

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

Present: Cllr S Eginton, Cllr J Filipczak-Korczak (Vice-Chairman), Cllr J Glover, Cllr J Phillips, Cllr M Pierce, Cllr D Wilson, Mr. Jon Davey (Deputy Clerk) and 7 Members of the Public.

3 members of the public arrived on time, 2 at 7:03pm, 2 at 7:10pm. And 4 left at 7:20pm, 1 at 7:30pm, 2 at 7:50pm

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

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

<https://www.youtube.com/watch?v=buiruCZ4gdY>

PC019/2025 Apologies for Absence

Cllr M Parkinson advised he had a family matter to attend to.

PC020/2025 Declarations of Interest and Dispensations

Cllr Kneen advised she knew the family of 25/01351 and had a no pecuniary interest.

PC021/2025 To approve the minutes from the meeting held on 2nd June 2025

Members received the minutes of the Planning Committee meeting held on 2nd June 2025.

They were agreed and duly signed by the Chair.

PC022/2025 Update on actions from the meeting on 2nd June 2025

No actions

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

Cllr Korczak, Cllr Pellew, Cllr Glover said they'd like to speak

PC024/2025 Clerk's Report

The Deputy Clerk Reported the following: While there isn't a precise, centrally collated statistic on how many councils specifically use the exact term "Clerk's Report" on their agendas, it's considered **best practice and a routine part of council governance across the vast majority of local councils**. You'll see examples of this in the search results from various parish councils and local council associations.

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.

Two residents spoke on an item not on the agenda, development of Blackbird Lane. The Chair took action to contact RBWM Planning Enforcement.

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

BPC Recommended Refusal: It would have a detrimental impact on the Conservation area, it is in Green Belt, breaches QP5 of the Local Plan and there are no special circumstances.

Proposed: Cllr Tavinor

Seconded: Cllr Wilson

Vote: Unanimous

Appn. No.: 25/01351/FULL

Proposal: Single storey rear/side extension

Location: Green View Holyport Street Holyport Maidenhead SL6 2JR

BPC Recommended Approval:

Proposed: Cllr Tavinor

Seconded: Cllr Korczak

Vote: 9 For, 1 Abstained

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

BPC Recommended Approval:

Proposed: Cllr Tavinor

Seconded: Cllr Wilson

Vote: 7 For, 3 Abstained

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

BPC Recommended Refusal: Lack of details re number of bedrooms and parking provision. Concerns regarding over development. Comments submitted by email as needed before the meeting date.

Appn. No.: 25/01537/FULL

Proposal: 1no. wooden gazebo (Retrospective).

Location: 2 Arkley Court Holyport Maidenhead SL6 2YR

BPC Recommended Approval:

Proposed: Cllr Tavinor

Seconded: Cllr Korczak

Vote: 9 For, 1 Abstained

Bray and The Fisheries

Appn. No.: 25/01334/FULL

Proposal: First floor side extension.

Location: Lake Meadow Tithe Barn Drive Maidenhead SL6 2DF

BPC Recommended Approval:

Proposed: Cllr Phillips

Seconded: Cllr Korczak

Vote: Unanimous

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

BPC Recommended Approval: During the meeting we discovered the application had been withdrawn

Proposed: Cllr Phillips

Seconded: Cllr Tavinor

Vote: 9 For, 1 Abstain

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

BPC Recommended Approval: During the meeting we discovered the application had been withdrawn

Proposed: Cllr Phillips

Seconded: Cllr Wilson

Vote: 9 For, 1 Abstain

Appn. No.: 24/01399/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

BPC Recommended Refusal: As previously, it is felt to be an overdevelopment of the site/surrounding area and there are concerns over increased traffic activity by the estate and on Windsor Road. Also there appears to be no access rights to what appears to be a landlocked plot as it is surrounded by land that doesn't belong to applicants. Concern for removal of parking spaces and potential impact on air quality.

Proposed: Cllr Phillips

Seconded: Cllr Korczak

Vote: Unanimous

Appn. No.: 24/02140/FULL

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

Location: Land At Harvest Hill Farm Harvest Hill Road Maidenhead

BPC Recommend Approval:

Proposed: Cllr Tavinor

Seconded: Cllr Wilson

Vote: 6 For, 2 Against, 2 Abstain

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

BPC Recommend Refusal: Harvest Hill Road not wide enough to allow large lorries and buses to exit safely

Proposed: Cllr Tavinor

Seconded: Cllr Elvin

Vote: 8 For, 2 Abstained

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

BPC Recommended Approval:

Proposed: Cllr Phillips

Seconded: Cllr Korczak

Vote: Unanimous

Appn. No.: 25/01339/FULL

Proposal: Replacement conservatory roof.

Location: Stocks Old Mill Lane Bray Maidenhead SL6 2BD

BPC Recommended Approval:

Proposed: Cllr Phillips

Seconded: Cllr Korczak

Vote: Unanimous

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

BPC Recommended Approval: Cllrs wanted it noted they felt the applicant had gone out of their way to accommodate the tree roots using pile foundations and it should be approved.

Proposed: Cllr Phillips

Seconded: Cllr Korczak

Vote: Unanimous

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

BPC Recommended Refusal: Based on impact on visual amenity space (windows overlooking garden), unanswered questions regarding cess pit, soak away, extra bedroom, parking provision and generally overbuilding.

Proposed: Cllr Pellew

Seconded: Cllr Glover

Vote: Unanimous

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

BPC Recommended delegating to planning officer.

Proposed: Cllr Pellew

Seconded: Cllr Glover

Vote: Unanimous

Appn. No.: 25/01527/FULL

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

BPC Recommended Approval:

Proposed: Cllr Pellew

Seconded: Cllr Glover

Vote: Unanimous

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. Concerns were raised by Cllrs re ongoing open cases. Chair and Vice Chair of Planning to arrange a meeting with RBWM Enforcement to review. Two new cases to be added to list, Cllr Kneen and Cllr Glover to provide details to Deputy Clerk

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

Cllr Kneen stated that good teamwork with BPC, residents and RBWM working together to achieve this result, also that this has set a precedent that this land is NOT Grey Belt, IS Green Belt. Cllr Korczak said she agreed.

PC031/2025 Payments List

Since the agenda was published the Clerk has cancelled payments list coming to Planning Committee.

PC032/2025 Councillors Forum

Members discussed various items.

PC033/2025 Date of Next Planning Meeting

4th August 2025

With no more business the meeting finished at 9:38pm