

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 2nd September 2024 at 7:00pm

Present: Cllr S Cross, Cllr K Elvin, Cllr J Filipczak-Korczak (Vice-Chairman), Cllr J Glover, Cllr L Kneen (Chairman), Cllr N Pellew, Cllr M Pierce, Cllr R Tavinor, Cllr D Wilson, Mr Jon Davey (Deputy Clerk (Interim)) and 2 Members of the Public

PC041/2024 Health and Safety Introduction

A request that all mobiles are switched to silent for the duration of the meeting. A reminder to all in attendance for the fire safety regulations for the venue of the meeting, and that the meeting may be recorded.

PC042/2024 Apologies for absence, Declarations of Interest and Dispensations

Apologies from Cllr J Phillips

There is a standing dispensation in regard PC051/2024

Cllr L Kneen asked Cllr D Wilson to present 24/01794 as resident is known to her

PC043/2024 To approve the minutes from the meeting held on 5th August 2024

The minutes of the planning meeting on Monday 5th August 2024 were declared a true and accurate record.

PC044/2024 Update on actions from the meeting on 5th August 2024

There were no actions

PC045/2024 Chairmans request and proposals for Councillors Forum later in the meeting

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

PC046/2024 Consideration of Planning Applications as listed:

[Holyport](#)

Appn. No.: 24/01879/VAR

Proposal: Variation (under Section 73) of planning permission 22/02789/OUT (allowed on appeal) without complying with Condition 8 (Biodiversity Net Gain) and the variation of Condition 5 (CEMP Biodiversity); Condition 6 (Materials) and Condition 9 (External Lighting) for an outline application for access only to be considered at this stage for x4 serviced plots for Self-Build and Custom Housebuilding.

Location: Land Adjacent Pond View Sturt Green Holyport Maidenhead

BPC Recommend Refusal, the Conditions should stand with no variation

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

Appn. No.: 24/01828/FULL

Proposal: 1no. four-bedroom detached dwelling with cycle and refuse storage (Plot 2).

Location: Land Adjacent Pond View Sturt Green Holyport Maidenhead

BPC Recommend Refusal, it represents overdevelopment on the Green Belt. No details of materials given. It goes against QP5 limited infilling and NR1 managing flood risk. It also does not meet the Planning Passport associated with the site.

Proposer: Cllr Kneen, Seconded by Cllr Elvin. Vote Unanimous

Appn. No.: 24/01928/FULL

Proposal: Part single part two storey front/side extension and alterations to fenestration following demolition of existing elements.

Location: 11 Trenchard Road Holyport Maidenhead SL6 2LR

BPC Recommend Refusal, Demolition of garage and adding bedrooms would result in insufficient onsite parking

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

Appn. No.: 24/01794/FULL

Proposal: New entrance canopy, single storey side extension, loft conversion and alterations to fenestration following the demolition of the existing single storey elements.

Location: 6 Elm Cottages Holyport Street Holyport Maidenhead SL6 2JU

BPC Recommend Refusal, Overdevelopment of property as no parking onsite so additional bedroom would potentially add to already exiting parking pressure on Holyport Street. It is also too close to neighbours fence impacting the "right of way" access for both neighbours.

Proposer: Cllr Wilson, Seconded by Cllr Glover. Vote Unanimous

Bray and The Fisheries

Appn. No.: 24/01851/FULL

Proposal: Single storey rear extension, 1no. vent to the existing roof, alterations to fenestration, steps and a rear raised terrace.

Location: 94 Priors Way Maidenhead SL6 2EN

BPC Recommend Approval

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

Appn. No.: 24/01734/FULL

Proposal: Single storey side extension with front facing canopy, single storey side/rear extension, raised ridge, 1 no. front dormer, 1 no. side dormer with balcony and balustrade, 1 no. rear dormer, alterations to fenestration, new decking and steps, new carport with 2 no. front dormers and external staircase, following demolition of existing elements.

Location: Lowries Old Mill Lane Bray Maidenhead SL6 2BG

BPC Recommend Refusal, it is in Green Belt and there are no exceptional circumstances. Proposal is disproportionate to the plot reducing green space. There should be no new additional buildings, no carport with rooms above.

Local resident spoke against.

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

Appn. No.: 24/01780/FULL

Proposal: Change of use from C3 dwelling to C2 children's care home with 2no. EV chargers, a new front access ramp and cycle storage.

Location: 260 Windsor Road Maidenhead SL6 2DT

BPC Recommend Approval

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

Appn. No.: 24/01993/FULL

Proposal: Garage with external staircase and front dormer, following demolition of the existing garage.

Location: Hazel Cottage Hibbert Road Maidenhead SL6 1UT

BPC Recommend Refusal, considered overdevelopment due to height and mass. There were also concerns around vehicle access.

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

Dedworth, Oakley Green and Fifield

Appn. No.: 24/01818/FULL

Proposal: Change of use to residential to include single storey side/rear extension and associated parking and landscaping.

Location: The Granary Tarbay Farm Tarbay Lane Oakley Green Windsor SL4 4QG

BPC Recommend Approval

Proposer: Cllr Glover, Seconded by Cllr Kneen. Vote: 8 For, 1 Abstained

Appn. No.: 24/01869/FULL

Proposal: New painted timber sash windows to replace windows on East and West wings and associated works.

Location: Oakley Court Hotel Windsor Road Water Oakley Windsor SL4 5UR

BPC Recommend Approval

Proposer: Cllr Glover, Seconded by Cllr Wilson. Vote: Unanimous

Appn. No.: 24/01888/FULL

Proposal: Access track and hardstanding (Retrospective).

Location: Coningsby Farm Coningsby Lane Fifield Maidenhead

BPC Recommend Refusal, based on RBWM's previous refusal 24/00140

1 Given the extent of the proposed hardsurfacing around the building and extent of the private driveway (which includes two separate branches), the development has an adverse impact and does not preserve the openness of the Green Belt. Furthermore, the development represents unacceptable encroachment in the countryside. Therefore, the development represents inappropriate development in the Green Belt. There are not considered to be any very special circumstances to overcome the harm to the Green Belt and the other harm identified. The development conflicts with policy QP5 of the adopted Borough Local Plan and the NPPF (Dec 2023) in particular paragraphs 152, 153 and 155.

2 The private way and hardstanding by reason of its extent and layout, has an adverse urbanising impact on the rural character of the locality and as such conflicts with policy QP3 of the adopted Borough Local Plan.

Proposer: Cllr Glover, Seconded by Cllr Kneen. Vote: Unanimous

Appn. No.: 24/01873/CLASSQ

Proposal: Prior approval for the change of use of the agricultural building to 1no. residential dwelling.

Location: Agricultural Barn Oakley Green Farm Oakley Green Road Oakley Green Windsor

BPC Recommend Refusal, based on RBWM's previous refusal 24/00857

1 A preliminary bat roost assessment and nesting bird survey report (Eco-Check Consultancy Ltd, July 2023) has been provided as part of this application. The building on site was recorded as having low potential to support roosting bats in 2020, with a small number of bat droppings recorded within the building and therefore further survey, in line with best practice was undertaken. No bats were recorded during the bat survey in 2020. However, although a recent walkover survey in 2023 has been undertaken, the report states that the building still has low potential to support roosting bats. As the further surveys are over three years old, the building could now be used as a bat roost. As such, further survey, during the optimal survey period, would need to be undertaken to establish the presence or absence of bats currently and to ensure that appropriate mitigation can be provided if required. Therefore, in the absence of up to date bat surveys it is not possible to conclude that there would not be a material adverse effect on protected species, namely bats. Therefore, the proposed works would fail to satisfy the requirements of Condition Q.2 (e) of the Town and Country Planning (General Permitted Development Order) (England) 2015 (as amended), Accordingly, it would not be permitted development as set out under Class Q of the GPDO.

Proposer: Cllr Glover, Seconded by Cllr Wilson. Vote: 8 For, 1 Abstained

Appn. No.: 24/01938/FULL

Proposal: Single 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 Refusal, based on RBWM's previous refusal 23/03103

1 The application site is within the Green Belt and the development would be inappropriate development in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, as set out in paragraph 152 of the National Planning Policy Framework (NPPF), 2023. In addition, the proposal would result in some loss of openness to the Green Belt. No other considerations exist in this case that would clearly outweigh the harm to the Green Belt and therefore no 'very special circumstances' exist to justify approving the proposal. Accordingly, the application is contrary to Policy QP5 of the Royal Borough of Windsor and Maidenhead Borough Local Plan (BLP), Adopted February 2022, and paragraph Section 13 of the NPPF.

2 The proposed extensions fail to be subservient and are poor design, which would harm the setting of the Listed Building. Overall the development proposed would result in harm to the significance and setting of the Listed Building. The harm that would arise would be less than substantial harm. There are no public benefits identified to outweigh the harm as per paragraph 208 of the NPPF (2023). Overall, the proposal is deemed to be contrary to Section 16 of the NPPF and Policies HE1, QP1 and QP3 of the Adopted Borough Local Plan .

Proposer: Cllr Glover, Seconded by Cllr Kneen. Vote: Unanimous

Appn. No.: 24/01939/LBC

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

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

BPC Recommend delegating to RBWM Conservation Officer

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

Appn. No.: 24/01811/CLU

Proposal: Certificate of lawfulness to determine whether the existing use of the land for open air storage of vehicles and building materials is lawful.

Location: Oakley Green Mushroom Farm Oakley Green Road Oakley Green Windsor SL4 5UL

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

Appn. No.: 24/01813/TPO

Proposal: T2 - Crown reduction to give 2m clearance to 79 Priors Way as per photographs (017/2011/TPO).

Location: 80 Priors Way Maidenhead SL6 2EN

Appn. No.: 24/01959/TPO

Proposal: T1 London Plane - Crown reduction to a final height of 45m and spread of 21m and Crown thinning by 30% (077/2003/TPO).

Location: The Minstrels Fishery Road Maidenhead SL6 1UP

Appn. No.: 24/02019/TCA

Proposal: T1 - Ash - fell, T2 - Ash - Crown reduction by 0.5m to a final height of 9m and spread of 4m, T3 and T4 - Silver Birch - Crown reduction by 1m to a final height of 5m and spread of 4m, G1 - Yew Hedge - trim top and sides by 0.5m to a final height of 7m and spread of 3m.

Location: Swan Haven Fishery Road Maidenhead SL6 1UP

Appn. No.: 24/02029/TPO

Proposal: T1 - Ash - Crown reduction by 0.5 - 1m and Crown lifting to 2m above ground level as per photograph (024/1973/TPO).

Location: 15 The Bingham's Maidenhead SL6 2ES

PC047/2024 Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting

PC048/2024 Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting

PC049/2024 Licensing Applications

As circulated to Councillors in advance of the meeting

PC050/2024 Update on Application for Rule 6(6) Status on Studio Appeal Inquiry

Cllr Kneen explained all documents had been submitted and tomorrow, 3rd September, there would be a meeting with the Inspector with all Rule 6 parties to discuss priorities and set an agenda for the 10 day inquiry. She recommended Cllrs attend the Appeal Inquiry on 12th November if they can.

Cllr Kneen met with Marlow Cllr to share learning.

Cllr Kneen is liaising and sharing information with RBWM and the Holyport & Fifield Community Action Group who will be focusing on transport, highways and flooding. Bray Parish will focus on Green Belt. RBWM have engaged a barrister to support RBWMs decision for Refusal which will enable them to question the appellant in the hearing.

PC051/2024 Payments List

Deferred to next meeting as Clerk currently off sick

PC052/2024 Councillors Forum

Cllr Cross shared that there was to be an Extraordinary meeting of the Maidenhead Development Management Committee on Thursday 24th Oct at 7pm at the Town Hall. It would be streamed on YouTube. Cllr Kneen shared a Moneyrow Green resident's concern around the level of support Thames Valley Police provide around Travellers moving onto private land. Cllr Kneen asked Cllr Cross if a meeting could be arranged with TVP to create greater clarity for land owners and residents.

The Clerk asked how we were approaching the NPPF Consultation which ends on 24th September. Cllr Kneen advised it was for individual Cllrs to make their own representations.

PC053/2024 Date of Next Planning Meeting - Monday 7th October 2024 at 7:00pm