

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 18th December 2023 at 7:00pm

Present: Cllr J Glover, Cllr C Graham, Cllr J Filipczak-Korczak, Cllr L Kneen (Chairman), Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr D Wilson, Mr B Inglis (Deputy Clerk). **In attendance:** 1 Member of the Public

PC083/2023 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.

PC084/2023 Apologies for absence, Declarations of Interest and Dispensation

Apologies were received from Cllrs Cross and Tavinor

There is a standing dispensation in regard PC092/2023

PC085/2023 To approve the minutes from the meeting on 6th November 2023

The minutes of the planning meeting on Monday 6th November 2023 were declared a true and accurate record.

PC086/2023 Update on Actions from the meeting on 6th November 2023

None

PC087/2023 Chairman's request and proposals for Councillors Forum later in the meeting

None received

PC088/2023 Consideration of Applications as listed:

Holyport

Appn. No.: 23/02867

Type: **Full**

Proposal: New freezer store following the demolition of the existing freezer store and canopy.

Location: Belgian Arms Holyport Street Holyport Maidenhead SL6 2JR

BPC Recommends Approval.

PLEASE NOTE: the front boundary shown on the drawings of the Belgian Arms provided is incorrect.

The pub boundary is the front of the building with a straight line across. The road outside the front door is the highway (Holyport Street) and the green verge is Bray Parish Council owned land and part of Holyport Green.

Proposed: Cllr Kneen, **Seconded:** Cllr Graham. **Vote:** Unanimous

It was agreed that The Clerk would write to the applicant and the agent, with a copy to the RBWM case officer.

Appn. No.: 23/02389

Type: **Full**

Proposal: Part first floor part two storey side/rear extension, part single part two storey front/side/rear extension, loft conversion to create habitable accommodation within the roofspace with 2no rear dormers to create a subdivision of the existing dwelling to two dwellings and alterations to fenestration following demolition of existing garage.

Location: 62 Aysgarth Park Maidenhead SL6 2HQ

Noted: 22/02854/FULL Part single part two storey front/side/rear extension and first floor side extension to create a subdivision of the existing dwelling to two dwellings following demolition of existing garage. = Approved.

BPC Recommends Refusal : Out of keeping with neighbouring properties and street scene therefore does NOT follow the advice in the Borough Wide Design Guide which states in Principle 7.6 that new development should reflect and integrate well with the spacing, heights, bulk, massing and building footprints of existing buildings, especially when these are local historic patterns. The council will resist proposals where the bulk, scale and mass adversely impacts on the street scene, local character and neighbour amenities. And in Principle 7.9 that “Designers should use architectural detailing to create attractive buildings that positively contribute to the 5 character and quality of an area” or “Buildings that employ architectural detailing that is unattractive, low quality or is not honest or legible will be resisted”. And would NOT accord with policy QP3 of the Local Plan, which states in paragraph 1 b) that new development “will be expected to contribute towards achieving sustainable high quality design in the Borough” and “Respects and enhances the local, natural or historic character of the environment, paying particular regard to urban grain, layouts, rhythm, density, height, skylines, scale, bulk, massing, proportions, trees, biodiversity, water features, enclosure and materials”. BPC also considers that there is insufficient Parking to support this increase.

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

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 Recommends refusal very strongly AGAIN (third time), as there have been NO resolution to the items raised in BPC recommendation in January 2023, and definitely no Very Special Circumstances provided to justify the destruction of these much valued open agricultural fields in the Green Belt. We also like to add that we very much disagree with ALL the questions by the Developer put to RBWM in their email to them dated 27th September 2023 18:53. We are therefore reiterating our reasons for recommending refusal, with some updates, which we provided this time last year when the applicant submitted the application - again just before Christmas.

1. Green belt, no very special circumstances have been provided to justify the destruction of the openness of the Green Belt by the height of 21m+ and mass of at least 60,000sqft of buildings. WE AGAIN reiterate that citing not able to find elsewhere is not applicable, for application no. 18/03725/FULL (2018) on the same land as the proposed main development, the Shooting Club cited the reason of not being able to find anywhere else for VSP - this application was Dismissed at Appeal - the Inspector decided the very special circumstances necessary to justify the development do not exist. He advised that the proposal would, therefore, be contrary to the aim of the Framework to protect Green Belt land and would conflict with Policies GB1 and GB2 of the Local Plan, where they are consistent with the Framework. This development is much larger than this.

2. Green Belt; Parkland area: Application no. 19/00362 (2019) to change from Agricultural to Education, part of the area outlined to be a Park was Dismissed at Appeal due to the proposal being contrary to the then Policies GB1, GB2, DG1, T5 and N6 of the LP, Policies SP5, SP3, IF2 and NR2 of the emerging plan (2022) as well as the Framework. It was stated that the creation of a Parkland would urbanise the area, currently open farmland fields, and change of use would open the door to future development. There is a mention of a proposed cricket pitch on this land; there are two already in the area, one behind Holyport Memorial Hall and one at Braywood, another one is not required.

3. Green Belt: closing the gap between villages of Holyport and Fifield as boundary for Stroud Farm by Green Lane is the edge of Holyport and beginning of Fifield. Bray Parish Residents wish to keep gaps between the villages and for the villages not to merge to retain their characteristics – RBWM supports this in the BLP.

4. Impact on Holyport's Conservation Area and Historic Listed buildings. RBWM are committed in the BLP to protect Historic Buildings and Conservation areas, this development is near to Grade II listed building, John Gays House, and the Conservation Area boundary. The openness and trees setting in Langworthy lane with its surrounding area and lack of heavy traffic is identified positive in that part of the Conservation Area document.

5. Proposed development area is known to Flood; in their objections residents have provided photos of flooding in Winter January 2023 and currently in December 2023 all on the fields identified for development. As the climate is getting warmer, one of the downsides is that Winters will be wetter, so flooding is now a regular occurrence.

6. Near the proposed development in Moneyrow Green and in the surrounding area there have been multiple issues with flooding and high surface water. Thames Water has done extensive work to clear pipes etc, but it is common knowledge that the current Thames Water network cannot take anymore development in the area and Thames Water has no money available to facilitate a multi-million pound upgrade. Thames Water is a RBWM consultee for this development and they have objected to it. It should be noted that the river Bourne runs by Forest Green Road near The Jolly Gardener towards Ascot Road and out towards Maidenhead through Holyport.

7. Wildlife: Been already identified that there are Great Crested Newts, which are protected, in the area. The creation of the development would have a negative impact on them and to local wildlife in general, this includes Hedgehogs which are also endangered. There are also regular sightings of Barn Owls, Red Kites, Buzzards, Foxes, Deer etc – the whole area is a natural wildlife park as the land is agricultural and should be protected as such.

8. Light Pollution: it should be noted there is currently none at the moment as its open farmland fields. If you drive by Bray Studios on the Windsor Road at night you will see it dramatically lit up with, at times, 50m high cranes carrying high lighting rigs. The proposed site will need to have security lighting and as it's a 24hr operation and we envisage there will be high lighting rigs too – as this is currently farmland and an undeveloped area, this increase in lighting will be seen for miles around and impact many residents and any wildlife left.

9. Reduction and impact of local pathways/bridleways – for the record Gays Lane and Green Lane are NOT lanes for general vehicular traffic they are officially Bridleways, as is Primrose Lane. This whole area is a very popular area for Horse Riders as the area is peppered with Polo and Livery Yards, with the charity for Children "Windsor Horse Rangers", which is near the proposed roundabout next to Green Lane Bridleway.

Many Dog Walkers and Cyclists use the footpaths etc too enjoying the open countryside as it is considered an important asset to the residents who use them and to their wellbeing – noted in many of the residents' objections. Off road use wherever possible should be encouraged as surrounding roads have no footpaths, therefore we should be preserving these important footpaths not removing them with any development.

10. Other developers are waiting to see how this application progresses. The reality is, if approved, they are likely to put forward nearby land for development in Holyport and Fifield urbanising the area. In allowing this application it sets a precedent for developing in the Green Belt withing RBWM, thereby loosing important green open spaces so valuable to residents.

11. Sustainability: we still feel the applicant has not provided a business model to justify this development. Its currently accepted that the film business Studio requirement has now hits it peak with multiple planning applications either approved (not built yet) or in progress and stalling. There currently are around 11 x Film/TV studios within a close proximity of the development which are either built, being built, extended or at application stage. Not forgetting of course Bray Studios extension, which should be noted has its access off an A road and has yet to be built:

Bray (extension agreed in progress of being built) – 2.5 miles

Pinewood - 11.6 miles

Shepperton – 14.2 miles

Arborfield – 13.4 miles

Winnersh – 12.5 miles

Langley – 10.7 miles

Shinfield (being built) – 16 miles

Fleetwood – 15.7 miles
Longcross – 11.1 miles
Wycombe (being built) – 12.5 miles
Marlow (Proposed) – 9.4 miles – though currently stalled.

We do not think, and others agree, that this level of building for this industry can continue to be profitable. Or is this application, knowing this, just a cynical ploy to develop the land in general as, if approved and not sustainable, the next step would be to apply for warehousing or houses as the use has been changed from Green Belt – which is more likely.

12. Jobs: it is well known that in the Film/TV industry they use specialist contactors for each set, so local jobs creation will be limited unless the contractors live in the area. In this area there tends to be a lack of people for roles, not lack of jobs – ask any employer in the area.

13. Traffic: Forest Green Road is a B road with blind bends, hills etc. in fact, where the proposed roundabout is sited is at the brow of a hill next to Green Lane bridleway and next to a S bend = dangerous. If you ask residents in the area, they will advise of many accidents in the past from farm traffic exiting the current access.

Access to this area will be by:

- M4 J8/9; down Ascot Road (with narrow throat unsuitable for large vehicles/HGVs by Holyport Green) past Holyport College and then left into Forest Green Road. Forest Green Road is a road with no footpaths and verges only and near the Jolly Gardener there is a one way only bridge not suitable for large number of HGVs visiting this site – this road already has had subsidence maintenance on the sides of the road and is narrow and winding. It should be noted that Holyport Green is under Private Ownership of BPC. If large HGVs cannot get through on Holyport Green via Ascot Road, coming off the M4 they will go down Windsor Road, turn right into Holyport Road towards Holyport green, turning left towards Moneyrow Green by a children's playground, Holyport Cricket Club, Holyport Memorial Hall and then left by Jolly Gardener.
- M4 J7 Windsor turning; then down towards A308 Maidenhead Road and then onto Windsor Road. Turning left into Oakley Green Road down past Braywood CE First School, Braywood Cricket Club and onto Forest Green Road, past busy road junction with Fifield Lane.

NONE of the above routes are suitable for this amount of additional traffic. Part of Windsor Road has several large housing developments being built, one by the Windsor/Maidenhead roundabout for 450 houses, a school etc. with another 99 houses next to the Hospice further down the road – not forgetting Bray Studios in between these developments with gravel extraction opposite this which will be ongoing for the next 7 years!

In the applicants documents they are forecasting to have parking for 80 x Lorries and 1,000 Cars, of which 420 are to be in a multi storey car park, thereby adding to the already strained next work.

Within the BLP 2022 there is also intensive building planned in the nearby area for 2,600 houses which in turn will also will, without doubt, dramatically impact the traffic on the above routes and surrounding areas.

The Triangle Site on Ascot Road is set to be developed too for light Industrial. Add Syngenta Jealotts Hill science park toward Bracknell which is currently under consultation for 2,000 houses - which, if approved, the development will further dramatically increase the traffic using the Ascot Road onto the M4 etc.

14. This land is NOT in the RBWMs Borough Local Plan for Development

15. According to Government Agricultural Classification (ALC), Stroud Farm is considered high quality agricultural land. The Government sets out to protect the best and most versatile (BMV) agricultural land from significant, inappropriate or unsustainable development proposals. As Identified in NPPF Conserving and enhancing the natural environment – paragraphs 174 to 188.

For all the reasons above, and many more as this list as it is not inclusive, Bray Parish Council recommends this highly contentious, very harmful and unwelcome application for REFUSAL.

Proposed: Cllr Kneen, **Seconder:** Cllr Pierce. **Vote:** Unanimous

The following application was delegated to Ward Councillors for consideration and not discussed at the meeting.

Appn. No.: 23/02742

Type: Full

Proposal: Proposed equine hydrotherapy/exercise pool.

Location: Highfield Farm Paley Street Maidenhead SL6 3JS

BPC Recommends Approval.

[Bray and The Fisheries](#)

Appn. No.: 23/02930

Type: Full

Proposal: 2no. single storey rear extensions and alterations to fenestration following demolition of existing rear bay window

Location: 4 Orchard Close Maidenhead SL6 2QX

BPC Recommends Approval

Proposed: Cllr Filipczak-Korczak, **Seconder:** Cllr Graham. **Vote:** Unanimous

The following applications were delegated to Ward Councillors for consideration and not discussed at the meeting.

Appn. No.: 23/02706

Type: Full

Proposal: Replacement dwelling with solar PV array on main roof and EV charging point.

Location: Longridge Canon Hill Way Maidenhead SL6 2EX

Bray Parish Council recommends for approval, with a request that the planning officer considers possible noise pollution from ASHP located in the close vicinity to the boundary.

Appn. No.: 23/02830

Type: Full

Proposal: Erection of 1 No. new detached dwelling with new detached garage and associated landscaping following demolition of existing dwelling and associated outbuildings.

Location: Four Seasons Ferry Road Bray Maidenhead SL6 2AT

Bray Parish Council recommends for approval. with a request for the following conditions, previously stated when considering application (22/03384) from this site in the past to be noted,

1. BPC request that a comprehensive transport plan is put in place. The requirement for a basement in the vicinity of the Thames would require the removal of a large amount of spoil along Ferry Road, which is a narrow road with no footpaths. Standard size tipper trucks would have difficulty with access and egress.
2. BPC request the removal of permitted development rights on this property, as current application relies on previous permitted development being taken into account.
3. BPC request archaeology involvement due to adjacent graves, with a commitment to the reinterment of any disturbed human remains.
4. BPC request that all trees on the property are covered by a TPO consistent with Bray village status as a green belt conservation area in the setting of the Thames. Tree removal would be detrimental to the area.
5. The points in the Environmental Protection memo dated 20th January 2023 are well made. In addition, care should be taken not to adversely affect buildings surrounding the site which may suffer as a result of the excavation of a basement nearby.

[Dedworth, Oakley Green and Fifield](#)

The following applications were delegated to Ward Councillors for consideration and not discussed at the meeting.

Appn. No.: 22/02936

Type: Full

Proposal: x2 detached dwellings with associated works

Location: The Barn The Willows Maidenhead Road Windsor SL4 5UA

Bray Parish Council recommends this application for refusal, citing concerns re heritage assets being protected, also impact to Privacy in neighbouring properties due to overlooking windows. Concerning also re highways and air quality, BPC commissioned air quality finds the area exceeds NO2 emissions.

Appn. No.: 23/02639

Type: Full

Proposal: New build dwelling to replace fire damaged dwelling.

Location: Blackbird Cottage Blackbird Lane Maidenhead SL6 3SX

This application is recommended for refusal, as it's overdevelopment in the green belt, impacting on openness with no Very Special Circumstances provided to justify it.

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

Appn. No.: 23/02831/CLD

Type: Certificate of Lawfulness of Development

Proposal: Certificate of lawfulness to determine whether the existing 3no. dwellings, with garages and curtilages, access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding is lawful.

Location: Land And Buildings To Rear of Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ

Appn. No.: 23/02609/CLU

Type: Certificate of Lawful Use

Proposal: Certificate of lawfulness to determine whether the existing use of the land as a residential garden is lawful.

Location: Foxley Manor Forest Green Road Holyport Maidenhead SL6 2NW

Appn. No.: 23/02611/CLU

Type: Certificate of Lawful Use

Proposal: Certificate of lawfulness to determine whether the existing use of the tennis court ancillary to the main dwelling is lawful.

Location: Foxley Manor Forest Green Road Holyport Maidenhead SL6 2NW

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

Appn. No.: 23/02446/TPO

Type: Works To Trees covered by TPO

Proposal: (T1) Ash - Crown reduce by 2m overall, leaving a final height of approximately 16m and spread of 10m. (T2) Willow - Fell (T3) Willow - Fell (G1) Poplar - Re-pollard at previous pruning point. (017/1993/TPO)

Location: The Willows Maidenhead Road Windsor

Appn. No.: 23/02511/TPO

Type: Works To Trees covered by TPO

Proposal: T1 - Oak tree - Crown lifting to 4m above ground level, Crown reduction to a final height of 13.5m and spread of 10.5m (002/1983/TPO).

Location: 8 Priors Close Maidenhead SL6 2ER

Appn. No.: 23/02568/TPO

Type: Works To Trees covered by TPO

Proposal: (T1) Oak - Fell OR Crown lift to 12m above ground and reduce as shown. (017/2011/TPO)

Location: 79 Priors Way Maidenhead SL6 2EN

Appn. No.: 23/02649/TCA

Type: Works To Trees in Conservation Area

Proposal: (T1) Ash - Crown thin up to 25%. Crown reduce height and spread by 2.5m, leaving a final height of approximately 9.5m and spread of 7.5m. (T2) Acer - Crown reduce height and spread by 1.5m, leaving a final height of approximately 9m and spread of 7.5m.

Location: 4 Cadogan Close Holyport Maidenhead SL6 2JS

Appn. No.: 23/02658/TPO

Type: Works To Trees covered by TPO

Proposal: (T1) Redwood - Crown lift to 5m from ground level. (047/2008/TPO)

Location: Willows The Rushes Maidenhead SL6 1UW

Appn. No.: 23/02687TPO

Type: Works To Trees covered by TPO

Proposal: (T12) Corsican Pine - cut back heavy long limb on north side by 4-5m to growth point. (017/1993/TPO).

Location: 39A Main Road Willows Riverside Park Windsor SL4 5TS

Appn. No.: 23/02805/TCA

Type: Works To Trees in Conservation Area

Proposal: (T1) Multi stemmed Sycamore - Fell.

Location: Magnolia Cabin Fishery Road Maidenhead SL6 1UP

Appn. No.: 23/02870/TCA

Type: Works To Trees in Conservation Area

Proposal: Willow tree - Reduction of Crown height to 1m beyond the previous points.

Location: Causeway Cottage The Causeway Bray Maidenhead SL6 2AD

Appn. No.: 23/02926/TCA

Type: Works To Trees in Conservation Area

Proposal: (T1) Prunus- reduce crown by 1m to leave a height of 7m and crown thin by 15%; (T2) Holly- crown reduce by 1.5m to leave a height of 3.5m and (T3,T4,T5) Acer Paltanoides- repollard reducing by 1.5m to leave a height of 6m.

Location: Ivy House 13 Hearne Drive Holyport Maidenhead SL6 2HZ

Appn. No.: 23/02950/TPO

Type: Works To Trees Covered by TPO

Proposal: (T1) Willow - Reduce back to previous points of reduction, leaving a height of approximately 7m and spread of 12m. (077/2003/TPO)

Location: Creek House Fishery Road Maidenhead SL6 1UN

Appn. No.: 23/02933/TCA

Type: Works To Trees In Conservation Area

Proposal: (T2) Catalpa - Reduce back to previous pollarding points, leaving a height of approximately 10m and spread of 8m. (T3) Silver Birch - Crown reduce leaving an approximate height of 12m and spread of 6m (2m clearance or to nearest suitable growth point from house)

Location: Creek House Fishery Road Maidenhead SL6 1UN

Appn. No.: 23/02894/TPO

Type: Works To Trees Covered by TPO

Proposal: T3 - Horse Chestnut tree - one of the tri stems has fallen into the river, application to weight reduce the other remaining stems by 2.5m to a final height and spread of 8.5m (056/2001/TPO).

Location: West Court Fishery Road Maidenhead SL6 1UN

PC089/2023. Planning Decisions, Notifications and Decisions on Appeals

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

PC090/2023. Report on Enforcement matters within the Parish

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

PC091/2023. Licensing Applications

There are no current licensing applications within the parish.

PC092/2023. Payments List

The payments list of £9853.84 was approved for payment.

Vote: Unanimous

PC093/2023. Councillors Forum

No Councillor input

PC094/2023. Date of Next Planning Meeting

The next Planning Committee meeting will be held on Monday 8th January 2024 at 7:00pm

There being no further business the meeting closed at 7:52pm

Unapproved