



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 5th OCTOBER 2015 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

PRESENT:

Alexander Ward:	Cllr J Glover
Dedworth Ward:	Councillor not present
Bray Ward:	Cllrs K Elvin, S Kiely, M Pierce
Holyport Ward:	Cllr Kneen (Chair)
	Cllrs P Janikoun, B Bou-Sreih, D Wilson,
Oakley Green & Fifield Ward:	Cllrs N Marsh, C Yates
	Four members of the public
	The Press
	The Assistant Clerk – A Isabelle

204/2015. HEALTH AND SAFETY INTRODUCTION

Cllr Kneen proceeded with the Health and Safety advice in respect of our attendance in Braywood Memorial Hall.

205/2015. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apologies for absence were received from Cllr Airey, Cllr Dudley, Cllr Burbage, Cllr Graham. The following declarations of interest were made:

Personal:

Councillor	Agenda Item/Planning Application No.	Interest
Cllr Wilson	15/02988	The application is in the vicinity of Cllr Burbage lives on Kimbers Lane.

Pecuniary:

None		
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206/2015. PROPOSALS FOR COUNCILLORS'S FORUM

Cllr Elvin - Phoenix Gym, Holyport Road traffic calming

Cllr Janikoun – Road Works in Holyport, Tower on Holyport Green

Cllr Graham – Phoenix Gym, Notice period for Approving Planning application

Cllr Kneen – Remembrance Sunday

207/2015 APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meeting held on 7th September 2015 were approved and signed as a true record.

208/2015. CONSIDERATION OF APPLICATIONS

Four applications were brought forward to accommodate attending members of the public. Cllr Kneen advised the following application had been withdrawn and would therefore not be discussed at this meeting.

Planning No.	Applicant/ Officer	Address	Proposal
15/02856	Mr Shaun O'Leary/Liu	Willow Court Farm Oakley Green Road	Demolition of 39 buildings/structures/coops and replace with 6 detached studios for short term residential let (residential B and B, Holiday let use)

Cllr Glover then continued to present the following applications:

Planning No.	Applicant/ Officer	Address	Proposal	Vote
15/02936	Mr Peter Campbell/ Cox	Clock House Tower Down Place Water Oakley Windsor	Construction of log cabin	Proposed: Cllr Glover Seconded: Cllr Bou-Sreih Vote: 8 in favour 0 against 2 abstained
		Recommended for approval.		
15/02881	Mr Michael Sayers/ Dobey	24 Manor Grove Fifield Maidenhead SL6 2PQ	Extension of existing fence with insertion of gate. Construction of fence between applicant and neighbouring property. Demolition of existing garage	Proposed: Cllr Glover Seconded: Cllr Yates Vote: unanimous
	BPC:	Recommended for approval.		
15/02648	Quada (Holyport) Ltd/Charlton	Harford Manor Forest Green Rd Holyport Maidenhead SL6 2NN	Extension to dwelling with construction of poolhouse and gym and construction of gated access to site following demolition of existing public house.	Proposed: Cllr Glover Seconded: Cllr Yates Vote: unanimous
	BPC:	Recommended for refusal due to lack of dimensions.		
15/02645	Michael Smyth-Relic Holmes Ltd/Charlton	Unit 1 Stables Coningsby Farm Coningsby Lane Fifield	Proposed change of use and conversion of existing agricultural building to dwelling house.	Proposed: Cllr Glover Seconded: Cllr Kiely Vote: unanimous
	BPC:	Recommended for refusal on the grounds of GB1, GB2 and DG1.		
15/02569	John Ranner/ Charlton	Pintofields Farm Fifield Lane Winkfield	Enclosure and re-cladding of existing lean-to structure to be used for storage purposes in conjunction with the existing photographic use of the adjoining barn.	Proposed: Cllr Glover Seconded: Cllr Janikoun Vote: unanimous
	BPC:	Recommended for approval.		
15/02885	Ms Sandra Bull/Charlton	Land Rear of Straton Cottages Fifield Road Fifield Maidenhead	Change of use of land for the stationing of caravans for residential purposes with the formation of hardstanding, construction of 2 utility/dayrooms	Proposed: Cllr Wilson Seconded: Cllr Glover Vote: 9 in favour 0 against 1 abstention
	BPC:	Recommended for refusal due to policy 'E', paragraph 16.		
15/02915	Mr And Mrs Frank Nowell/Cox	May Trees Fifield Road Fifield Maidenhead	Single storey side/rear extension with pitched roof	Proposed: Cllr Glover Seconded: Cllr Bou-Sreih Vote: unanimous
	BPC:	Recommended for approval.		
15/02585	Whitton Construction Ltd/Charlton	Barn 1 And 2 Belmont Farm Sturt Green Holyport	Single storey side extensions to provide garages to both Barn 1 and Barn 2	Proposed: Cllr Bou-Sreih Seconded: Cllr Janikoun Vote: 9 in favour 0 against 1 abstention
	BPC:	Recommended for approval.		

15/02922	Mr Chris Sringett/Cox	Graffham 2 New Road Holyport Maidenhead SL6 2LQ	Single storey side and single storey rear extension, garage conversion, new pitched roof to existing single storey flat roof with 3 No. rooflights and alterations to vehicular access.	Proposed: Cllr Bou-Sreih Seconded: Cllr Glover Vote: unanimous
	BPC:	Recommended for approval.		
15/02946	Mr & Mrs J & F Poynter/Bowen	55 Stompits Road Holyport Maidenhead SL6 2LD	Single storey rear/side extension, insertion of 3 roof lights, increased width to existing dropped kerb for vehicle access	Proposed: Cllr Bou-Sreih Seconded: Cllr Janikoun Vote: 9 in favour 0 against 1 abstention
	BPC:	Recommended for approval.		
15/02637	Mr Peter McCormack/Chalton	Gadbridge Farm Forest Green Rd Holyport	Proposed construction of workshop and machinery barn	Proposed: Cllr Bou-Sreih Seconded: Cllr Pierce Vote: unanimous
	BPC:	Recommended for approval on the recommendation that all future permitted development is removed on that site.		
15/02987	Mr Nicholas Fern/Bowen	Braywood Cottage Long Lane	New entrance gates and piers	Proposed: Cllr Bou-Sreih Seconded: Cllr Pierce Vote: 9 in favour 1 against 0 abstention
	BPC:	Recommended for refusal due to the depth of the access.		
15/02938	Albert House Property Finance /Liu	Hawthorne Hill House Ascot Road Hawthorn Hill	Construction of replacement dwelling as previously approved 12/01911	Proposed: Cllr Bou-Sreih Seconded: Cllr Wilson Vote: 9 in favour 1 against 0 abstention
	BPC:	Recommended for approval.		
15/03010	Mr And Mrs Dmoch	Delmere Moneyrow Green Holyport Maidenhead	Single storey side and front porch extensions and installation of 3 front and 3 rear dormers	Proposed: Cllr Bou-Sreih Seconded: Cllr Wilson Vote: 3 in favour 0 against 7 abstentions
	BPC:	Recommended for approval.		
15/02789	Mr Nick Jenkins - Smith Jenkins Ltd/Liu	Car Park And Staff Accommodation Monkey Island Hotel Monkey Island Ln Bray	Construction of 4 dwellings, re-surfacing of car park, landscaping and ancillary works following demolition of existing buildings	Proposed: Cllr Pierce Seconded: Cllr Kiely Vote: unanimous
	BPC:	Recommended for approval with the condition the construction is for staff accommodation only.		
15/02988	John Horwood Skips	Waste Recycling Land Kimbers Lane Maidenhead	Relocation of existing waste transfer station from Green Lane, including expansion of existing permitted capacity at Kimbers Lane from 5000 tonnes of inert waste to 25000 tonnes (household, commercial and industrial) waste	Proposed: Cllr Pierce Seconded: Cllr Bou-Sreih Vote: 8 in favour 0 against 2 abstained
	BPC:	Recommended for refusal due to the increase in vehicles and types of materials.		

209/2015. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.

A list as at Appendix A had been circulated to Councillors in advance of the meeting.

210/2015. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

The Enforcement Report as at Appendix B had been circulated at the meeting.

211/2015.ACTION UPDATE

7.5 Tonne Weight Limit and traffic Survey on the A330

Cllr Kneen reported that Simon Dudley has continued to work with Tony Carr on this matter. Cllr Kneen also reported that a HGV lorry watch was carried out in May in the vicinity of Forrest Green Road and Ascot Road junction. Cllr Kneen stated that the results from the HGV Lorry watch should be put into the public domain. Cllr Kneen also reported that Tony Carr, RBWM, has agreed to carry out a Lorry Watch survey on the Ascot Road in November.

Devolution of Planning Powers.

Cllr Kneen reported that the meeting with the borough had to be rescheduled and an update will be given at future planning meeting.

Update on the Grouse Pens on the Crown Estate land adjacent to the Drift Rd.

Cllr Wilson reported the grouse pens are within permitted development and can therefore be erected by the Crown Estate.

Councillor Kneen – Brayfield Stables Planning Application 15/00522

An appeal has been lodged against the planning application and enforcement action. Comments must be received by the Planning Inspectorate no later than 19th October 2015. It was generally agreed the Parish Council will respond and Cllr Elvin suggested that a ward councillor prepare the response. Cllr Yates volunteered for the task, which was generally agreed.

212/2015.COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr Elvin - Phoenix Gym, Holyport Road traffic calming

Cllr Elvin asked if the Phoenix Gym application was going to be considered at DCP. Members confirmed that it was. It was generally agreed that Cllr Yates, who presented the application to the Planning Committee will represent the Parish Council at DCP.

At 9.50pm Cllr Elvin proposed to extend the meeting by fifteen minutes.

Decision: Proposed Cllr Elvin, seconded Cllr Kneen, vote unanimous.

Cllr Elvin reported that the Parish Council are still waiting for the document from the Highways Department outlining the options for traffic calming on Holyport Rd. Cllr Elvin will continue to chase the Borough for this information.

Cllr Janikoun – Road Works in Holyport, Tower on Holyport Green

Cllr Janikoun raised concerns at road resurfacing works which are taking place simultaneously on the Ascot Road and Holyport Road, which is causing disruption to local traffic. Members discussed the issue and noted the concerns however as the work was underway it was felt no further action could be taken.

Cllr Janikoun then raised concerns about the tower on Holyport Green. Cllr Kneen reminded members the tower is in connection with filming of Midsummer Night Murders at Carters Steam Fair and is therefore a temporary structure which will only be in place for the duration of the filming.

Cllr Yates – Phoenix Gym, Access to Planning Officers

Cllr Yates raised the same question about the Phoenix Gym which had been dealt with earlier in councillor forum.

Cllr Yates raised concerns about the availability of Planning Officers to discuss applications with Parish Councillors, as it seems difficult to get hold of them. Other members reported they had not experienced this problem. Cllr Wilson offered to provide this feedback to the Planning Team.

Cllr Kneen – Remembrance Sunday

Cllr Kneen asked for volunteers to lay the wreaths on Remembrance Sunday on behalf of the Parish Council. It was general agreed that Cllr Janikoun for Holyport, Cllr Kiely for Bray and Cllr Yates for Oakley Green and Fifield.

213/2015.DATE OF NEXT MEETING

The next planning meeting will take place on Monday 2nd November 2015 at 7.30pm in Braywood Memorial Hall.

The meeting closed at 10.12pm.