

**30<sup>th</sup> June 2025**

**To: All Members of the Council**

Cllr S Eginton, Cllr K Elvin, Cllr J Filipczak-Korczak (Vice-Chairman), Cllr J Glover, Cllr L Kneen (Chairman), Cllr M Parkinson, Cllr N Pellew, Cllr J Phillips, Cllr M Pierce, Cllr R Tavinor, Cllr D Wilson.

You are hereby summoned to attend a meeting of the Planning Committee which will be held at Braywood Memorial Hall, Fifield Road, Fifield at 7:00pm on Monday 7<sup>th</sup> July 2025 where the following business will be transacted. Members of the Public and the Press are welcome to attend.

**Members of the Public:** In accordance with The Public Bodies (Admissions to Meetings) Act 1960, members of the public wishing to address the Council have the opportunity to do so during the Public Forum. However, also in accordance with The Public Bodies (Admissions to Meetings) Act 1960, the public may be excluded whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

*Tracy Predeth*

Mrs. Tracy Predeth,  
Locum Clerk to the Council

### PRESENTING COUNCILLORS

This Meeting	Ward	Monday 4 <sup>th</sup> Aug 2025
Cllr R Tavinor	Holyport	Cllr M Parkinson
Cllr J Phillips	Bray & The Fisheries	Cllr M Pierce
Cllr N Pellew	Dedworth, Oakley Green & Fifield	Cllr J Glover

### AGENDA

#### **PC017/2025 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.

#### **PC018/2025 Recording/Filming of the Meeting**

The Council permits the filming and recording and photography of its public meetings (Standing Order 3) k.).

By attending the meeting, you are consenting to being filmed and recorded unless you notify the Clerk in advance that you do not wish to be.

All present to be asked if they have any intention of recording/filming all or part of the meeting

#### **PC019/2025 Apologies for Absence**

To receive and accept apologies for absence.

## **PC020/2025 Declarations of Interest and Dispensations**

There is a standing dispensation in regard PC031/2025

All Members are to be reminded that they must disclose any disclosable pecuniary interests, registerable interests and any non-registerable interests they have in items of business on the meeting's agenda either at this point or during the agenda item. They are reminded that they will need to repeat their declaration at the appropriate point in the meeting and leave the room if the interest is a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time. If not already done so, they are also obliged to notify the Monitoring Officer of the interest within 28 days of the meeting

## **PC021/2025 To approve the minutes from the meeting held on 2<sup>nd</sup> June 2025**

## **PC022/2025 Update on actions from the meeting on 2<sup>nd</sup> June 2025**

## **PC023/2025 Chairmans request and proposals for Councillors Forum later in the meeting**

## **PC024/2025 Clerk's Report**

## **PC025/2025 Public Forum**

The Chairman to allow maximum of 15 Minutes (3 mins per speaker) for the public to address the Council (extended on approval of the Chairman). Priority will be given to those members of the public wishing to share information relating to items on the agenda. Once the public session is closed, members of the public are not permitted to speak.

## **PC026/2025 Consideration of Planning Applications as listed:**

### **Holyport**

#### **Appn. No.: 25/01274/FULL**

**Proposal:** 1no. detached four bedroom dwelling and 1no. detached garage with associated landscaping, parking and vehicular access

**Location:** Land Between Green View Holyport Street And Glenside The Green Holyport Road Holyport Maidenhead

#### **Appn. No.: 25/01351/FULL**

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

**Location:** Green View Holyport Street Holyport Maidenhead SL6 2JR

#### **Appn. No.: 25/01411/RES**

**Proposal:** Reserved matters (Appearance, Landscaping and Layout) pursuant to planning permission 24/02552/OUT for Outline application for access and scale only to be considered at this stage with all other matters to be reserved for Proposed Replacement of existing equestrian buildings and grooms accommodation.

**Location:** Long Chase Farm Ascot Road Holyport Maidenhead SL6 3LA

#### **Appn. No.: 25/01375/PIP**

**Proposal:** 1no. dwelling following the demolition of a side extension to the existing dwelling.

**Location:** 95 And Land At 95 Stompits Road Holyport Maidenhead

#### **Appn. No.: 25/01537/FULL**

**Proposal:** 1no. wooden gazebo (Retrospective).

**Location:** 2 Arkley Court Holyport Maidenhead SL6 2YR

## **Bray and The Fisheries**

**Appn. No.: 25/01334/FULL**

**Proposal:** First floor side extension.

**Location:** Lake Meadow Tithe Barn Drive Maidenhead SL6 2DF

**Appn. No.: 25/01401/VAR**

**Proposal:** Variation (under Section 19) of Condition 3 (Approved Plans) 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

**Appn. No.: 25/01402/VAR**

**Proposal:** Variation (under Section 73) of Condition 6 \*Approved Plans) 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

**Appn. No.: 25/01399/FULL**

**Proposal:** 2no. new detached dwellings, refuse and cycle stores, landscaping and hardstanding.

**Location:** Land To The Rear of 248 To 250 And 250 Windsor Road Maidenhead

**Appn. No.: 25/02140/FULL**

**Proposal:** Construction of a vehicular access on to Harvest Hill Road.

**Location:** Land At Harvest Hill Farm Harvest Hill Road Maidenhead

**Appn. No.: 25/02139/FULL**

**Proposal:** Construction of a vehicular access on to Harvest Hill Road.

**Location:** Land At Harvest Hill Farm Harvest Hill Road Maidenhead

**Appn. No.: 25/01501/FULL**

**Proposal:** Change of use from residential (Class C3) to ancillary offices, workshop and storage (Class E) in connection with the Waterside Inn (Retrospective).

**Location:** Tanners Ferry Road Bray Maidenhead SL6 2AT

**Appn. No.: 25/01339/FULL**

**Proposal:** Replacement conservatory roof.

**Location:** Stocks Old Mill Lane Bray Maidenhead SL6 2BD

**Appn. No.: 25/01582/FULL**

**Proposal:** Single storey rear extension with steps, 1no. vent to the existing roof and alterations to fenestration.

**Location:** 94 Priors Way Maidenhead SL6 2EN

## **Dedworth, Oakley Green and Fifield**

**Appn. No.: 25/01472/VAR**

**Proposal:** Variation (under Section 73) of Condition 20 to substitute those plans approved under 22/02936/FULL for x2 detached dwellings with associated works with amended plans.

**Location:** The Barn The Willows Maidenhead Road Windsor SL4 5UA

**Appn. No.: 25/01528/LBC**

**Proposal:** Consent for external and internal alterations to the Walled Garden Building comprising the replacement of some windows and doors, new external light fittings, alterations to the internal layout to facilitate new WC facilities and a plant room, new timber enclosure to condenser units, repair and restoration works to the building, alongside making good and associated works throughout.

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

**Appn. No.: 25/01527/LBC**

**Proposal:** External alterations to the Walled Garden Building comprising the replacement of some windows and doors, new external light fittings, new timber enclosure to condenser units, repair and restoration works to the building, alongside making good and associated works throughout.

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

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

**Appn. No.: 25/01278/CLU**

**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**

**Appn. No.: 25/01518/CLU**

**Proposal:** Certificate of lawfulness to determine whether the existing use of the detached outbuilding and adjacent land ancillary to the main dwelling is lawful.

**Location:** **Manor Farm Sturt Green Holyport Maidenhead SL6 2JF**

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

**Appn. No.: 25/01157/WOT**

**Proposal:** (T1) Oak Tree - Crown lift no more than 4m above ground level and retain branches larger than 0.05m diameter. Crown thin no more than 15%. Tip reduce branches on northern side of canopy overhanging swimming pool area leaving a crown spread no less than 6m from stem and remove any dead and broken branches.

**Location:** **Champers 10 Langworthy End Maidenhead SL6 2HJ**

**Appn. No.: 25/01467/WOT**

**Proposal:** (A) Purple Leaf Plum - Remove leaning stem and reduce limbs back, leaving a final spread of approximately 9m. (B) Douglas Fir - Fell and grind stump. (C) Liquid Amber - Reduce leaving a final spread of approximately 9m. (D) Horse Chestnut and Sycamore - Reduce leaving a final spread of 8m. (E) Oak - Reduce leaving a final spread of 6m. (F) Scots Pine - Crown lift to 5m and remove deadwood.

**Location:** **Whitewood Cottage Holyport Road And Lynden Manor Langworthy Lane Holyport Maidenhead**

**Appn. No.: 25/01486/WOT**

**Proposal:** T1 - Yew and T2 - Ash - Crown reduction and Crown lifting as per photograph.

**Location:** Braydene End Ferry Road Bray Maidenhead SL6 2AT

**Appn. No.:** 25/01483/WOT

**Proposal:** (T3) Beech - Crown reduce height and spread by approximately 1.5m-2m and lift to approximately 5.5m (as shown). (034/1996/TPO)

**Location:** Braydene End Ferry Road Bray Maidenhead SL6 2AT

**Appn. No.:** 25/01508/WOT

**Proposal:** T2 and T3 - Lime trees - Remove epicormic growth up to 4m stem height (crown lifting to 4m above ground level), leaving the upper growth 3m below the canopy to form a lower canopy (024/1973/TPO).

**Location:** 40 The Bingham's Maidenhead SL6 2ES

### **PC027/2025 Planning Decisions, Notifications and Decisions on Appeals**

As circulated to Councillors in advance of the meeting

### **PC028/2025 Report on Enforcement matters within the Parish**

As circulated to Councillors in advance of the meeting

### **PC029/2025 Licensing Applications**

As circulated to Councillors in advance of the meeting

### **PC030/2025 Update on Application for Rule 6(6) Status on Studio Appeal Inquiry**

### **PC031/2025 Payments List**

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

### **PC032/2025 Councillors Forum**

### **PC033/2025 Date of Next Planning Meeting**

4<sup>th</sup> August 2025