

Bray Parish Council Planning Recommendations

6th April 2020

Dedworth, Oakley Green & Fifield

Appn No.: 20/00386

Type: Full

Proposal: Replacement timber side access gates, brick gate piers and brick wall (Retrospective)

Location: **Cruchfield Manor Ascot Road Warfield Bracknell RG42 6HJ**

BPC Delegated to Ward Cllrs – Ward Cllrs agreed to delegate to the Conservation Officer at RBWM

Appn. No.: 20/00387

Type: Listed Building Consent

Proposal: Consent to retain the timber side access gates, brick gate piers and brick wall.

Location: **Cruchfield Manor Ascot Road Warfield Bracknell RG42 6HJ**

BPC Delegated to Ward Cllrs - Ward Cllrs agreed to delegate to the Conservation Officer at RBWM

Appn. No.: 20/00694

Type: Full

Proposal: Construction of x5 dwellings with associated car port for plot 1, following demolition of existing buildings and removal of all areas of hard standing.

Location: **Land And Buildings To Rear of Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ**

BPC Delegated to Ward Cllrs - Recommended for Approval with the following conditions - The land surrounding the development is not to be developed. A legal agreement is to be put in place to ensure the current lorry business ceases and the land surrounding the development is returned to the Greenbelt. Any CIL due on the development is calculated and agreed by BPC prior to the officer's decision. BPC request RBWM formulate an agreement with the developer to ensure the development is delivered as per the planning application. RBWM are requested to remove any Permitted Development rights

Appn No.: 19/03295

Type: Full (Addition Information to support the application has been received)

Proposal: Retention of existing temporary buildings and erection of new temporary buildings and structures at Bray Studios in connection with continued commercial filming use; and the change of use of (adjacent or other) land from commercial (B1/B2) storage, including open storage (B8), agricultural

processing (sui generis) to temporary use for commercial filming, incorporating associated temporary buildings and structures and hardstanding for parking and storage.

Location: **Bray Studios And Land At Bray Studios Down Place Water Oakley**

BPC Delegated to Ward Cllrs – Recommended for approval subject to the Environment agency being satisfied on the ground water issue and request that the bund M1 is reduced to 2m and grassed to minimize its visual impact from the road and, on the left hand side of the entrance, that hedging is put around the fence in addition to the planned trees, facing the A308,

Appn No.: 20/00419

Type: Cert of Lawfulness of Proposed Dev

Proposal: Certificate of lawfulness to determine whether the proposed detached outbuilding is lawful.

Location: **Little Paddocks Windsor Road Water Oakley Windsor SL4 5UJ**

BPC No comment

Bray

Appn No.: 20/00556

Type: Full

Proposal: Change of use of the site from D2 (Assembly and Leisure) to D1 (Pre-school) - retrospective.

Location: **Land North West of South East Water The Keleher Water Treatment Works Monkey Island Lane Bray Maidenhead**

BPC Delegated to Ward Cllrs - Recommended for refusal

Bray Parish Council supports the introduction of an "OFSTED Outstanding" Forest School in an appropriate parish location. However, in our opinion, the proposed location, on previously enclosed Green Belt land, is inappropriate for a Forest School and we therefore recommend that the application be REFUSED. The primary reason for this recommendation is the statement by Environment Protection that the site is an ex landfill site, possibly contaminated. As such, the site is unsuitable for human use, and especially for pre school children who, by the nature of a "Forest School, would have an intimate contact with the land. Bray Parish Council would also like to make the following points.

1. Environment Protection stipulate that an investigation be carried out to assess the nature and extent of the land contamination, the formulation of a detailed remediation scheme, and the setup of Long Term Monitoring and Maintenance. Bray Parish Council requests that this work be carried out as soon as possible by the land owner.

2. The location is previously enclosed Green Belt land. We cannot find any planning application for the enclosure of this land and it thus may be inappropriate development in the Green Belt.

In our opinion, a legitimate reason for enclosure would be to protect walkers and animals on the adjacent footpaths from entry into the ex landfill site. We request that following the work specified in 1.) and agreement by Environmental Protection that the land is safe, the enclosure fences be removed and planning permission be required for future enclosure.

3. Once the land is deemed safe, should planning permission be required for enclosure of the land, we do not consider that a case for very special circumstances has been made by the applicant. (see previous application 19/00362 Planner's Report para 9.5)

4. The application Is for change of use from D2 (Assembly and Leisure) to D1.

However, we cannot find any planning application for this D2 use of the site (or other use).

Should this be so, given the possible land contamination, we would not recommend approval for the site to revert to previous (laser tag) use until the work specified in 1.) be carried out, Environmental Protection confirm that the site be safe for human use, and planning permission be sought for the land enclosure and use.

Appn No.: 20/00497

Type: Discharge of Condition

Proposal: Details required by condition 5 (tree protection) 6 (hard and soft landscaping) of planning permission 19/02911 for a garage conversion, part first floor part two storey wrap around extension (front, side and rear), new front canopy, x1 front dormer, x1 second floor front balcony, x3 rear rooflights, x2 rear dormers, alterations to the roof and alterations to fenestration.

Location: **Sorenra Fishery Road Maidenhead SL6 1UP**

BPC No comment

Appn No.: 20/00466

Type: Works To Trees In Conservation Area

Proposal: (T3) Sycamore - reduce height back to previous points by removing up to 1 meter of re-growth, (T2) Catalpa - Reduce re growth to existing points of reductions removing up to 1.5 meters of re-growth

Location: **Creek House Fishery Road Maidenhead SL6 1UN**

BPC Bray Parish Council delegates this application to the Arboricultural Officer

Appn No.: 20/00459

Type: Works To Trees In Conservation Area

Proposal: (T1 T6 T7) - Acer. (T2 T5 T9 T10) - Chestnut. (T3 T4) - Lime. (T8) - Cherry. Crown lift to statutory 2.2metres over the footpath, by 5.3metres over the highway and crown lift field side by 2.2m.

Location: **Bray Green Bray Road Maidenhead SL6 1UQ**

BPC Bray Parish Council delegates this application to the Arboricultural Officer

Appn No.: 20/00607

Type: Works To Trees Covered by TPO

Proposal: (T1) - Beech - Crown reduce by up to 3 metres and crown lift to 5.3metres, leaving a final height of 18m and width of 8-9m. (TPO 103 of 2001).

Location: **Kampar Bray Road Maidenhead SL6 1UQ**

BPC Bray Parish Council delegates this application to the Arboricultural Officer

Holyport

Appn No.: 20/00505

Type: Full

Proposal: Single storey side/rear infill extension

Location: **8 Pamela Row Holyport Maidenhead SL6 2JJ**

BPC Delegated to Ward Cllrs - Recommended for approval

Appn No.: 20/00529

Type: Full

Proposal: Use of land for private equestrian use and erection of new equestrian yard comprising of stables, storage barn, open arena, associated hardstanding and new access.

Location: **Land To The North of Clock Cottage Sturt Green Holyport Maidenhead**

BPC Delegated to Ward Cllrs - Recommended for refusal - To date the addition information requested by Highways regarding the entrance to the development has not been provided. The applicant has also failed to provide full details of how they plan to deal with the disposal of surface water as per the recommendation of the Local Flood Authority on previous application 19/02461.

Appn No.: 20/00416

Type: Full

Proposal: Part two storey, part single storey front extension with Juliet balcony, part two storey, part first floor rear extension following part demolition of existing

conservatory, alterations to fenestration and new vehicular and pedestrian access.

Location: **The Inches Holyport Road Maidenhead SL6 2HD**

BPC Delegated to Ward Cllrs - Recommended for refusal due to overdevelopment of the site

Appn No.: **20/00485**

Type: Full

Proposal: Construction of porch canopy, garage conversion, single storey front, first floor side/front, single storey rear and first floor rear extensions

Location: **28 Eskdale Gardens Maidenhead SL6 2HE**

BPC Delegated to Ward Cllrs - Recommended for approval

Appn No.: **20/00571**

Type: Full

Proposal: Part single/part two storey side and rear extensions and additional car parking to front.

Location: **Tudor Cottage 12 New Road Holyport Maidenhead SL6 2LQ**

BPC Delegated to Ward Cllrs - Recommended for approval

Appn No.: **20/00512**

Type: Full

Proposal: Single storey rear extension, rear rooflights and garage conversion into habitable accommodation.

Location: **11 Lonsdale Way Maidenhead SL6 2YX**

BPC Delegated to Ward Cllrs - Recommended for Refusal P4 – The development will reduce the amount of on-site parking to two spaces. The current RBWM parking standards for a four-bed house requires three. BPC does not accept parking off-site i.e. on the curb/on the road as a viable reason to allow an application which includes the conversion of a garage into habitual accommodation. A development such as this should have sufficient parking spaces on the applicant's property.

Appn. No.: **20/00638**

Type: Certificate of Lawful Use

Proposal: Certificate of lawfulness to determine whether the existing use of the Builders Yard for the storage of machinery, tools and materials is lawful.

Location: **Land To The South of Lenore Cottage Rolls Lane Holyport Maidenhead**

BPC No comment

Appn No.: 20/00460

Type: Works To Trees In Conservation Area

Proposal: (G1 - G5) - Willows - Re-pollard any remaining stems, (T1) - Willow - fell, (T2) - Sycamore - fell.

Location: **Main Road And Surrounding Land From The Green To Junction With Bartletts Road Ascot Road Holyport Maidenhead**

BPC Bray Parish Council delegates this application to the Arboricultural Officer

Appn No.: 20/00610

Type: Works To Trees Covered by TPO

Proposal: (T1) - Silver Maple - Re pollard back to previous pollard points. (TPO 20 of 1993).

Location: **Land Adjacent To 36 Springfield Park Maidenhead**

BPC Bray Parish Council delegates this application to the Arboricultural Officer