

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

Present: Cllr S Eginton, Cllr K Elvin, Cllr M Parkinson, Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr R Tavinor, Cllr D Wilson, Jon Davey (Deputy Clerk) and 4 Members of the Public

Since both the Chairman and Vice Chairman could not attend the meeting under Standing Order 11v a vote was taken to elect a Chair. Cllr Elvin was voted in unanimously.

PC140/2024 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.

PC141/2024 Apologies for absence, Declarations of Interest and Dispensations

Apologies received from Cllr Kneen, Cllr Filipczak-Korczak, Cllr Glover

Cllr Parkinson declared an interest in 25/00424 as Chair of Maidenhead and Bray Sports Club and 25/00382 as Chair of the Fisheries residents association.

There is a standing dispensation in regards PC152/2024

PC142/2024 To approve the minutes from the meeting held on 3rd March 2025

Proposed: Cllr Wilson

Seconded: Cllr Pierce

Vote: Unanimous

PC143/2024 Update on actions from the meeting on 3rd March 2025

No action

PC144/2024 Chairmans request and proposals for Councillors Forum later in the meeting

No requests

PC145/2024 Clerk's Report

Report given verbally. Cllr Wilson gave verbal summary of 24/02786 and 24/00082 which he spoke on at RBWM Maidenhead Development Management Committee meeting 20th March.

PC146/2024 Public Forum

One resident spoke on 25/00424 and three spoke on 25/00382 and those applications were brought forward

PC147/2024 Consideration of Planning Applications as listed:

Holyport

Appn. No.: 25/00400/PIP

Proposal: 1no. detached dwelling

Location: Land Adjacent to Seymour House Ascot Road Holyport Maidenhead

BPC Recommended Refusal: This decision was deferred to Cllr Kneen and Cllr Wilson because RBWM needed a rapid recommendationn. RBWM decision mirrored our response.

The proposed development constitutes inappropriate development in the Green Belt, and would harm to the openness of the Green Belt. The harm to the Green Belt is afforded substantial weight. No very special circumstances exist which clearly outweigh the harm to the Green Belt and other harm (sustainability and biodiversity) resulting from the proposed development. The proposal therefore fails to comply with Policy QP5 of the Borough Local Plan, and Section 13 of the National Planning Policy Framework.

Appn. No.: 25/00415/FULL

Proposal: New front canopy, single storey rear extension with accommodation in roof space, 2no. front dormers and alterations to fenestration.

Location: 11 Hendons Way Holyport Maidenhead SL6 2LF

BPC Recommended Approval:

Proposed: Cllr Tavinor

Seconded: Cllr Wilson

Vote: Unanimous

Appn. No.: 25/00449/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 Recommended Approval:

Proposed: Cllr Tavinor

Seconded: Cllr Wilson

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 Recommended 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/m³. 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 Tavinor

Seconded: Cllr Pellew

Vote: Unanimous

[Bray and The Fisheries](#)

Appn. No.: 25/00382/FULL

Proposal: The construction of a replacement swimming pool, an extended veranda and steps, changes to driveway, and associated hard and soft landscaping.

Location: West Court Fishery Road Maidenhead SL6 1UN

BPC Recommended Approval:

Proposed: Cllr Phillips

Seconded: Cllr Wilson

Vote: 7 For, 1 Abstention

Appn. No.: 25/00424/FULL

Proposal: Installation of an artificial cricket wicket.

Location: The Causeway Ground Maidenhead And Bray Sports Club High Street Bray Maidenhead

BPC Recommended Approval:

Proposed: Cllr Phillips

Seconded: Cllr Tavinor

Vote: 7 For, 1 Abstention

Appn. No.: 25/00275/FULL

Proposal: 30no. ground mounted PV solar panels.

Location: The Orchard Canon Hill Way Maidenhead SL6 2EX

BPC Recommended Refusal: Cllrs were concerned that since this array of solar panels was more than the 9m², considered as permitted development, it was inappropriate for a domestic setting and would like to understand the need for so many solar panels.

Proposed: Cllr Phillips

Seconded: Cllr Elvin

Vote: 7 For, 1 Abstention

Appn. No.: 25/00528/FULL

Proposal: Single storey front extension and single storey rear extension following the demolition of the existing conservatory.

Location: 20 Whiteacres Drive Holyport Maidenhead SL6 2EH

BPC Recommended Approval:

Proposed: Cllr Phillips

Seconded: Cllr Parkinson

Vote: Unanimous

Appn. No.: 25/00540/FULL

Proposal: Single storey side/rear extension and alterations to fenestration following the partial demolition of the existing store.

Location: 238 Windsor Road Maidenhead SL6 2DT

BPC Recommended Approval:

Proposed: Cllr Phillips

Seconded: Cllr Eginton

Vote: Unanimous

Appn. No.: 25/00606/VAR

Proposal: Variation (under Section 73) of Condition 6 to substitute those plans approved under 24/01966/FULL for the demolition of the existing part single/ two storey rear extension, construction of a replacement part single/ two storey rear extension and boundary wall with amended plans.

Location: Hazel Cottage Hibbert Road Maidenhead SL6 1UT

BPC Recommended Approval:

Proposed: Cllr Phillips

Seconded: Cllr Tavinor

Vote: 7 For, 1 Abstention

Appn. No.: 25/00607/VAR

Proposal: Variation (under Section 73) of Condition 3 to substitute those plans approved under 24/01967/LBC for the Consent for the demolition of the existing part single/ two storey rear extension, construction of a replacement part single/ two storey rear extension and boundary wall, replacement staircase, new internal door opening with amended plans.

Location: Hazel Cottage Hibbert Road Maidenhead SL6 1UT

BPC Recommended Approval:

Proposed: Cllr Phillips

Seconded: Cllr Tavinor

Vote: 7 For, 1 Abstention

Appn. No.: 25/00608/VAR

Proposal: Variation (under Section 73) of Condition 2 and Condition 8 (Approved Plans) to substitute those plans approved under 24/02396/FULL for 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 with amended plans.

Location: Willow Cottage Hibbert Road Maidenhead SL6 1UT

BPC Recommended Approval:

Proposed: Cllr Phillips

Seconded: Cllr Eginton

Vote: 7 For, 1 Abstention

Appn. No.: 25/00559/FULL

Proposal: 1 no. pergola

Location: 120 Windsor Road Maidenhead SL6 2DW

BPC Recommended Approval:

Proposed: Cllr Phillips

Seconded: Cllr Parkinson

Vote: Unanimous

Appn. No.: 25/00695/FULL

Proposal: Part single part two storey side/rear extension, alterations to fenestration and new rear patio.

Location: Triveni Ascot Road Maidenhead SL6 2HT

BPC Recommended Approval:

Proposed: Cllr Phillips

Seconded: Cllr Wilson

Vote: Unanimous

Dedworth, Oakley Green and Fifield

Appn. No.: 24/00464/RES

Proposal: Reserved matters application with respect to Project 8 of permission 17/01878/OUT including layout, landscaping, appearance and drainage details.

Location: Legoland Windsor Resort Winkfield Road Windsor SL4 4AY

BPC Recommended Approval:

Proposed: Cllr Pellew

Seconded: Cllr Phillips

Vote: 7 For, 1 Abstention

Appn. No.: 25/00410/FULL

Proposal: : Outdoor swimming pool within the walled garden and associated landscaping.

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

BPC Recommended Approval:

Proposed: Cllr Pellew

Seconded: Cllr Wilson

Vote: Unanimous

Appn. No.: 25/00602/VAR

Proposal: : Variation (under Section 73a) of planning permission 21/02245/FULL to vary the wording of Condition 2 (Approved plans).

Location: Bray Studios Down Place Water Oakley Windsor SL4 5UG

BPC Recommended Approval:

Proposed: Cllr Pellew

Seconded: Cllr Wilson

Vote: Unanimous

Appn. No.: 25/00239/LBC

Proposal: : Consent for replacement windows first floor, ground floor west and north elevation, full height windows/doors on ground floor rear elevation and the front door on west elevation.

Location: Tarbay Farm House Tarbay Lane Oakley Green Windsor SL4 4QG

BPC Recommended Refusal: It was felt the lower ground floor windows in painted aluminum were not in keeping with the traditional design of the properties existing fenestration.

Proposed: Cllr Pellew

Seconded: Cllr Phillips

Vote: Unanimous

Appn. No.: 25/00656/FULL

Proposal: : The installation of 4no. padel courts with enclosure, 2no. pickleball courts, 1no. tennis court, and associated landscaping works.

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

BPC Recommended Approval:

Proposed: Cllr Pellew

Seconded: Cllr Tavinor

Vote: Unanimous

Appn. No.: 25/00657/FULL

Proposal: : The installation of 4no. padel courts with enclosure, 2no. pickleball courts, and associated landscaping works.

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

BPC Recommended Approval:

Proposed: Cllr Pellew

Seconded: Cllr Phillips

Vote: Unanimous

Appn. No.: 25/00658/FULL

Proposal: : The installation of 4no. padel courts with enclosure and associated landscaping works.

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

BPC Recommended Approval:

Proposed: Cllr Pellew

Seconded: Cllr Parkinson

Vote: Unanimous

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

Appn. No.: 25/00486/CER

Proposal: Certificate of lawfulness to determine whether the existing use of the land and buildings for class B8 storage is lawful.

Location: Mills Farm House Oakley Green Road Oakley Green Windsor SL4 4QF

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

Appn. No.: 25/00556/WOT

Proposal: T1 (London Plane) - crown lift by 6m above ground level, crown reduce spread by 2.25m to leave a spread of 11.55m and remove deadwood. (077/2003/TPO).

Location: The Minstrels Fishery Road Maidenhead SL6 1UP

Appn. No.: 25/00432/WOT

Proposal: (A1, A2, A3 and A4) Groups of Lime trees - Crown lift to 4m. Reduce laterally to leave 6m width either side. (012/1976/TPO)

Location: Land From Pumping Station At Junction of River Gardens Old Mill Lane To Pumping Station Upper Bray Road Bray Maidenhead

Appn. No.: 25/00469/WOT

Proposal: T1 - Crown reduce height and spread, leaving a final height of 9m and width of 4.5m.

Location: Scots Corner 6 Hearne Drive Holyport Maidenhead SL6 2HZ

Appn. No.: 25/00429/WOT

Proposal: Refer to supporting tree information for works.

Location: The Vicarage The Churchyard Church Drive Bray Maidenhead SL6 2UB

PC148/2024 Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting

PC149/2024 Report on Enforcement matters within the Parish

As circulated to Councillors in advance of the meeting

PC150/2024 Licensing Applications

As circulated to Councillors in advance of the meeting

PC151/2024 Update on Application for Rule 6(6) Status on Studio Appeal Inquiry

Parties had been invited to submit more comments based on new NPPF.

PC152/2024 Payments List

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

Approved

Proposed: Cllr Elvin

Seconded: Cllr Wilson

Vote: 7 For, 1 Abstention

PC153/2024 Councillors Forum

No questions

PC154/2024 Date of Next Planning Meeting - Monday 12th May 2025 at 7:00pm

There being no further business the meeting closed 8:45pm