

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 3rd March 2025 at 7:00pm

Present: Cllr S Eginton, Cllr K Elvin, Cllr L Kneen (Chairman), Cllr M Parkinson, Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr D Wilson, Jon Davey (Deputy Clerk) and 2 Members of the Public

PC125/2024 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.

PC126/2024 Apologies for absence, Declarations of Interest and Dispensations

There is a standing dispensation in regard PC137/2024

PC127/2024 To approve the minutes from the meeting held on 3rd February 2025

Approved

PC128/2024 Update on actions from the meeting on 3rd February 2025

None

PC129/2024 Chairmans request and proposals for Councillors Forum later in the meeting

None

PC130/2024 Clerk's Report

Advised latest Electoral Register available for internal use

PC131/2024 Public Forum

Resident spoke on his application 25/00171

PC132/2024 Consideration of Planning Applications as listed:

Holyport

Appn. No.: 25/00148/FULL

Proposal: Two storey rear extension and alterations to fenestration following the demolition of the existing single storey rear element.

Location: Crab Tree Cottage Moneyrow Green Holyport Maidenhead SL6 2NQ

BPC Recommended Approval:

Proposed Cllr Kneen

Seconded by Cllr Phillips

Vote: Unanimous

Appn. No.: 25/00160/FULL

Proposal: Single storey extension to west elevation and alterations to fenestration.

Location: Waterside The Green Holyport Road Holyport Maidenhead SL6 2JT

BPC Recommended Approval:

Proposed Cllr Kneen

Seconded by Cllr Wilson

Vote: Unanimous

Appn. No.: 25/00182/FULL

Proposal: Single story front extension, two storey side extension and alterations to fenestration following demolition of existing elements.

Location: 11 Trenchard Road Holyport Maidenhead SL6 2LR

BPC Recommended Approval:

Proposed Cllr Kneen

Seconded by Cllr Wilson

Vote: Unanimous

Appn. No.: 25/00206/FULL

Proposal: Erection of a machinery storage barn and yard area.

Location: Les Lions Farm Ascot Road Holyport Maidenhead SL6 2JB

BPC Recommended Refusal on the grounds of:

No special circumstances in the green belt. Propensity for nearby pond to flood. Visual impact of such a large building on the surrounding green belt. There has already been extensive development on the property.

Proposed Cllr Kneen

Seconded by Cllr Wilson

Vote: Unanimous

Appn. No.: 25/00307/VAR

Proposal: Variation (under Section 73a) of planning permission 24/01077/FULL without complying with Condition 2 (Materials).

Location: Fosse House Langworthy Lane Holyport Maidenhead SL6 2HN

BPC Recommended Approval:

Proposed Cllr Kneen

Seconded by Cllr Phillips

Vote: Unanimous

Appn. No.: 25/00229/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 SelfBuild and Custom Housebuilding (Plot 1).

Location: Land Adjacent Pond View Sturt Green Holyport Maidenhead

BPC Recommended Approval:

With a request that Permitted Development rights are removed due to extensive nature of property being built relative to the size of the plot.

Proposed Cllr Kneen

Seconded by Cllr Wilson

Vote: 7 For, 1 Against

Appn. No.: 25/00330/ADV

Proposal: Consent to retain 1no. non illuminated post mounted sign and 2no. flag poles.

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

BPC Recommended Refusal on the grounds of:

It was felt by the Planning Committee that the advertising was too large, out of keeping with the general character and visual amenity space of the area, could be distracting to drivers, and a potential hazard that could set a precedent for that area where there are multiple development being built. We believe this is covered by The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 Part 1, Regulation 3. (2) Without prejudice to the generality of paragraph (1)(b)—(a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest; (b) factors relevant to public safety include— (i) the safety of persons using any highway

Proposed Cllr Kneen

Seconded by Cllr Phillips

Vote: Unanimous

Appn. No.: 25/00358/REM

Proposal: Reserved Matters (access, appearance, landscaping, layout, scale) pursuant to outline planning permission 22/02789/OUT (allowed at appeal) for 4x serviced plots for self build and custom housing. (Plot 2).

Location: Land Adjacent Pond View Sturt Green Holyport Maidenhead

BPC Recommended Approval:

With a request that Permitted Development rights are removed due to extensive nature of property being built relative to the size of the plot.

Proposed Cllr Kneen

Seconded by Cllr Wilson

Vote: 7 For, 1 Against

Bray and The Fisheries

Appn. No.: 25/00129/FULL

Proposal: Single storey rear extension and alterations to fenestration following demolition of the existing rear element.

Location: 15 Bray Court Maidenhead SL6 2DR

BPC Recommended Approval:

Proposed Cllr Pierce

Seconded by Cllr Elvin

Vote: Unanimous

Appn. No.: 24/02901/CLASAA

Proposal: Application for prior approval for construction of one additional storey to property with a maximum height of 2.6m.

Location: 13 The Bingham's Maidenhead SL6 2ES

BPC Recommended Approval:

Proposed Cllr Pierce

Seconded by Cllr Parkinson

Vote: 7 For, 1 Against

Appn. No.: 25/00171/FULL

Proposal: Detached garage/workshop with an external staircase and 1no. front dormer providing habitable accommodation within the roofspace following the demolition of the existing detached garage.

Location: Hazel Cottage Hibbert Road Maidenhead SL6 1UT

BPC Recommended delegating powers to the Conservation Officer:

Proposed Cllr Pierce

Seconded by Cllr Elvin

Vote: Unanimous

Appn. No.: 25/00172/LBC

Proposal: Consent for a detached garage/workshop with an external staircase and 1no. front dormer providing habitable accommodation within the roofspace following the demolition of the existing detached garage.

Location: Hazel Cottage Hibbert Road Maidenhead SL6 1UT

BPC Recommended delegating powers to the Conservation Officer:

Proposed Cllr Pierce

Seconded by Cllr Elvin

Vote: Unanimous

Appn. No.: 25/00204/FULL

Proposal: First floor side extension, single storey rear extension and alterations to fenestration following the demolition of the existing conservatory

Location: 6 Bray Court Maidenhead SL6 2DR

BPC Recommended Approval:

Proposed Cllr Pierce

Seconded by Cllr Wilson

Vote: Unanimous

Appn. No.: 25/00224/FULL

Proposal: Replacement and resiting of greenhouse.

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

BPC Recommended Approval:

Proposed Cllr Pierce

Seconded by Cllr Eginton

Vote: Unanimous

Appn. No.: 25/00210/FULL

Proposal: 1no. front canopy (retrospective).

Location: 1 Ferryside Ferry Road Bray Maidenhead SL6 2AX

Cllr Parkinson declared an interest in the property and left the room for the debate and voting

BPC Recommended Approval:

Proposed Cllr Pierce

Seconded by Cllr Wilson

Vote: 7 For, 1 Abstention

Dedworth, Oakley Green and Fifield

Appn. No.: 25/00154/CLAJ14

Proposal: Prior approval for the proposed installation of no.272 solar PV panels to the roof.

Location: Aldi Dedworth Road Windsor SL4 4LH

BPC Recommended Approval:

Proposed Cllr Pellew

Seconded by Cllr Kneen

Vote: Unanimous

Appn. No.: 25/00298/FULL

Proposal: First floor side extension.

Location: 4 The Hatch Windsor SL4 5UD

BPC Recommended Approval:

Proposed Cllr Pellew

Seconded by Cllr Kneen

Vote: Unanimous

Appn. No.: 25/00260/FULL

Proposal: Single storey side/rear extension, garage conversion, conversion of existing car port to habitable accommodation and conversion of existing reception room to an annexe ancillary to the main dwelling, alterations to fenestration, new boundary treatment, 1no. pedestrian gate, 2no. sliding gates, relocation of 1no. dropped kerb and 1no. new dropped kerb.

Location: Fairview Cottage Fifield Road Fifield Maidenhead SL6 2NX

BPC Recommended Refusal on the grounds of:

It breaches current policy as outlined by Highways Officers "As the property already benefits from an existing dropped access and off street parking including garage no further approval for an additional dropped access will be approved as it is not in line with the current policy. As the application breaches current Terms and Conditions as set out in the Domestic Dropped Access Terms and Conditions we ask that the application is refused."

Proposed Cllr Pellew

Seconded by Cllr Phillips

Vote: Unanimous

Appn. No.: 25/00360/LBC

Proposal: Consent for the replacement of 3no. existing ground floor windows to the eastern elevation with 3no. triple-leaf doors.

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

BPC Recommended delegating powers to the Conservation Officer:

Proposed Cllr Pellew

Seconded by Cllr Wilson

Vote: Unanimous

Appn. No.: 25/00359/FULL

Proposal: Replacement of 3no. existing ground floor windows to the eastern elevation with 3no. triple-leaf doors.

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

BPC Recommended Approval:

Proposed Cllr Pellew

Seconded by Cllr Kneen

Vote: Unanimous

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

None received

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

Appn. No.: 25/00256/WOT

Proposal: T1 Conifer - Crown reduction as per photograph.

Location: 1 The Green Ascot Road Holyport Maidenhead SL6 2JB

Appn. No.: 25/00254/WOT

Proposal: Conifer tree - fell.

Location: 3 The Green Ascot Road Holyport Maidenhead SL6 2JB

PC133/2024 Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting

Cllr Kneen requested Appeal decisions are sent to all Councillors

PC134/2024 Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting

PC135/2024 Licensing Applications

None

PC136/2024 Update on Application for Rule 6(6) Status on Studio Appeal Inquiry

Cllr Kneen advised the Inspector had forwarded their report to the Secretary of State and a decision would be made by 29th May

PC137/2024 Payments List

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

Proposed Cllr Wilson

Seconded by Cllr Elvin

Vote: 6 For, 1 Against, 1 Abstention

PC138/2024 Councillors Forum

None

PC139/2024 Date of Next Planning Meeting - Monday 7th April 2025 at 7:00pm

There being no further business the meeting closed 8:40pm