

Minutes of the Planning Meeting held at Braywood Memorial Hall on Monday 12th May 2025 at 7:00pm

Present: Cllr S Eginton, Cllr K Elvin, Cllr J Filipczak-Korczak (Vice-Chairman), Cllr L Kneen (Chairman), Cllr M Parkinson, Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr R Tavinor, Jon Davey (Deputy Clerk) and 7 Members of the Public.

PC001/2025 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.

PC002/2025 Apologies for absence, Declarations of Interest and Dispensations

There is a standing dispensation in regard PC013/2025

Apologies from Cllr Glover & Cllr Wilson.

Cllr Tavinor, Cllr Kneen, Cllr Parkinson and Cllr Pierce declared interests in different applications on the agenda and said they would abstain from voting as they arose.

The full meeting can be viewing online <https://www.youtube.com/@BrayParishCouncil>

PC003/2025 To approve the minutes from the meeting held on 7th April 2025 🖐️

The Chair signed the minutes.

PC004/2025 Update on actions from the meeting on 7th April 2025

No actions.

PC005/2025 Chairmans request and proposals for Councillors Forum later in the meeting

No requests.

PC006/2025 Clerk's Report

The Clerk advised of updates for Cllrs on SharePoint and Planning training for new councillors.

PC007/2025 Public Forum

The Chairman moved to allow maximum of 15 Minutes (3 mins per speaker) for the public to address the Council. Members of the public spoke on 25/00955.

PC008/2025 Consideration of Planning Applications as listed: 🖐️

Holyport

Appn. No.: 25/00826/FULL

Proposal: First floor rear extension and alterations to fenestration.

Location: 95 Stompits Road Holyport Maidenhead SL6 2LD

BPC Recommended Refusal: Too close resemblance to previous application which was refused.

Proposed: Cllr Kneen

Seconded: Cllr Parkinson

Vote: Unanimous

Appn. No.: 25/00745/FULL

Proposal: First floor side/rear extension with undercroft, 1no. rear dormer, part raising of the ridge and alterations to the existing roof and fenestration and a rear raised terrace with steps.

Location: 13 Hendons Way Holyport Maidenhead SL6 2LF

BPC Recommended Refusal: Very large building and unsympathetic to the local area. No information relating to the undercroft.

Proposed: Cllr Kneen

Seconded: Cllr Phillips

Vote: 8 For; 1 Abstention

Appn. No.: 25/00882/FULL

Proposal: New front porch, single storey side extension and alterations to fenestration.

Location: 4 Hearne Drive Holyport Maidenhead SL6 2HZ

BPC Recommended Approval:

Proposed: Cllr Kneen

Seconded: Cllr Korczak

Vote: 8 For; 1 Abstention

Appn. No.: 25/00797/FULL

Proposal: Alterations to fenestration, the external finish and new PV panels.

Location: Capilano Moneyrow Green Holyport Maidenhead SL6 2NA

BPC Recommended Delegating to the Conservation Officer: Lack of detail on materials and 2.5m wall

Proposed: Cllr Kneen

Seconded: Cllr Parkinson

Vote: Unanimous

Appn. No.: 25/00941/FULL

Proposal: Variation (under Section 73a) of Condition 11 to substitute those plans approved under 23/00721/FULL for a Replacement dwelling following the demolition of the existing dwelling with amended plans.

Location: Ridgeway Moneyrow Green Holyport Maidenhead SL6 2NA

BPC Recommended Approval:

Proposed: Cllr Kneen

Seconded: Cllr Phillips

Vote: Unanimous

Appn. No.: 25/01018/FULL

Proposal: First floor side/rear extension with rear balcony.

Location: Hill Farm House Ascot Road Hawthorn Hill Maidenhead SL6 3SZ

BPC Recommended Approval:

Proposed: Cllr Kneen

Seconded: Cllr Pierce

Vote: Unanimous

Appn. No.: 25/01054/FULL

Proposal: Relocation of front entrance door, garage conversion, single storey side/front extension, part single part two storey rear extension and alterations to fenestration.

Location: 64 Springfield Park Maidenhead SL6 2YN

BPC Recommended Approval:

Proposed: Cllr Kneen

Seconded: Cllr Korczak

Vote: 8 For; 1 Abstention

[Bray and The Fisheries](#)

Appn. No.: 25/00919/FULL

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

Location: Hanover Cottage High Street Bray Maidenhead SL6 2AA

BPC Recommended Approval:

Proposed: Cllr Korczak

Seconded: Cllr Kneen

Vote: 8 For; 1 Abstention

Appn. No.: 25/00987/REM

Proposal: Reserved matters (Landscaping) pursuant to outline planning permission 22/01791/OUT for outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for the construction of x99 dwellings with associated vehicular and pedestrian access, car parking, drainage works and open space.

Location: Land South of Bray Lake Windsor Road Maidenhead

BPC Recommended Refusal: Condition 13 of 22/01791/OUT permission states: No development shall take place until a "scheme" for the provision and management of a 10m buffer zone alongside Bray Lake has been submitted to, and approved in writing by, the local planning authority. There has been no sign of the scheme plan. Access plans: there had been discussions around a 2nd, shared access linking in with the Hospice, but this seems to have been removed.

Proposed: Cllr Korczak

Seconded: Cllr Pellew

Vote: Unanimous

Appn. No.: 25/00983/FULL

Proposal: Alterations to fenestration (Retrospective).

Location: 1 Riverside Ferry Road Bray Maidenhead SL6 2AY

BPC Recommended Refusal: The property sits in the conservation area and there are rules that need to be applied. The rear and side windows should reflect those at the front and not be of a more modern, open design.

Proposed: Cllr Korczak

Seconded: Cllr Elvin

Vote: Unanimous

[Dedworth, Oakley Green and Fifield](#)

Appn. No.: 25/00766/FULL

Proposal: New side entrance porch with ramped access and a first floor side extension following the removal of the existing porch.

Location: House Jeer Oakley Green Road Oakley Green Windsor SL4 4PZ

BPC Recommended Approval:

Proposed: Cllr Pellew

Seconded: Cllr Tavinor

Vote: Unanimous

Appn. No.: 25/00945/FULL

Proposal: Replacement of 6no. windows to 6no. doors on the east wing and replacement of 9no. windows to 9no. doors to the west wing and associated works.

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

BPC Recommended Approval:

Proposed: Cllr Pellew

Seconded: Cllr Korczak

Vote: 8 For; 1 Abstention

Appn. No.: 25/00955/FULL

Proposal: Two storey front extension, single storey front extension, single storey rear extension, new roof to existing garage and 1no. sliding gate following demolition of existing front bay window and canopy.

Location: 16 The Willows Maidenhead Road Windsor SL4 5TP

BPC Recommended Approval:

Proposed: Cllr Pellew

Seconded: Cllr Korczak

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.: 25/00833/WOT

Proposal: (T1) Willow - Reduce back to previous points of reduction, leaving tree at a height of approximately 12m and spread of 14m. (077/2003/TPO)

Location: Creek House Fishery Road Maidenhead SL6 1UN

Appn. No.: 25/00604/WOT

Proposal: (T1) Poplar - Remove tree.

Location: Royal County of Berkshire Real Tennis Club Holyport Street Holyport Maidenhead SL6 2JR

Appn. No.: 25/00956/WOT

Proposal: Lime Tree - pollard tree to below the cavity.

Location: Holyport House The Green Holyport Road Holyport Maidenhead SL6 2JN

Appn. No.: 25/00972/WOT

Proposal: (T1) Hazel - tip reduce back to previous points to contain and maintain removing approximately 1m leaving 4.5m high and a spread of 6m; (T2) Almond - fell; (T3) Cherry - remove back to source two laterals to allow light under canopy and (T4 - T5) Malus - formative prune.

Location: 1 Elm Cottages Holyport Street Holyport Maidenhead SL6 2JU

Appn. No.: 25/00929/WOT

Proposal: T1 - Horse Chestnut - remove epic growth, T2 - Oak tree - reduce to existing points, T3 - Oak tree - Crown reduction to a final spread of 6.5m and height of 10m, T4 - Apple tree - remove saplings, T5 - Crown reduction to a final spread of 7.5m and height of 11m.

Location: The Coach House Gays Lane Maidenhead SL6 2HL

Appn. No.: 25/00978/WOT

Proposal: (T1-T5) 5 no. Beech trees - Fell.

Location: Hampton Lodge Fishery Road Maidenhead SL6 1UP

Appn. No.: 25/01035/WOT

Proposal: Silver Birch - fell

Location: 8 Hearne Drive Holyport Maidenhead SL6 2HZ

Appn. No.: 25/01064/WOT

Proposal: T1 - Eucalyptus - Crown reduction by 3m to existing reduction points.

Location: Lyndal Mount Fishery Road Maidenhead SL6 1UP

PC009/2025 Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting

PC010/2025 Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting

PC011/2025 Licensing Applications

As circulated to Councillors in advance of the meeting

PC012/2025 Update on Application for Rule 6(6) Status on Studio Appeal Inquiry

The Chair advised we should hear by the end of the month.

PC013/2025 Payments List £ 🖐️

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

BPC Recommended Approval:

Proposed: Cllr Elvin

Seconded: Cllr Pellew

Vote: 7 For; 2 Abstentions

PC014/2025 Councillors Forum

014.001 Proposed Community Consultation, Holyport Lodge

It was proposed that the office thank BUPA but not accept their invitation to meet.

ACTION: Clerk to respond to invitation.

Proposed: Cllr Kneen

Seconded: Cllr Korczak

Vote: Unanimous

PC015/2025 Date of Next Planning Meeting - Monday 2nd June 2025 at 7:00pm

There being no further business the meeting closed 9:15pm