

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 3rd June 2024 at 7:00pm

Present: Cllr K Elvin, Cllr J Filipczak-Korczak (Vice Chairman), Cllr N Pellew, Cllr M Pierce, Cllr R Tavinor, Cllr D Wilson, Mr B Inglis (Deputy Clerk).

In attendance: Jon Davey (Administration Assistant), Ian Jenkins (Chair of Trustees of Bray Village Hall) and 1 Member of the Public

PC001/2024 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.

PC002/2024 Apologies for absence, Declarations of Interest and Dispensation

Apologies were received from Cllr S Cross, Cllr C Graham, Cllr J Glover, Cllr L Kneen and Cllr J Phillips
Cllr Pellew declared an interest in Appn No 24/01239, the applicant being known to him.
There is a standing dispensation in regard PC012/2024

PC003/2024 To approve the minutes from the meeting on 13th May 2024

The minutes of the planning meeting on Monday 13th May 2024 were declared a true and accurate record.
Cllr Wilson stated that he had sent his apologies, but this had not been recorded in the minutes of the meeting.

PC004/2024 Update on Actions from the meeting on 13th May 2024

There were no actions

PC005/2024 Chairman's request and proposals for Councillors Forum later in the meeting

Councillor Elvin would like to speak at Councillors Forum.

PC006/2024 Bray Village Hall Chairman of Trustees to speak regarding improvements and future plans

Mr Jenkins gave an update and was thanked by Councillors, before going on to answer questions and leaving a briefing document which the Deputy Clerk would circulate to Councillors. Mr Jenkins left the meeting at 7.16pm

PC 007/2024 Consideration of Planning Applications as listed:

Holyport

The following applications were delegated to Holyport Ward Councillors and were not discussed at the meeting. Recommendations from Holyport Ward Councillors are recorded in these minutes and have been submitted to RBWM on behalf of Bray Parish Council.

Appn. No.: 24/00938

Proposal: Single storey outbuilding to side elevation and new boundary treatment with 1no. gate following demolition of existing fence and decking.

Location: 16 Sandy Mead Maidenhead SL6 2YS

BPC Recommend for approval

Appn. No.: 24/01077

Proposal: Raised ridge to existing garage with 1 no. front dormer, 1 no. rear dormer, front extension, air source heat pump and alterations to fenestration.

Location: Fosse House Langworthy Lane Holyport Maidenhead SL6 2HN

BPC Recommend Refusal, as overdevelopment of the green belt due to cumulative development to date, impacting on openness and there are no very special circumstances to allow it that would outweigh this. The proposal is contrary to Section 13 of the National Planning Policy Framework (NPPF) December 2023 and Adopted Local Plan Policy QP5.

Appn. No.: 24/01182

Proposal: Garage conversion, first floor extension over existing garage.

Location: Seymour House Ascot Road Holyport Maidenhead SL6 3LA

BPC Recommend Refusal, as 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. As such, the proposal is contrary to Section 13 of the National Planning Policy Framework (NPPF) December 2023 and Adopted Local Plan Policy QP5.

Appn. No.: 24/01205

Proposal: Single storey rear extension, loft conversion and alterations to fenestration.

Location: The Stable House Ascot Road Hawthorn Hill Maidenhead SL6 3SZ

BPC Recommend Approval. Previous applications 21/00928/Full and 21/00929/PDXL have not been implemented within 3 years and this application covers these two previously approved.

Bray and The Fisheries

Appn. No.: 24/01171

Proposal: Change of use of ground floor from restaurant (Class E) to mixed restaurant and hot food takeaway (Sui Generis).

Location: Emperor of India 5 Windsor Road Maidenhead SL6 1UZ

BPC Recommend Approval. Proposer: Cllr Elvin, Seconder: Cllr Pellew. Vote: 5 For with 1 Abstaining.

Appn. No.: 24/00863

Proposal: Two storey front/side extension to flat 1 and 2, alterations to fenestration, new cycle and bin storage and hardstanding following demolition of existing elements.

Location: Mayfield Bray Road Maidenhead SL6 1UF

BPC Recommend Approval. Proposer: Cllr Elvin, Seconder: Cllr Wilson. Vote: Unanimous

Appn. No.: 24/01236

Proposal: 1no. single storey detached outbuilding (retrospective).

Location: 8 Westbrook Maidenhead SL6 2DQ

BPC Recommend Approval, with a request that Permitted Development Rights are removed from this property. Proposer: Cllr Elvin, Seconder: Cllr Wilson. Vote: 4 For with 2 Abstaining.

Dedworth, Oakley Green and Fifield

Appn. No.: 24/01087

Proposal: Variation (under Section 73) of planning permission 22/01354/OUT to vary the wording of Condition 9 (Tree Protection) and 21 (Surface Water drainage).

Location: Land Bounded by Willow Path and The Limes and Windsor Road and Dedworth Road and Oakley Green Road Oakley Green Windsor

BPC Recommend Refusal, citing the need for the Lead Local Flood Authority to assess the request for this variation to Condition 21 in an area which is known to suffer from drainage/flooding issues. As the proposed variation to Condition 21 involves a significant amount of land raising, there MUST be a Construction Traffic Management Plan to cover the associated movement of spoil and other materials on and off site resulting from this operation.

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

Appn. No.: 24/01118

Proposal: Variation (under Section 73) of Condition 4 (Approved Plans) to substitute those plans approved under 23/01232/FULL for the installation of a cold store and butchery unit within the existing barn. with amended plans.

Location: Land To the West of Mullberry Coningsby Lane Fifield Maidenhead

A member of the public spoke on the application, outlining their objections and was thanked for their input.

BPC Recommend Refusal, considering that the extent of the variations to Condition 4 applied for as shown in the amended plans would be better reflected within a new planning application. There is insufficient detail on how the proposed plans can mitigate concerns over hygiene and cross contamination, given the proximity of equine operation to the butchery and cold store installation as shown in the amended plans, and there is a concern over insufficient information on how waste water and sewage would be managed on this site if this application is approved.

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

Appn. No.: 24/01239

Proposal: Single storey rear extension.

Location: Orchard Bungalow Oakley Green Road Oakley Green Windsor SL4 4QF

BPC Recommend Approval. Proposer: Cllr Pellew, Seconder: Cllr Tavinor. Vote: Unanimous

Certificates of Lawfulness - The following were received but were not discussed at the meeting.

Appn. No.: 24/00980

Proposal: Certificate of lawfulness to determine whether the existing garage conversion is lawful.

Location: 164 Windsor Road Maidenhead SL6 2DW

Appn. No.: 24/01096

Proposal: Certificate of lawfulness to determine whether the existing use of the land for private B8 storage, private equestrian use and private amenity space is lawful.

Location: Land South of Garden Cottage Fifield Road Fifield Maidenhead

Appn. No.: 24/01104

Proposal: Certificate of lawfulness to determine whether the existing use of the coach house as a Class C3 ancillary building to Oak Bray Manor is lawful.

Location: Oak Bray Manor Drift Road Winkfield Windsor SL4 4QQ

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

Appn. No.: 24/01179

Proposal: T4 - Oak - Installation of root barrier (002/2004/TPO).

Location: Braywood House Drift Road Winkfield Windsor SL4 4RR

Appn. No.: 24/01228

Proposal: (T1) Ash - Fell and leave stem at approximately 8m. (T2) Horse Chestnut - Reduce dead stems by approximately 2m to the next branch unions (as shown).

Location: Vicarage Cottage Ferry Road Bray Maidenhead SL6 2AT

Appn. No.: 24/01251

Proposal: Goat Willow (Salix Caprea) - dismantle to ground level and remove stump.

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

PC008/2024. Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting.

PC009/2024. Report on Outstanding Planning Decisions on RBWM Portal.

The Deputy Clerk reported that Bray Parish Council is currently tracking 60 undecided planning applications which are under consideration by RBWM.

PC010/2024. Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting.

Cllr Pellew asked for confirmation that details of the most recent addition to the spread sheet had been forwarded to RBWM, and the Deputy Clerk confirmed that they had, although no Enforcement Number had been allocated yet.

PC011/2024. Licensing Applications

There are no current licensing applications within the parish.

PC012/2024. Payments List

The Payments List, totalling £7495.04 and circulated to councillors prior to the meeting, was unanimously approved.

PC013/2024. Councillors Forum

Cllr Elvin reminded Councillors of the process when a presenting Councillor finds that they are unable to attend a meeting of the Planning Committee. Cllr Elvin emphasised that when such a situation arises, they are required to arrange for a fellow Ward Councillor to assume the position of presenting Councillor at the meeting. Cllr Elvin stated that the system of delegating decisions to Ward Councillors should be used as a last resort and is never to be used when Ward Councillors will attend the meeting and would therefore be available to present to the Committee.

PC014/2024 Date of Next Planning Meeting - Monday 1st July 2024 at 7:00pm

The meeting finished at 8.39pm