

## Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 2<sup>nd</sup> December 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) and 4 members of the public.

### **PC081/2024 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.

### **PC082/2024 Apologies for absence, Declarations of Interest and Dispensations**

Apologies from Cllr J Phillips.

Cllr L Kneen advised she knew the owner of 24/02775 so would not vote, she'd abstain.

There is a standing dispensation in regard PC091/2024.

### **PC083/2024 To approve the minutes from the meeting held on 4<sup>th</sup> November 2024**

The Chair didn't sign the minutes. There was a discussion around recording abstentions. The Clerk advised that Stephen Hedges, Clerk of Cox Green had advised against doing this in recent training. Cllr Elvin, Chair of Council, recommended it as an agenda item for a future meeting.

Cllr S Cross wanted it recorded that she had abstained from voting on 24/02464 so she could call it in to RBWM in her capacity as a Borough Councillor.

### **PC084/2024 Update on actions from the meeting on 4<sup>th</sup> November 2024**

None

### **PC085/2024 Chairmans request and proposals for Councillors Forum later in the meeting**

Cllr Pellew, Cllr J Filipczak-Korczak and Cllr J Glover requested to speak.

### **PC086/2024 Consideration of Planning Applications as listed:**

#### Holyport

##### **Appn. No.: 24/02490/FULL**

**Proposal:** 1 no. dwelling following demolition of existing buildings

**Location:** Land To The Rear of Long Chase Lodge Ascot Road Holyport Maidenhead

**BPC Recommend Approval:**

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

##### **Appn. No.: 24/02558/FULL**

**Proposal:** Alterations to front entrance, single storey infill/rear extension with canopy, 1no. flue, PV panels, alterations to existing steps, fenestration and external finishes and 1no. detached outbuilding following demolition of existing garage.

**Location:** 2 Manor Way Holyport Maidenhead SL6 2JP

**BPC Recommend Approval:**

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

**Appn. No.: 24/02665/FULL**

**Proposal:** Single storey rear extension

**Location: Jolly Gardener Cottage Moneyrow Green Holyport Maidenhead SL6 2<sup>ND</sup>**

**BPC Recommend Refusal:** Recommend refusal green belt – with all development approved under PD and the two large out buildings built under PD at end of garden. This is additional development is overdevelopment in the green belt and with all current PD approvals/buildings impacts on the openness of the green belt.

**Proposer: Cllr L Kneen, Seconded by Cllr N Pellew. Vote 8 For**

**Appn. No.: 24/02731/VAR**

**Proposal:** Variation (under Section 73) of Condition 2 and Condition 3 (Approved Plans) to substitute those plans approved under 22/00591/FULL for a new agricultural barn with amended plans.

**Location: Land At Whyte Hall Cottage Forest Green Road Holyport Maidenhead**

**BPC Recommend Refusal:** QP3 proposal is not in keeping with surrounding area impacting the visual amenity space. Materials need to be approved by RBWM.

**Proposer: Cllr L Kneen, Seconded by Cllr K Elvin. Vote Unanimous**

**Appn. No.: 24/02786/FULL**

**Proposal:** Full planning application for 225 dwellings together with access, landscaping, open space, parking and associated infrastructure

**Location: Land South of Kimbers Lane Maidenhead**

**BPC Recommend Refusal:** QP3 poor design, stark and unappealing blocks of flats; no highways report included for Harvest Hill, Kimbers Lane and Braywick roundabout; insufficient resident/visitor parking; no EIA report; latest BPC Air Quality Report has Harvest Hill already at 34.9 against UK limit of 40 µg/m<sup>3</sup>. There are concerns about air quality for the whole area.

**Proposer: Cllr L Kneen, Seconded by Cllr K Elvin. Vote Unanimous**

#### Bray and The Fisheries

**Appn. No.: 24/02635/FULL**

**Proposal:** Single storey rear extension

**Location: 2 Hill House Cottages Old Mill Lane Bray Maidenhead SL6 2BB**

**BPC Recommend Approval:**

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

**Appn. No.: 24/02551/FULL**

**Proposal:** Single storey rear extension following demolition of existing conservatory.

**Location: 3 Broadwater Park Maidenhead SL6 2UA**

**BPC Recommend Approval:**

**Proposer: Cllr J Filipczak-Korczak, Seconded by Cllr N Pellew. Vote 8 For**

**Appn. No.: 24/02606/FULL**

**Proposal:** New entrance gate within the existing access

**Location: Copper Beeches Ferry Road Bray Maidenhead SL6 2AT**

**BPC Recommend Approval:**

**Proposer: Cllr J Filipczak-Korczak, Seconded by Cllr K Elvin. Vote 8 For, 1 Against**

**Appn. No.: 24/02703/FULL**

**Proposal:** Detached carport

**Location: Copper Beeches Ferry Road Bray Maidenhead SL6 2AT**

**BPC Recommend Approval:**

**Proposer: Cllr J Filipczak-Korczak, Seconded by Cllr N Pellew. Vote 7 For, 1 Against**

**Appn. No.: 24/02697/ADV**

**Proposal:** Consent to display 1 no. internally illuminated totem sign.

**Location:** Priors Way Industrial Estate Priors Way Maidenhead SL6 2HP

**BPC Recommend Approval:**

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

**Appn. No.: 24/02749/FULL**

**Proposal:** Detached outbuilding ancillary to the main dwelling (Retrospective).

**Location:** Lorien Brayfield Road Bray Maidenhead SL6 2BN

The owner Mr Williams addressed the panel

**BPC Recommend Approval:**

**Proposer:** Cllr J Filipczak-Korczak, Seconded by Cllr D Wilson. Vote 8 For

**Appn. No.: 24/02777/FULL**

**Proposal:** Garage conversion and alterations to fenestration

**Location:** 2 Priors Close Maidenhead SL6 2ER

**BPC Recommend Approval:**

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

**Appn. No.: 24/02775/FULL**

**Proposal:** Garage conversion, single storey front extension, single storey rear extension, creation of a first floor, new roof to include raising of the eaves and ridge, solar panels, 1no. front and 1no. rear Juliet balcony, 1no. rear balcony, 1no. chimney, alterations to fenestration and external finishes and new detached garage following demolition of existing elements.

**Location:** Vignobles Old Mill Lane Bray Maidenhead SL6 2BG

The owner addressed the panel.

**BPC Recommend Approval:**

**Proposer:** Cllr J Filipczak-Korczak, Seconded by Cllr J Glover. Vote 8 For

[Dedworth, Oakley Green and Fifield](#)

**No applications**

[Certificates of Lawfulness - The following were received but will not be discussed at the meeting.](#)

[Trees - The following were delegated to the RBWM Tree Officer and will not be discussed at the meeting.](#)

**Appn. No.: 24/02716**

**Proposal:** T1 - Cherry (Prunus) tree - fell.

**Location:** Elgin Fishery Road Maidenhead SL6 1UP

**Appn. No.: 24/02071**

**Proposal:** T1 Chestnut - Crown lifting to 5m above ground level. T2 Pin Oak - Reduce side over road by 1-2 metres to maintain clearance over neighbouring properties.

**Location:** The Old Dutch House Ferry Road Bray Maidenhead SL6 2AT

**Appn. No.: 24/02810**

**Proposal:** T1 - Silver Birch - Crown lifting to a height of 3m retaining all branches equal to and not exceeding 20mm, reprofile eastern canopy to provide a 2m clearance to front elevation, laterally tip reduce canopy overhanging the road by 0.5m.

**Location:** 8 Hearne Drive Holyport Maidenhead SL6 2HZ

**PC087/2024 Planning Decisions, Notifications and Decisions on Appeals**

As circulated to Councillors in advance of the meeting

#### **PC088/2024 Report on Enforcement matters within the Parish**

As circulated to Councillors in advance of the meeting

#### **PC089/2024 Licensing Applications**

As circulated to Councillors in advance of the meeting

#### **PC090/2024 Update on Application for Rule 6(6) Status on Studio Appeal Inquiry**

Cllr Kneen updated on Public Inquiry, especially final day RBWM Barrister did very well, covering many subjects including Green Belt VSC and Economic viability of the site. Barrister for Holyport and Fifield Community Action Group covered very thoroughly Flooding and Traffic impact. BPC Planning Consultant attended last day but, as BPC had limited funds, did not employ a Barrister so did not provide a closing summary.

#### **PC091/2024 Payments List**

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

Cllr J Filipczak-Korczak wanted it noted that she isn't happy about the lack of information being shared around the invoices and will continue to abstain. The Deputy Clerk asked her to email him stating specifically what information she is missing.

**Proposer Cllr D Wilson, Seconded by Cllr N Pellew. Approved: 6 for**

#### **PC092/2024 Budget 2025/26**

Cllr Kneen suggested £6k and requested Cllrs let her know within 2 weeks of their budget needs. Cllr J Glover explained she needed to book a temp Clerk for the Finance Committee meeting amongst others as our Clerk is on limited hours.

#### **PC093/2024 Councillors Forum**

Cllr J Filipczak-Korczak shared Bray's Christmas Fair on 7<sup>th</sup> December. She asked why the Deputy Clerk was at the Studio Inquiry and was advised he was there to listen and report back to Clerk. She also asked why are Cllrs restricted on when they can visit the office and was advised, with the Clerk on limited hours it is best to make an appointment.

Cllr N Pellew pointed out; Harvest Hill air quality reading is very high at 34.9 amongst others; RBWM are running a consultation on Parking; and residents contacting him about new planning application. Cllr Kneen suggested delegation.

Cllr J Glover explained a resident wanted to thank Bray Parish Councillors for their efforts with an ongoing planning issue.

#### **PC094/2024 Date of Next Planning Meeting - Monday 6<sup>th</sup> January 2025 at 7:00pm**

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