

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

Present: Cllr S Cross, Cllr K Elvin, 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: Esther Cope (Clerk) and 1 Member of the Public (left at 8:32pm)

PC133/2023 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 the member of the public in attendance.

PC134/2023 Apologies for absence, Declarations of Interest and Dispensation

Apologies were received from Cllr C Graham and Cllr Glover

Cllr Tavinor declared an interest in Appn No 24/00732/F, as a neighbour, and would abstain. Cllr Filipczak-Korczak and Cllr Pierce declared an interest in Appn No 24/663/F, as neighbours, and would abstain.

There is a standing dispensation in regard PC143/2023

PC135/2023 To approve the minutes from the meeting on 4th March 2024

The minutes of the planning meeting on Monday 4th March 2024 were declared a true and accurate record.

PC136/2023 Update on Actions from the meeting on 4th March 2024

There were no actions

PC137/2023 Chairman's request and proposals for Councillors Forum later in the meeting

Councillor Kneen would like to speak at the Councillors Forum.

PC138/2023 Consideration of Applications as listed:

Holyport

Appn. No.: 24/00511/OUT

Proposal: Outline application for access and layout only to be considered at this stage with all other matters to be reserved for 32 dwellings.

Location: Land Between Badgers Wood And Spring Cottage And South of Kimbers Lane Maidenhead

BPC Recommend for refusal, citing over-development of the plot, and noting the comments by both Thames Water and the lead local flood authority who have stated concerns over infrastructure and plans for dealing with surplus surface water. BPC have serious concerns over the proposed access route to this site from Kimbers Lane via Harvest Hill Road and the increased air quality impact –

see BPC latest Air Quality Reports <https://brayparishcouncil.gov.uk/2022/02/01/air-quality-monitoring-report/>

- brought on by the excess traffic, bearing in mind a recent decision granted on appeal to permit further numbers of HGV and skip lorries to use Kimbers Lane, which has seriously impacted walkers, cyclists and other users of the lane in terms of road safety. BPC has continued concern over the impact on wildlife in the whole AL13 programme and considers that a more comprehensive wildlife study is needed.

Proposer: Cllr Kneen, **Seconder:** Cllr Phillips. **Vote: 8 For and 1 Abstained.**

Appn. No.: 24/00388/FULL

Proposal: Single storey front extension, part single, part two storey side/rear extension and alterations to fenestration.

Location: 97 Stompits Road Holyport Maidenhead SL6 2LD

BPC Recommend for refusal, citing over-development of the plot, and noting that the proposed extension is not subservient to the original dwelling and would leave this property out of keeping with the current street scene.

Proposer: Cllr Tavinor, Seconder: Cllr Wilson. Vote: Unanimous

Appn. No.: 24/00530/FULL

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

Location: Seymour House Ascot Road Holyport Maidenhead SL6 3LA

BPC Recommend for refusal, considering that there is no material difference in this application from Appn No 23/02828/FULL which was refused by RWBM as below, and therefore still applies:

Dated 24.01.2024 - The Council of the Royal Borough of Windsor and Maidenhead REFUSES PERMISSION for the above development to be carried out in accordance with the application submitted by you on the above date, for the following reasons: *The development is inappropriate development in the Green Belt. The scheme would also harm the openness of the Green Belt. It is considered there are no very special circumstances that would outweigh the harm to the Green Belt, which is afforded substantial weight and the other harm identified. As such, the proposal is contrary to Section 13 of the National Planning Policy Framework (NPPF) December 2023 and Adopted Local Plan Policy QP5.*

Proposer: Cllr Tavinor, Seconder: Cllr Kneen. Vote: Unanimous.

Appn. No.: 24/00692/FULL

Proposal: Two storey side/rear extension and alterations to fenestration.

Location: Jolly Gardener Cottage Moneyrow Green Holyport Maidenhead SL6 2ND

BPC Recommend for refusal, citing concerns of the unsympathetic development a building of historic importance in the area is contrary to BLP Policy HE1 Historic Environment 1. The historic environment will be conserved and enhanced in a manner appropriate to its significance. Development proposals would be required to demonstrate how they preserve or enhance the character, appearance and function of heritage assets (whether designated or non-designated) and their settings and respect the significance of the historic environment. BPC also notes that there are no Very Special Circumstances to support this proposed development in the Green Belt. BPC requests that the RBWM Tree Officer investigates the plans to remove some significant mature Silver Birch trees on the site, and request TPOs are applied where appropriate.

Proposer: Cllr Tavinor, Seconder: Cllr Filipczak-Korczak. Vote: Unanimous.

Appn. No.: 24/00707/VAR

Proposal: Variation (under Section 73) of planning permission 23/00455/FULL to remove Condition 7 (NatureSpace Condit 1), 8 (NatureSpace Condit 2) and 9 (NatureSpace Condit 3).

Location: Land At The North of Foxley Green Farm Ascot Road Holyport Maidenhead

BPC Recommend for refusal, insisting that Conditions 7 & 8 remain in place until fully satisfied.

Proposer: Cllr Tavinor, Seconder: Cllr Kneen. Vote: Unanimous.

Appn. No.: 24/00728/FULL

Proposal: Single storey side/rear extension and alterations to fenestration.

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

BPC Recommend for Approval.

Proposer: Cllr Tavinor, Seconder: Cllr Wilson. Vote: Unanimous.

Appn. No.: 24/00732/FULL

Proposal: Installation of 1no. heat pump.

Location: 4 Hearne Drive Holyport Maidenhead SL6 2HZ

BPC Recommend for Approval.

Proposer: Cllr Kneen, Seconder: Cllr Filipczak-Korczak. Vote: 8 For and 1 Abstained.

Bray and The Fisheries

Appn. No.: 24/00521/FULL

Proposal: Part two storey part first floor front extension, single storey rear extension, new roof to include raising of the eaves and ridge to accommodate a loft conversion, 1no. flue, new PV panels, 1no. shed and alterations to fenestration and external finishes.

Location: Willow Cottage Hibbert Road Maidenhead SL6 1UT

BPC Recommend for refusal, citing the inappropriate height, scale and mass of the proposed roof ridge.

Proposer: Cllr Kneen, **Seconder:** Cllr Tavinor. **Vote: 8 For and 1 Abstained**

Appn. No.: 24/00447/FULL

Proposal: Part single part two storey part first floor side/rear extension with 2 no. rear balconies, alterations to fenestration and new rear steps, following demolition of existing elements.

Location: 15 Court Close Maidenhead SL6 2DL

BPC Recommend for refusal, citing the un-neighbourly nature of the proposed high flank wall, and the associated loss of light as a result. There are concerns over loss of neighbour's privacy with the proposed rear balconies.

Proposer: Cllr Pierce, **Seconder:** Cllr Filipczak-Korczak. **Vote: Unanimous.**

Appn. No.: 24/00462/FULL

Proposal: Alterations to rear fenestration, relocation of existing flue and new felt to existing flat roof (part retrospective).

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

BPC Recommend referral and delegation to the RBWM Conservation Officer and makes no comment.

Appn. No.: 24/00463/LBC

Proposal: Consent for internal and external alterations, new fenestration and retention of works associated to the installation of a new bathroom, internal plastering and installation of a stove and new felt to existing flat roof.

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

BPC Recommend referral and delegation to the RBWM Conservation Officer and makes no comment.

Appn. No.: 24/00655/FULL

Proposal: New front porch, relocation of front entrance door, two storey rear extension and alterations to fenestration following demolition of existing elements.

Location: Aldwick Cottage Brayfield Road Bray Maidenhead SL6 2BN

BPC Recommend for refusal, citing inappropriate development in the Green Belt and the effect of the proposal on the openness of the Green Belt. BPC considers the effect of this proposal on the character and appearance of the street scene within Bray Village Conservation Area to be inappropriate and notes the lack of the very special circumstances required to justify the proposal.

Proposer: Cllr Cross, **Seconder:** Cllr Kneen. **Vote: 6 For and 3 Abstained.**

Appn. No.: 24/00663/FULL

Proposal: Replacement vehicular access gates.

Location: Flagpole House High Street Bray Maidenhead SL6 2AA

BPC Recommend for Approval. Proposer: Cllr Phillips, **Seconder:** Cllr Pellew. **Vote: 6 For and 3 Abstained.**

Dedworth, Oakley Green and Fifield

Appn. No.: 24/00251/FULL

Proposal: 1 no. dwelling, 1 no. annexe ancillary to the main dwelling, 1 no. pedestrian gate and bin stores, following demolition of existing dwelling.

Location: Gale Bungalow Tarbay Lane Oakley Green Windsor SL4 4QG

BPC Recommend for refusal, citing inappropriate over-development in the Green Belt (QP5), noting that there are no very special circumstances to support this proposal.

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

Certificates of Lawfulness

None Received

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

Appn. No.: 24/00500/TCA

Proposal: T1 - Willow - Cut back large stems to boundary and re pollard to previous pollard knuckles, leaving 25mm stubs. **Location: 24 Hearne Drive Holyport Maidenhead SL6 2HZ**

Appn. No.: 24/00508/TPO

Proposal: T1 London Plane - tip reduce branches to give a 4m height clearance over the adjacent roof of Church House, crown thinning by 10%, sever and remove ivy climber to a 1m stem height. T2 London Plane - crown thinning by 10% sever and remove ivy climber to a 1m stem height (007/2017/TPO).

Location: Sorenra Fishery Road Maidenhead SL6 1UP

Appn. No.: 24/00544/TCA

Proposal: (T1) Cherry - Fell.

Location: 11 Hearne Drive Holyport Maidenhead SL6 2HZ

Appn. No.: 24/00575/TCA

Proposal: (T1) Sycamore - Fell.

Location: The Cottage Holyport Street Holyport Maidenhead SL6 2JR

Appn. No.: 24/00608/TCA

Proposal: (T1) Cherry – Sectional Fell.

Location: Aleyn House High Street Bray Maidenhead SL6 2AA

Appn. No.: 24/00672/TCA

Proposal: T1 - Cherry Tree - fell, T2 - Silver Birch and T3 - Walnut (Malthouse Cottage) - reduce branches overhanging into Oakleigh Cottage.

Location: Oakleigh Cottage And Malthouse Cottage Church Lane Bray Maidenhead SL6 2AF

PC1392023. Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting.

PC140/2023. Report on Outstanding Planning Decisions on RBWM Portal.

The Deputy Clerk reported that Bray Parish Council is currently tracking 42 undecided planning applications, to which will be added the 14 cases discussed at this meeting, giving a total of 56 applications under consideration by RBWM.

PC141/2023. Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting

PC142/2023. Licensing Applications

There are no current licensing applications within the parish.

PC143/2023. Payments List

The Payments List, totalling £7577.78 and circulated to councillors prior to the meeting, was unanimously approved.

PC144/2023. Councillors Forum

Cllr Kneen raised the issue of resident concerns over the recent increase in large HGV traffic coming and going from the junction with Long Lane and The A330, with the impact on daily life and the associated road safety concerns on the A330 as well as the safety of children, pedestrians, dog-walkers and cyclists on Long Lane itself.

Cllr Cross has taken the matter up at RBWM level and will report further in due course.

PC145/2023 Date of Next Planning Meeting - Monday 13th May 2024 at 7:00pm

The meeting finished at 9:01pm