Cllr Graham. **Vote:** Unanimous

[Bray and The Fisheries](#)

Appn. No.: 23/02364

Type: Full

Proposal: Single storey side extension and alterations to fenestration following demolition of existing conservatory.

Location: 18 The Terrace Bray Maidenhead SL6 2AR

The applicant spoke in support of their application.

BPC Recommends Approval

Proposed: Cllr Pierce **Seconder:** Cllr Graham. **Vote:** Unanimous

Appn. No.: 23/02403

Type: Full

Proposal: Conversion of 2no. dwellings to 1no. dwelling, alterations to roof of existing dormers, hip to gable, 1no. new chimney and alterations to fenestration following demolition of existing elements.

Location: Dormtiki Old Mill Lane Bray Maidenhead SL6 2BG

BPC Recommends Approval

Proposed: Cllr Pierce **Seconder:** Cllr Glover. **Vote:** Unanimous

Appn. No.: 23/02404

Type: Full

Proposal: 2 no. single storey side extensions and 3 no. roof lanterns following demolition of existing elements.

Location: Canon Hill Cottage Canon Hill Way Maidenhead SL6 2EX

BPC Recommends Approval

Proposed: Cllr Pierce **Seconder:** Cllr Graham. **Vote:** Unanimous

Appn. No.: 23/02436

Type: Full

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

Location: Pequod 20 Court Close Maidenhead SL6 2DL

BPC Recommends Refusal, considering the proposal to be over development of the plot.

Proposed: Cllr Pierce **Seconder:** Cllr Wilson. **Vote:** 9 For and 1 Against

Appn. No.: 23/02514

Type: Full

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

Location: The Cedars 7 Court Close Maidenhead SL6 2DL

BPC Recommends Approval

Proposed: Cllr Pierce **Seconded:** Cllr Filipczak-Korczak. **Vote:** Unanimous

Appn. No.: 23/02353

Type: Full

Proposal: New decking

Location: 5 Bray Close Bray Maidenhead SL6 2BL

BPC Recommends Approval

Proposed: Cllr Pierce **Seconded:** Cllr Graham. **Vote:** Unanimous

Appn. No.: 23/02472

Type: Full

Proposal: Rear raised decking and privacy screening (Retrospective).

Location: Greenways Hibbert Road Maidenhead SL6 1UT

BPC Recommends Approval

Proposed: Cllr Pierce **Seconded:** Cllr Pellew. **Vote:** 7 For and 3 Abstained

Appn. No.: 22/02107

Type: Full

Proposal: Single storey extension to the North elevation of the existing club house and new plant room and off-site flood compensation.

Location: Bray Lake Watersports Monkey Island Lane Bray Maidenhead SL6 2EB

BPC Recommends Approval of the extension but delegates the matter of the flood compensation to the Environment Officer.

Proposed: Cllr Pierce **Seconded:** Cllr Graham. **Vote:** Unanimous

[Dedworth, Oakley Green and Fifield](#)

Appn. No.: 23/02381

Type: Full

Proposal: Two storey side extension following demolition of existing garage.

Location: Jasmin House 2 The Hatch Windsor SL4 5UD

BPC Recommends Approval, with a request that Permitted Development rights are removed.

Proposed: Cllr Glover **Seconded:** Cllr Wilson. **Vote:** Unanimous

Appn. No.: 23/02516

Type: Listed Building Consent

Proposal: Consent to retain 4no. replacement windows in total on the ground and first floor front elevation and consent for the replacement of 1no. window on the first-floor front elevation.

Location: Middle Barton Coningsby Lane Fifield Maidenhead SL6 2PF

BPC Recommends Approval

Proposed: Cllr Glover **Seconded:** Cllr Wilson. **Vote:** Unanimous

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

Appn. No.: 23/02545/CLU

Type: Certificate of Lawful Use

Proposal: Certificate of lawfulness to determine whether the existing use of former equestrian buildings and land as single dwellinghouse with garden is lawful.

Location: Land Rear of High Winds Ascot Road Holyport Maidenhead

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

Appn. No.: 23/02162/TPO

Type: Works To Trees covered by TPO

Proposal: T1 - T10 Lime trees - repollard, removing the small branches emanating from the previous reduction (pollard) points (029/2002/TPO).

Location: **Braywick Cottage Hibbert Road Maidenhead SL6 1UT**

Appn. No.: 23/02422/TCA

Type: Works To Trees in Conservation Area

Proposal: (T1) Beech - Crown raise to 6m over road, reduce lower canopy over garden by 1m. Once 1m has been removed there won't be any overhang in the garden . (T2) Magnolia - Reduce by 1-2m to maintain symmetrical shape, leaving a final height of 4m and width 4m.

Location: **One Braydene Ferry Road Bray Maidenhead SL6 2AT**

Appn. No.: 23/02457/TCA

Type: Works To Trees in Conservation Area

Proposal: T1 - Silver Maple - Crown reduction by 2.5m, leaving a final height of 12.5m and spread of 9.5m.

Location: **Hazeldene Ascot Road Holyport Maidenhead SL6 2HY**

Appn. No.: 23/02483/TCA

Type: Works To Trees in Conservation Area

Proposal: (T4), (T5) and (T6) Lime trees - Re pollard at previous pollard knuckles, leaving 0.025m stubs to aid regrowth. (T7) Lime tree - Prune away from the property to give 1.5m clearance.

Location: **Vicarage Cottage Ferry Road Bray Maidenhead SL6 2AT**

PC077/2023. Planning Decisions, Notifications and Decisions on Appeals

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

PC078/2023. Report on Enforcement matters within the Parish

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

PC079/2023. Licensing Applications

There are no current licensing applications within the parish.

PC080/2023. Payments List

The payments list of £9489.76 was approved for payment.

Vote: Unanimous

PC081/2023. Councillors Forum

The Chair gave a brief report on the 18th of October 2023 Maidenhead Development Management Meeting where she spoke on behalf of BPC on Application Number 23/00511/FULL: Land South and East of Badgers Wood, Kimbers Lane, Maidenhead for 215 dwellings with access, landscaping, open space, parking and associated infrastructure - the application was Approved as part of the BLP. Noted that Zaman House Application in Bray Parish was also approved.

PC082/2023. Date of Next Planning Meeting

The next Planning Committee meeting will be held on Monday 11th December 2023 at 7:00pm

There being no further business the meeting closed at 9:12pm