

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 8th January 2024 at 7:00pm

Present: 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).

In attendance: 5 Members of the Public

PC095/2023 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. Councillors and Deputy Clerk introduced themselves for the benefit of members of the public in attendance.

PC096/2023 Apologies for absence, Declarations of Interest and Dispensation

Apologies were received from Cllr S Cross

There is a standing dispensation in regard PC104/2023

PC097/2023 To approve the minutes from the meeting on 18th December 2023

The minutes of the planning meeting on Monday 18th December 2023 were declared a true and accurate record.

PC098/2023 Update on Actions from the meeting on 18th December 2023

The Clerk had written to the applicant and agent at the Belgian Arms as agreed, with a copy to RBWM, pointing out the discrepancies shown in the boundary of the premises, the highway and Holyport Green.

PC099/2023 Chairman's request and proposals for Councillors Forum later in the meeting

Councillors Pellew and Graham would speak at the Councillors Forum.

PC100/2023 Consideration of Applications as listed:

Holyport

Appn. No.: 23/02828

Type: Full

Proposal: Garage conversion, first floor extension over existing garage, 1no. detached garage and alterations to fenestration.

Location: Seymour House Ascot Road Holyport Maidenhead SL6 3LA

BPC Recommend for refusal, citing over-development of the plot in the Green Belt, impacting on the openness. The plan is out of keeping with surrounding properties and there are no Very Special Circumstances to support this development.

Proposed: Cllr Tavinor, **Seconded:** Cllr Wilson. **Vote:** Unanimous

Appn. No.: 23/02890

Type: Full

Proposal: Repositioning and widening of the existing farm access (part retrospective).

Location: Long Lane Farm Ascot Road Holyport Maidenhead

BPC Recommend for refusal, fully supporting the observations and comments from the Highways Agency email dated 19th December 2023 advising that they support the application that was approved. They also advised that a Heavy-Duty Licence is required. BPC does not support this retrospective application.

Proposed: Cllr Kneen, Seconded: Cllr Graham. Vote: 9 For, 1 Abstention

Appn. No.: 23/02954

Type: Full

Proposal: Erection of a replacement 2.53m high close boarded fence.

Location: 8 Cadogan Close Holyport Maidenhead SL6 2JS

BPC Recommend for approval. Though noted that this is required due to development at houses in Holyport Street.

Proposed: Cllr Tavinor, Seconded: Cllr Graham. Vote: Unanimous

Appn. No.: 23/03041

Type: Reserved Matters

Proposal: Reserved matters (Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 21/03573/OUT (allowed on appeal) for x4 serviced plots for Self-Build and Custom Housebuilding.

Location: Land Adjacent Pond View Sturt Green Holyport Maidenhead

A member of the public spoke in opposition to this application

BPC recommend for refusal, citing over-development of the plot in the Green Belt. Noted the conditions laid out in the Appeal have not been met. Previous land raising on development behind this plot and beyond has led to increased flooding of neighboring properties, and its noted that no SUDS report has been carried out. There is no Biodiversity or Net Gain report attached to this application either. If the LPA is minded to approve, BPC would recommend the removal of permitted development rights to protect the openness of the Green Belt from further erosion.

Proposed: Cllr Tavinor, Seconded: Cllr Graham. Vote: Unanimous

Appn. No.: 23/03045

Type: Reserved Matters

Proposal: Reserved matters (Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 22/02789/OUT (allowed on appeal) for x4 serviced plots for Self-Build and Custom Housebuilding.

Location: Land Adjacent Pond View Sturt Green Holyport Maidenhead

A member of the public spoke in opposition to this application

BPC recommend for refusal, citing over-development of the plot in the Green Belt. The application is of inappropriate scale and mass in the setting of the street scene. Noted the conditions laid out in the Appeal have not been met. Previous land raising on development behind this plot and beyond has led to increased flooding of neighboring properties, and its noted that no SUDS report has been carried out. There is no Biodiversity or Net Gain report attached to this application either. If the LPA is minded to approve, BPC would recommend the removal of permitted development rights to protect the openness of the Green Belt from further erosion.

Proposed: Cllr Tavinor, Seconded: Cllr Kneen. Vote: Unanimous

Appn. No.: 23/03073

Type: Full

Proposal: Installation of Air Source Heat Pump

Location: Greenacres Ascot Road Hawthorn Hill Maidenhead SL6 3JX

BPC Recommend for approval.

Proposed: Cllr Tavinor, Seconded: Cllr Wilson. Vote: Unanimous

Appn. No.: 23/03058

Type: Full

Proposal: Single storey rear infill extension, raising of the ridge, new front canopy, rear canopy, new steps with balustrades, PV panels, alterations to fenestration and external finish and new detached outbuilding with garage following demolition of existing elements.

Location: 2 Manor Way Holyport Maidenhead SL6 2JP

BPC Recommend for approval. Noted that this is a Significant Non Listed Building in Holyports Conservation Area.

Proposed: Cllr Tavinor, Seconded: Cllr Wilson. Vote: Unanimous

Appn. No.: 23/03111

Type: Full

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

Location: 3 Dairy Court Holyport Maidenhead SL6 2US

BPC Recommend for approval.

Proposed: Cllr Tavinor, Seconded: Cllr Elvin. Vote: Unanimous

[Bray and The Fisheries](#)

Appn. No.: 23/03001

Type: Full

Proposal: First Floor Side Extension

Location: 92 Tithe Barn Drive Maidenhead SL6 2DE

BPC Recommend for approval.

Proposed: Cllr Elvin, Seconded: Cllr Graham. Vote: Unanimous

Appn. No.: 23/03033

Type: Full

Proposal: Single storey side/rear extension.

Location: Dormtiki And Flat At Dormtiki Old Mill Lane Bray Maidenhead SL6 2BG

BPC Recommend for approval.

Proposed: Cllr Elvin, Seconded: Cllr Graham. Vote: Unanimous

Appn. No.: 23/03066

Type: Full

Proposal: Alterations to roof to include hip to gable and mono pitched roof to dormers on east and north elevations, creation of new entrance to existing flat, 1no. new chimney to north elevation and alterations to fenestration, following removal of existing external staircase and rear dormer.

Location: Dormtiki And Flat At Dormtiki Old Mill Lane Bray Maidenhead SL6 2BG

BPC Recommend for refusal, citing the inappropriate change to the street scene and the un-neighbourly effect of the installation of the new Velux windows in the roof space.

Proposed: Cllr Graham, Seconded: Cllr Tavinor. Vote: 8 For and 2 Against

Appn. No.: 23/02998

Type: Full

Proposal: Garage conversion, single storey rear extension and alterations to fenestration.

Location: 92 Windsor Road Maidenhead SL6 2DJ

BPC Recommend for approval.

Proposed: Cllr Elvin, Seconded: Cllr Filipczak-Korczak. Vote: Unanimous

[Dedworth, Oakley Green and Fifield](#)

Appn. No.: 22/02922

Type: Full

Proposal: New external fire escape stairs and alterations to fenestration.

Location: Fifield Inn Fifield Road Fifield Maidenhead SL6 2NX

BPC Recommend for approval.

Proposed: Cllr Glover, Seconded: Cllr Pellew. Vote: Unanimous

Appn. No.: 23/02934

Type: Full

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

Location: Forest Farm Oakley Green Road Oakley Green Windsor SL4 4PZ

BPC Recommend for approval.

Proposed: Cllr Glover, Seconded: Cllr Pellew. Vote: Unanimous

Appn. No.: 23/02955

Type: Full

Proposal: Change of use of buildings and land to a mixed E(g)(iii)/B8 use (Business/Storage or Distribution).

Location: Coningsby Farm Coningsby Lane Fifield Maidenhead

Various members of the public spoke in opposition to this application.

BPC Recommend for refusal, considering the local infrastructure to be unsuitable for this type of business, with particular concerns over the cumulative impact of ongoing operations in the area and the fact that the surrounding area is prone to flooding. No Very Special Circumstances exist to support the impact on the openness of green belt.

Proposed: Cllr Glover, Seconded: Cllr Pellew. Vote: Unanimous

Appn. No.: 23/03103

Type: Full

Proposal: Part single part two storey extension to east elevation, alterations to fenestration, new solar panels and 1no. detached car port.

Location: Ye Olde Cottage Oakley Green Road Oakley Green Windsor SL4 4PZ

BPC Recommend for refusal, citing inappropriate development within the curtilage of a Grade 2 Listed Building, plans being out of character and not in keeping with the original building. Any development ought to be subservient to the original building and BPC does not consider this application to conform to this requirement.

Proposed: Cllr Glover, Seconded: Cllr Filipczak-Korczak. Vote: Unanimous

Appn. No.: 23/03104

Type: Listed Building Consent

Proposal: Consent for part single part two storey extension to east elevation, internal alterations including a replacement staircase, alterations to fenestration to include refurbishment of existing door and windows, replacement of first floor windows on north elevation, new doors to east and south elevation, new rooflights and new doors to south elevation and new solar panels and 1no. detached car port.

Location: Ye Olde Cottage Oakley Green Road Oakley Green Windsor SL4 4PZ

BPC Recommend for refusal, citing inappropriate development within the curtilage of a Grade 2 Listed Building, plans being out of character and not in keeping with the original building. Any development ought to be subservient to the original building and BPC does not consider this application to conform to this requirement. BPC recommends that this application is delegated to the RBWM Heritage Officer.

Proposed: Cllr Glover, Seconded: Cllr Pierce. Vote: Unanimous

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

Appn. No.: 23/02972/CLD

Type: Certificate of Lawfulness of Development

Proposal: Certificate of lawfulness to determine whether the existing 4no. stable buildings and hardstanding is lawful.

Location: Highfield Farm Paley Street Maidenhead SL6 3JS

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

Appn. No.: 23/03009/TCA

Type: Works To Trees in Conservation Area

Proposal: (T2) Beech - Removal of lower limb.

Location: The Waterside Inn Ferry Road Bray Maidenhead SL6 2AT

Appn. No.: 23/03065/TPO

Type: Works To Trees covered by TPO

Proposal: (T1) Willow - Crown lift by 2-3 metres and remove deadwood. (018/1972/TPO)

Location: The Waterside Inn Ferry Road Bray Maidenhead SL6 2AT

Appn. No.: 23/03052/TPO

Type: Works To Trees covered by TPO

Proposal: T1 - Silver Birch - fell, T2 and T3 - Beech trees - Crown lifting to 4m above ground level, Crown thinning by 30% and remove all epic growth and 1 limb 3m away from house (024/1973/TPO).

Location: 39 The Bingham's Maidenhead SL6 2ES

PC101/2023. Planning Decisions, Notifications and Decisions on Appeals

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

PC102/2023. Report on Enforcement matters within the Parish

Circulated to Councillors in advance of the meeting but not discussed. Cllr Graham to arrange to work with Deputy Clerk to update this spreadsheet.

PC103/2023. Licensing Applications

There are no current licensing applications within the parish.

PC104/2023. Payments List

The payments list of £4440.05 was approved for payment.

Vote: Unanimous

PC105/2023. Councillors Forum

In response to a matter raised by Cllr Graham, it was agreed that in accordance with its Civility and Respect pledge, BPC will record all instances of harassment of residents by planning applicants or agents etc and BPC Planning Committee Chair will report it to RBWM planning team. This commitment is to be made public by Bray Parish Council. In response to a matter also raised by Cllr Graham it was agreed that a new Flood page would be added to the BPC parish website to show photographs of flooding which residents would be encouraged to submit to BPC Flood Warden, Cllr Kneen.

On the subject of flooding, Cllr Elvin noted that Steven Evans, CEO of RBWM had cancelled a meeting with councillors which had been rearranged multiple times previously due to Mr Evans' workload.

PC106/2023. Date of Next Planning Meeting

The next Planning Committee meeting will be held on Monday 5th February 2024 at 7:00pm

There being no further business the meeting closed at 8:58pm