

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 4th November 2024 at 7:00pm

Present: Cllr S Cross, Cllr K Elvin, Cllr J Filipczak-Korczak (Vice-Chairman), Cllr L Kneen (Chairman), Cllr N Pellew, Cllr M Pierce, Cllr J Phillips, Cllr R Tavinor, Cllr D Wilson, Mr Jon Davey (Deputy Clerk) and 4 members of the public.

PC067/2024 Health and Safety Introduction

The Chairman requested that all mobiles were switched to silent for the duration of the meeting. Reminding all in attendance of the fire safety regulations for the venue of the meeting, and that the meeting may be recorded.

PC068/2024 Apologies for absence, Declarations of Interest and Dispensations

Apologies from Cllr Glover

There is a standing dispensation in regard PC078/2024 (corrected at meeting with Chair)

PC069/2024 To approve the minutes from the meeting held on 7th October 2024

The minutes of the meeting 7th October were approved as a true and accurate record

PC070/2024 Update on actions from the meeting on 7th October 2024

None

PC071/2024 Chairmans request and proposals for Councillors Forum later in the meeting

Cllr Pellew, Cllr Phillips and Cllr Kneen requested to speak.

PC072/2024 Consideration of Planning Applications as listed:

Holyport

Appn. No.: 24/02098/FULL

Proposal: Installation of 8no. floodlights on 6no. masts for the existing multi use sports pitch.

Location: Holyport College Ascot Road Holyport Maidenhead SL6 3LE

BPC Recommend Refusal: citing no ecology report

Proposer: Cllr Wilson, Seconded by Cllr Kneen. Unanimous

Appn. No.: 24/02337/CLASSR

Proposal: (Class R) Change of use of agricultural building to B8 use (Storage and Distribution).

Location: Long Lane Farm Ascot Road Holyport Maidenhead

BPC Recommend Refusal: noting existing enforcement issues relating to highways and entrance access are still unresolved.

Proposer: Cllr Wilson, Seconded by Cllr Kneen. Unanimous

Appn. No.: 24/02375/AGDET

Proposal: Notification to determine whether prior approval is required for an extension to the existing agricultural barn.

Location: The Lodge Harefield Farm Ascot Road Holyport Maidenhead SL6 3JY

This application was not discussed as already decided by RBWM.

Appn. No.: 24/02390/FULL

Proposal: Single storey front/side extension with relocated front door and alterations to fenestration.

Location: 26 Eskdale Gardens Maidenhead SL6 2HE

BPC Recommend Approval:

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

Appn. No.: 24/02432/FULL

Proposal: Change of use from agricultural building and portacabin to unrelated mixed business use building (Retrospective).

Location: Stroud Farm Stroud Farm Road Holyport Maidenhead SL6 2LJ

BPC Recommend Refusal: concerned with over intensification of mix used development of farm space within the Green Belt QP5 and the land is not included for development in the current BLP.

Proposer: Cllr Wilson, Seconded by Cllr Tavinor. Unanimous

Appn. No.: 24/02442/FULL

Proposal: Part single, part first floor part two storey side/rear extension, alterations to the external finish and fenestration and changes to associated hard landscaping.

Location: Field View Holyport Road Maidenhead SL6 2HA

BPC Recommend Approval:

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

Appn. No.: 24/02472/REM

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 Opposite Lenore Cottage Rolls Lane Holyport Maidenhead SL6 2JQ

BPC Recommend Refusal, BPC are concerned it represents overdevelopment on the Green Belt. No details of materials given. It goes against QP5 limited infilling and NR1 managing flood risk.

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

Appn. No.: 24/02552/FULL

Proposal: Outline application for access and scale only to be considered at this stage with all other matters to be reserved for Proposed Replacement of existing equestrian buildings and grooms accommodation.

Location: Long Chase Farm Ascot Road Holyport Maidenhead SL6 3LA

BPC Recommend Approval:

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

Appn. No.: 24/02555/FULL

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

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

BPC Recommend Approval:

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

[Bray and The Fisheries](#)

Appn. No.: 24/02352/FULL

Proposal: Single storey front/side extension, part single part two storey side/rear (wrap around) extension and alterations to fenestration, following the demolition of existing elements.

Location: Woodbury 3 Court Close Maidenhead SL6 2DL

BPC Recommend Approval:

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

Appn. No.: 24/02396/FULL

Proposal: New front canopy, first floor front extension, garage conversion, 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.

Location: Willow Cottage Hibbert Road Maidenhead SL6 1UT

The applicant spoke in favour

BPC Recommend Approval:

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

Appn. No.: 24/02420/VAR

Proposal: Variation (under Section 73A) of Condition 23 (Approved Plans) to substitute those plans approved under 22/01648/FULL for the erection of 2no. detached dwellings and 2no. detached outbuildings with associated parking following the demolition of the existing outbuilding with amended plans.

Location: Kimbers House And Land At Kimbers House Kimbers Lane Maidenhead

BPC Recommend Approval:

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

Appn. No.: 24/02511/FULL

Proposal: Refurbishment of existing garage roof.

Location: Far End Brayfield Road Bray Maidenhead SL6 2BN

BPC Recommend Approval:

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

Dedworth, Oakley Green and Fifield

Appn. No.: 24/02464/FULL

Proposal: Change of use of land to enable the siting of up to 15no. residential park homes provided as social housing accommodation.

Location: Queens Head Windsor Road Water Oakley Windsor SL4 5UJ

Borough Cllr Helen Taylor spoke in favour of the application on behalf of the applicant.

BPC Recommend Refusal, QP5 Inappropriate development in the Green Belt, no special circumstances – the land is not included in the draft Borough Local Plan. IF2 – Concerns regarding the additional traffic onto the A308, there is limited public transport.

Proposer: Cllr Elvin, Seconded by Cllr Pellew. Vote 7 For, 1 Against

Appn. No.: 24/02487/FULL

Proposal: Annexe ancillary to the main dwelling.

Location: 1 Rose Cottages Fifield Road Fifield Maidenhead SL6 2NY

BPC Recommend Refusal, QP5 inappropriate development on green belt with no special circumstances.

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

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

None

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

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

PC073/2024 Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting

PC074/2024 Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting

It was agreed to create a separate sheet for future enforcements that are agreed with Cllrs to be closed

PC075/2024 Licensing Applications

As circulated to Councillors in advance of the meeting

PC076/2024 Update on Application for Rule 6(6) Status on Studio Appeal Inquiry

Cllr Kneen updated on progress and confirmed Public Inquiry starts on Tuesday 12th November at York House in Windsor.

PC077/2024 Holyport Culvert

To consider permission for Project Centre to access Holyport Green to enable works to the culvert under A330.

Cllr Wilson to write to Project Centre confirming access to BPC land and to request lands are made good after works are finished. Also to point out the horse bridge, which also runs over the culvert and the need for relevant notices to be posted so horse riders will be aware of works.

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

PC078/2024 Payments List

Approval to pay accounts on the payments list as circulated to Councillors in advance of the meeting.

Cllr J Filipczak-Korczak was concerned we were renewing domain names we no longer use.

Approved: 7 for

PC079/2024 Councillors Forum

Cllr Pellew pointed out September data would indicate the air pollution is likely to be higher this Winter based on summer increases.

Cllr J Phillips was concerned her neighbour had enquired about being a Parish Councillor but had heard from the Parish office. The Deputy Clerk advised the resident had been advised to complete the Co-Option form on the website.

Cllr. Kneen updated all on Holyport Remembrance Sunday wreaths; they will be laid at the hall during the service and then removed to the Holyport War Memorial by the Royal British Legion.

PC080/2024 Date of Next Planning Meeting - Monday 2nd December 2024 at 7:00pm

There being no further business the meeting closed 9:40pm