

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 5th August 2024 at 7:00pm

Present: Cllr S Cross, Cllr J Filipczak-Korczak (Vice Chairman), Cllr L Kneen (Chairman), Cllr N Pellew, Cllr J Phillips, Cllr R Tavinor, Cllr D Wilson, Mr B Inglis (Deputy Clerk).

In attendance: Mr S Leech (Baylis Media) and 1 Member of the Public

PC028/2024 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, and that the meeting may be recorded.

PC029/2024 Apologies for absence, Declarations of Interest and Dispensation

Apologies were received from Cllr K Elvin, Cllr M Pierce and Cllr J Glover
There is a standing dispensation in regard PC038/2024

PC030/2024 To approve the minutes from the meeting on 1st July 2024

The minutes of the planning meeting on Monday 1st July 2024 were declared a true and accurate record.

PC031/2024 Update on Actions from the meeting on 1st July 2024

There were no actions

PC032/2024 Chairman's request and proposals for Councillors Forum later in the meeting

Cllrs Filipczak-Korczak and Kneen will speak at Councillors Forum.

PC033/2024 Consideration of Planning Applications as listed:

Holyport

Appn. No.: 24/01480/VAR

Proposal: Variation (under Section 73a) of Condition 20 to substitute those plans approved under 23/00511/F for 215no. dwellings with access, landscaping, open space, parking and associated infrastructure with amended plans.

Location: Land South and East of Badgers Wood Kimbers Lane Maidenhead

BPC Recommend Refusal, citing policy HO2 of the adopted BLP and supporting the comments made by RBWM Planning Policy Manager in a memo dated 19th July 2024, in particular his statement that *"The Planning Policy team would strongly advise that further robust justification should be requested to demonstrate that the 6 lost M4(3) units cannot be accommodated elsewhere on the site. Given the scale of the site (215 dwellings), it is surprising and disappointing that alternative dwellings cannot be identified to be converted into M4(3) units"*

Proposer: Cllr Wilson, **Seconded by** Cllr Pellew. **Vote:** Unanimous

Appn. No.: 24/01519/FULL

Proposal: Relocation of existing porch and canopy, single storey side extension and alterations to fenestration following demolition of existing outbuilding.

Location: Camusfearna Gays Lane Maidenhead SL6 2HL

BPC Recommend Approval

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

Appn. No.: 24/01656/CLAMA

Proposal: Prior approval for the change of use from use class E (office) to C3 (residential) to create 28 flats.

Location: Tectonic Place Holyport Road Maidenhead SL6 2YE

BPC Recommend Approval

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

Appn. No.: 24/01316/LBC

Proposal: Consent for a two-storey side/rear extension with 1 No. side rooflight, raising of roof on side element, replacement front door and windows and alterations to fenestration following demolition of existing side/rear extension.

Location: 1 Pamela Row Holyport Maidenhead SL6 2JJ

BPC make no comment and recommend delegation to RBWM Conservation Officer

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

Appn. No.: 24/01637/FULL

Proposal: Temporary access road with landscaping

Location: Land South and East of Badgers Wood Kimbers Lane Maidenhead

BPC Recommend Refusal, considering that the proposed positioning of this temporary access road near a bend and a blind spot on a narrow 2-way road presents unacceptable safety concerns, and suggests that a site further to the west along Harvest Hill Road would be more appropriate.

Proposer: Cllr Wilson, Seconded by Cllr Phillips. **Vote: 5 in favour**

Appn. No.: 24/01739/FULL

Proposal: Widening of the existing front entrances to include new gates and brick piers.

Location: Acrefield Sturt Green Holyport Maidenhead SL6 2JF

BPC Recommend Approval

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

Appn. No.: 24/01751/FULL

Proposal: Relocation of front entrance door, part single part two storey side/rear extension, hip to gable and alterations to fenestration following demolition of existing rear elements.

Location: 1 Copse View Cottages Ascot Road Holyport Maidenhead SL6 3JY

BPC Recommend Refusal, citing inappropriate over-development of a plot in the Green Belt (QP5), due to the size and scale of this proposal.

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

[Bray and The Fisheries](#)

Appn. No.: 24/01511/FULL

Proposal: Single storey rear extension

Location: 10 Huxtable Gardens Maidenhead SL6 2EJ

BPC Recommend Approval

Proposer: Cllr Phillips, Seconded by Cllr Kneen. **Vote: Unanimous**

Councillors noted that this application had been decided on 2nd August, prior to BPC having submitted comments, despite an extension of time having been granted on 11th July.

Appn. No.: 24/01454/LBC

Proposal: Consent to strip existing paint on handrail and stair treads and to repair and repaint the rear timber gate.

Location: Chantry House High Street Bray Maidenhead SL6 2AB

BPC Recommend Approval

Proposer: Cllr Phillips, Seconded by Cllr Filipczak-Korczak. **Vote: Unanimous**

Appn. No.: 24/01764/LBC

Proposal: Consent to reinstall iron hand railings to front and rear entrance steps.

Location: Chantry House High Street Bray Maidenhead SL6 2AB

BPC Recommend Approval

Proposer: Cllr Phillips, Seconded by Cllr Filipczak-Korczak. **Vote: Unanimous**

Dedworth, Oakley Green and Fifield

Appn. No.: 24/01568/FULL

Proposal: Single storey side extension following demolition of the existing conservatory.

Location: The Old Cottage Fifield Road Fifield Maidenhead SL6 2PG

BPC Recommend Approval

Proposer: Cllr Pellew, Seconded by Cllr Kneen. **Vote Unanimous**

Appn. No.: 24/01741/FULL

Proposal: Two storey side extension with 2no. balconies following demolition of existing conservatory.

Location: Braywood House Drift Road Winkfield Windsor SL4 4RR

BPC Recommend Refusal, citing over-development of a plot in a historic setting (HE1), leading to a negative impact on the openness of the Green Belt (QP5). This proposal is unsympathetic by design, size and scale, representing an increase of around 3 times the scale of the existing conservatory which is proposed for demolition.

Proposer: Cllr Pellew, Seconded by Cllr Filipczak-Korczak. **Vote: Unanimous**

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

There were none to consider.

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

Appn. No.: 24/01447/TCA

Proposal: T2 - Copper Beech - prune secondary and smaller branches to give up to 1.5m clearance from the houses (Rye Peck and Havelock), including chimney.

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

Appn. No.: 24/01488/TPO

Proposal: T1 - Willow - Crown lifting to the height of the main flat roof, which is 40cm above the height of the hanging basket wall brackets, prune to give up to 1.5m clearance over the roof of the building and remove dead branches. (018/1972/TPO).

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

Appn. No.: 24/01532/TPO

Proposal: T1 - Beech - as per document (034/1991/TPO)

Location: Street Record Braybank Bray Maidenhead SL6 2BQ

Appn. No.: 24/01542/TCA

Proposal: (T1) Crab Apple - fell and (T2) Acer - crown reduce by approximately 10% of leaf area (this equates to the removal of up to approximately 1m of the radial crown spread and the removal of up to approx. 1m of the height)

Location: 8 Cadogan Close Holyport Maidenhead SL6 2JS

Appn. No.: 24/01479/TCA

Proposal: G2 - Neighbouring Sycamore, Beech and Hawthorn - Crown lifting to 7m above ground level by pruning secondary growth by 0.5m in front on fence of applicants side only, T1 - Conifer, T2 - Dead Shrub, T3 - Box, T4 - Laurel and T5 - Golden Cypress - fell.

Location: Land At Vicarage Walk And Riverside Vicarage Walk Bray Maidenhead SL6 2AE

PC034/2024. To seek agreement from Councillors to hire a Planning Consultant to represent Bray Parish Council at the Holyport Studios appeal.

Councillors agreed to hire a planning consultant to represent Bray Parish Council for Holyport Studios Appeal Hearing and for Bray Parish Council to apply for Rule 6(6) Status to allow full involvement in the inquiry. Spend is to be up to maximum of £6,000. Action - Cllr Kneen to request that The Clerk includes this as an agenda item for the next meeting of full council, scheduled for Monday 12th August 2024.

PC035/2024. Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting.

PC036/2024. Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting.

PC037/2024. Licensing Applications

There are no current licensing applications within the parish.

PC038/2024. Payments List

The Payments List, totalling £11,075.82 and circulated to councillors prior to the meeting, was approved, with 4 votes in favour.

PC039/2024 Councillors Forum

Cllr Filipczak-Korczak reported on an event which will take place at St Michael's Church on Sunday 18th August and invited all councillors to attend.

Cllr Kneen reported that she, Cllr Cross and a resident had spoken at the Maidenhead Development panel, regarding concerns on application 24/00511/OUT – Land Between Badgers Wood and Spring Cottage and South of Kimbers Lane Maidenhead which is in the BLP. Planning Officers recommendation was for REFUSAL citing 11 reasons why, this included concerns regarding the green wildlife corridor and Thames Water unable to support the number of houses proposed. After some discussion the application was REFUSED as per the Planning Officers report. It is now down to the developers to resolve the 11 reasons identified.

PC040/2024 Date of Next Planning Meeting - Monday 2nd September 2024 at 7:00pm

The meeting finished at 8:33 pm