

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday  
3<sup>rd</sup> February 2025 at 7:00pm

**Present:** Cllr Elvin, Cllr J Filipczak-Korczak (Vice-Chairman), Cllr J Glover, Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr R Tavinor, Cllr D Wilson, Mr Jon Davey (The Deputy Clerk), Karen Kuderovitch CILCA Locum Clerk, 2 members of the public, local journalist.

## PC110/2024 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.

## PC111/2024 Apologies for absence, Declarations of Interest and Dispensations

Apologies were received from Cllr Kneen

There is a standing dispensation in regard PC122/2024

**PC112/2024 To approve the minutes from the meeting held on 4<sup>th</sup> November 2024**

The Chairman added notes and signed the minutes

### Proposed Cllr Pellew

**Seconded by Cllr Filipczak-Korczak**

**Vote: 7 For, 1 Abstention**

**PC113/2024 To approve the minutes from the meeting held on 2<sup>nd</sup> December 2024**

The Chairman added notes and signed the minutes

### Proposed Cllr Pellew

**Seconded by Cllr Filipczak-Korczak**

**Vote: 7 For, 1 Abstention**

**PC114/2024 To approve the minutes from the meeting held on 6<sup>th</sup> January 2025**

The Chairman added notes and signed the minutes

**Proposed Cllr Filipczak-Korczak**

**Seconded by Cllr Tavinor**

**Vote: 3 For, 5 Abstentions**

## PC115/2024 Update on actions from the meeting on 6th January 2025

No actions

**PC116/2024 Chairmans request and proposals for Councillors Forum later in the meeting**

Cllr Elvin registered to speak

**PC117/2024 Consideration of Planning Applications as listed:**

Holypoint

**Appn. No.: 24/02380/FULL**

**Proposal:** Single storey rear/side extension

**Location:** 6 Holyport Road Maidenhead SL6 2HA

**BPC Recommended Approval:**

**Proposed Cllr Wilson**

**Seconded by Cllr Tavinor**

**Vote: Unanimous**

**Appn. No.: 24/03056/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 Recommended Approval:**

**Proposed Cllr Wilson**

**Seconded by Cllr Elvin**

**Vote: 7 For, 1 Abstention**

**Appn. No.: 24/03064/FULL**

**Proposal:** Proposed new dwelling following demolition of existing dwelling and ancillary outbuildings

**Location:** Ridgeway Moneyrow Green Holyport Maidenhead SL6 2NA

**BPC Recommended Approval:**

**Proposed Cllr Wilson**

**Seconded by Cllr Pierce**

**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. Cllrs felt Harvest Hill needs widening to meet the needs of all the new vehicle movements and there was no provision for doctors, schools and other relevant infrastructure to support all the new homes in the area.

**Proposed Cllr Wilson**

**Seconded by Cllr Tavinor**

**Vote: Unanimous**

**Appn. No.: 25/00132/VAR**

**Proposal:** Variation (under Section 73A) of Condition 6 (Approved Plans) to substitute those plans approved under 24/02442/FULL for a part single, part first floor part two storey side/rear extension, alterations to the external finish and fenestration and changes to associated hard landscaping. with amended plans.

**Location:** Field View Holyport Road Maidenhead SL6 2HA

**BPC Recommended Approval:**

**Proposed Cllr Wilson**

**Seconded by Cllr Tavinor**

**Vote: Unanimous**

[Bray and The Fisheries](#)

**Appn. No.: 25/00013/FULL**

**Proposal:** Single storey rear extension following demotion of existing element.

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

**BPC Recommended Approval:**

**Proposed Cllr Elvin**

**Seconded by Cllr Pierce**

**Vote: Unanimous**

**Appn. No.: 25/00032/FULL**

**Proposal:** Garage conversion and first floor side extension.

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

**BPC Recommended Approval:** With a condition to make roof line subservient to existing property

**Proposed Cllr Elvin**

**Seconded by Cllr Pellew**

**Vote: 6 For, 2 Abstentions**

**Appn. No.: 25/00048/FULL**

**Proposal:** Relocation of existing gate with new piers, 1no. new sliding gate and landscaping.

**Location:** Rivermere House Ferry Road Bray Maidenhead SL6 2AT

**BPC Recommended Approval:**

**Proposed Cllr Elvin**

**Seconded by Cllr Wilson**

**Vote: 7 For, 1 Against**

## Dedworth, Oakley Green and Fifield

### **Appn. No.: 25/00088/FULL**

**Proposal:** Hip to gable with x1 first floor side window and enlargement of the existing rear dormer.

**Location:** 23 Manor Grove Fifield Maidenhead SL6 2PQ

**BPC Recommended Approval:**

**Proposed Cllr Glover**

**Seconded by Cllr Pellew**

**Vote: Unanimous**

### **Appn. No.: 24/00219/FULL**

**Proposal:** Construction of 4no. detached dwellings, with associated parking, carports and entrance gates, following demolition of existing buildings, removal of all areas of hard standing and commercial uses

**Location:** Land And Buildings To Rear of Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ

**BPC Recommend Refusal:** Not in BLP, additional 400 houses being built in the proximity of this site, No special circumstances, Green Belt & Contamination issue from existing long serving business on the site and grounds surrounding and infrastructure unable to support the area.

**Proposed Cllr Glover**

**Seconded by Cllr Pellew**

**Vote: Unanimous**

## Certificates of Lawfulness - The following were received

### **Appn. No.: 25/00112/CLD**

**Proposal:** Certificate of lawfulness to determine whether the existing access track and hardstanding are lawful.

**Location:** Coningsby Farm Coningsby Lane Fifield Maidenhead

**BPC agreed that Cllr Glover and Cllr Wilson would formulate a response :**

**Proposed Cllr Glover**

**Seconded by Cllr Wilson**

**Vote: Unanimous**

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

### **Appn. No.: 25/00063/TCA**

**Proposal:** (T1) Strawberry - Reduce all round by up to 3m and provide clearance from the dwelling and telephone cables (as shown). (T2) Conifer - prune back to boundary fence line of both Far End and Virginia Cottage. (T3) Sycamore, (T4) Leylandii and (T5) Leylandii - prune back to fence line.

**Location:** Land At Far End Brayfield Road And Thames Cottage Old Mill Lane Bray Maidenhead

### **PC118/2024 Planning Decisions, Notifications and Decisions on Appeals**

Circulated to Councillors in advance of the meeting

### **PC119/2024 Report on Enforcement matters within the Parish**

Circulated to Councillors in advance of the meeting

### **PC120/2024 Licensing Applications**

Circulated to Councillors in advance of the meeting

### **PC121/2024 Update on Application for Rule 6(6) Status on Studio Appeal Inquiry**

Chairman advised we now wait for the Inspector's recommendation.

### **PC122/2024 Payments List**

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

The Chairman raised queries and wished it to be noted that she would abstain from the vote. Karen Kuderovitch, CILCA Locum Clerk, advised she would be reviewing BPC processes and policies as part of her contract.

**Vote: 7 For, 1 abstention**

**PC123/2024 Councillors Forum**

Cllr Elvin said he was very disappointed that RBWM officers had failed to give BPC adequate time to review a 603 page consultation document relating to CIL. It closed on Monday 27<sup>th</sup> January and the email was only received the Thursday before. He asked the Clerk to write to RBWM to share his concerns and was similarly disappointed with their response, saying simply sorry.

**PC124/2024 Date of Next Planning Meeting - Monday 3<sup>rd</sup> March 2025 at 7:00pm**

The meeting was chaired by the Vice-Chairman in the absence of the Chairman.  
There being no further business the meeting closed 9:25pm