



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 7th DECEMBER 2015 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

PRESENT:

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

239/2015. HEALTH AND SAFETY INTRODUCTION

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

240/2015. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apologies for absence were received from Cllr C Graham, Cllr S Dudley, Cllr Walters & Cllr J-A Glover.

The following declarations of interest were made:

Personal:

Councillor	Agenda Item/Planning Application No.	Interest
Cllr Bou-Sreih	15/03676	Close Neighbour
Cllr Kneen	15/03701	Used to be BPC Cllr – lives in Holyport Village
Cllr Elvin	15/03701	Used to be BPC Cllr – lives in Holyport Village
Cllr Janikoun	15/03676	Lives in same street

Pecuniary:

Cllr Bou-Sreih	15/03676	Close Neighbour
Cllr Janikoun	15/03676	Lives in same street

241/2015. PROPOSALS FOR COUNCILLORS' FORUM

Cllr Burbage – Planning Delegation

242/2015. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meeting held on 2nd November 2015 were approved and signed as a true record.

243/2015. ACTION UPDATE

No action update.

244/2015. CONSIDERATION OF APPLICATIONS

Three applications were brought forward to accommodate attending members of the public.

Planning No.	Applicant / Officer	Address	Proposal	Vote
15/03701	Mr And Mrs Mark And Alice O'Sullivan / Wilson	Corton Ascot Road Holyport Maidenhead SL6 2HY	Single storey rear and front extensions, raising of roof to include 3 x dormers for additional habitable accommodation at first floor. An updated proposal was received after the printing of the agenda and the updated plans were discussed.	Proposed: Cllr Airey Seconded: Cllr Burbage Vote: 10 in favour 0 against 1 abstention
	BPC:	Recommended for refusal due to over development of site, H14 - DG1 design guidance.		
15/03514	Mr Deke Learoyd / Jackson	Tarbay Cottage Tarbay Lane Oakley Green Windsor SL4 4QG	Erection of 4 bed dwelling, following demolition of existing cottage.	Proposed: Cllr Yates Seconded: Cllr Burbage Vote: unanimous
	BPC:	Recommended for approval.		
15/03616/ LBC	Mrs G Morgan - Dewar / Butter	Tarbay Farm House Tarbay Lane Oakley Green Windsor SL4 4QG	External alterations to doors and internal alterations on ground floor to include the addition of a partition wall to allow for one minimal sliding pocket door.	
	BPC:	No Comment.		
15/03499	Robert Syner / Wilson	14 Moor End Maidenhead SL6 2YW	Part single, part two storey side extension and single storey rear extension	Proposed: Cllr Burbage Seconded: Cllr Airey Vote: 10 in favour 0 against 1 abstention
	BPC:	Recommended for approval as long as the 45% angle is not compromised.		
15/03506	Whitton Land Ltd / Bowen	The Coach Hse Belmont Farm Sturt Green Holyport	Conversion of existing Coach House to a dwelling	Proposed: Cllr Bou-Sreih Seconded: Cllr Burbage Vote: 9 in favour 0 against 2 abstention
	BPC:	Recommended for approval.		
15/03676	Mr David Osborn / Lancaster	17 Aysgarth Pk Maidenhead SL6 2HG	Single storey side/rear extension and replacement conservatory	Proposed: Cllr Bou-Sreih Seconded: Cllr Burbage Vote: 10 in favour 0 against 1 abstention
	BPC:	Recommended for approval.		
15/03743	Mr L Williams / Cox	Auchnamoon Holyport Road Maidenhead SL6 2HA	Replacement single storey rear extension	Proposed: Cllr Bou-Sreih Seconded: Cllr Kneen Vote: 10 in favour 0 against 1 abstention
	BPC:	Recommended for approval.		
15/03747	Mr Andrew Baker / Wilson	6 Farm Close Holyport Maidenhead SL6 2LG	Erection of a rear orangery.	Proposed: Cllr Airey Seconded: Cllr Elvin Vote: unanimous

	BPC:	Recommended for approval.		
15/03751	Mr And Mrs Dominic And Sarah Nusser / Dobey	16 Stompits Road Holyport Maidenhead SL6 2LE	Single storey rear and side extension	Proposed: Cllr Bou-Sreih Seconded: Cllr Burbage Vote: 10 in favour 0 against 1 abstention
	BPC:	Recommended for approval.		
15/03474	Mr & Mrs M Edwards / Bowen	The Foresters Drift Road Winkfield SL4 4QQ	To add an opening at basement level (amendment to p.p 15/02519)	Proposed: Cllr Yates Seconded: Cllr Kneen Vote: 7 in favour 1 against 3 abstentions
	BPC:	Recommended for approval on condition that all further 'Permitted Development Rights' are removed.		
15/03585	Mr Tony Evans / Bowen	Bishops House Bishops Farm Close Oakley Green SL4 5UN	Erection of non permanent garden building.	Proposed: Cllr Yates Seconded: Cllr Kneen Vote: 9 in favour 0 against 2 abstentions
	BPC:	Recommended for approval.		
15/03589/ LBC	Mr Tony Evans / Bowen	Bishops House Bishops Farm Close Oakley Green Windsor SL4 5UN	Consent for the erection of non permanent garden building.	Proposed: Cllr Yates Seconded: Cllr Kneen Vote: 9 in favour 0 against 2 abstentions
	BPC:	Recommended for approval.		
15/03640	Mr Mark Halton / TBC	26 Stewart Close Fifield Maidenhead SL6 2PD	Single storey rear extension	Proposed: Cllr Yates Seconded: Cllr Burbage Vote: unanimous
	BPC:	Recommended for approval.		
15/03343	Mr Roger Higley / Liu	The Barn Maidenhead Road Windsor	Change of use, including alterations and extension of barn to form a single storey 2 bedroom dwelling, construction of garage following demolition of existing garage and closure of an existing vehicular/pedestrian access	Proposed: Cllr Yates Seconded: Cllr Burbage Vote: 10 in favour 0 against 1 abstention
	BPC:	Recommended for approval.		
15/03728	Mrs S De St Croix / Jackson	Gadbridge Manor Forest Green Road Holyport Maidenhead SL6 2NN	Replacement of existing flat roof and erection of new pitched roof over and external alterations.	Proposed: Cllr Yates Seconded: Cllr Airey Vote: unanimous
	BPC:	Recommended for approval.		

15/02885	Mrs Ruth Reed - Green Planning Studio / Charlton	Land Rear of Straton Cottages Fifiel Road Fifiel Maidenhead	Change of use of land for the stationing of 2 gypsy caravan pitches for residential purposes with the formation of hardstanding, construction of 2 utility/dayrooms	Proposed: Cllr Yates Seconded: Cllr Kneen Vote: 10 in favour 0 against 1 abstention
	BPC:	Recommended for refusal. Reason- Policy 'E', paragraph 16 of the new Travel Policy (August 16)		
15/03861	Mr Michael Smyth / TBC	Unit 5 Coningsby Farm Coningsby Lane Fifiel Maidenhead	Change of use and, conversion of agricultural building to two dwellings	Proposed: Cllr Yates Seconded: Cllr Janikoun Vote: 4 in favour 5 against 2 abstentions
	BPC:	Recommended for approval, which was put to the vote and failed.		
	BPC:	Cllr Marsh proposed an alternative and recommended for refusal due to over development in the Green Belt area, which was put to the vote and carried.		Proposed: Cllr Marsh Seconded: Cllr Kneen Vote: 6 in favour 0 Against 5 abstentions
15/03644	Mr & Mrs R Williams / Bowen	Lorien Brayfield Road Bray Maidenhead SL6 2BN	Construction of new garage with first floor games room	Proposed: Cllr Elvin Seconded: Cllr Bou-Sreih Vote: 7 in favour 3 against 1 abstention
	BPC:	Recommended for approval on the condition the flank wall windows are removed.		
15/03675	Mr Keith Andrews / Lancaster	4 The Homestead Brayfield Road Bray Maidenhead SL6 2BP	Single storey ground floor rear extension and amendments to fenestration	Proposed: Cllr Elvin Seconded: Cllr Airey Vote: 9 in favour 0 against 2 abstention
	BPC:	Recommended for refusal due to over development in the Green Belt area.		
15/03695	Mr And Mrs Roche / Cox	104 Windsor Road Maidenhead SL6 2DW	Side/rear single storey extension following demolition of existing garage. Loft conversion into habitable accommodation, 4 dormers and amendments to fenestration.	Proposed: Cllr Elvin Seconded: Cllr Janikoun Vote: unanimous
	BPC:	Recommended for approval.		
15/03670	Mr And Mrs David Hall / Bowen	14 The Bingham's Maidenhead SL6 2ES	Proposed 1st floor side and two storey rear extensions.	Proposed: Cllr Elvin Seconded: 0 Vote: 0 0 against 0 abstention
	BPC:	Recommended for refusal due to the impact on the street scene, which was put to the vote and failed.		
	BPC:	Cllr Yates proposed an alternative and recommended for approval, which was put to the vote and carried.		Proposed: Cllr Yates Seconded: Cllr Burbage Vote: 7 in favour 2 against 2 abstentions

15/03791	Miss H Smeed / Wilson	Brookmead Stables 63 Windsor Rd Maidenhead SL6 2DN	Erection of a replacement garage with hobby room and store within the roof space	Proposed: Cllr Kneen Seconded: Cllr Janikoun Vote: unanimous
	BPC:	Recommended for approval.		
15/03900	Mr James Noakes / TBC	Causeway Cottage The Causeway Bray Maidenhead SL6 2AD	Construction of a single storey rear extension	Proposed: Cllr Elvin Seconded: Cllr Kiely Vote: unanimous
	BPC:	Recommended for approval.		

245/2015. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.

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

246/2015. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

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

247/2015. BPNP

Cllr Kneen – Reminded Councillors that there is a preparation meeting at 7:30pm on Monday, 21st December 2015 @ Braywood War Memorial Hall. Steve Adams to ensure Bray Parish Councillors receive documents in advance of the meeting.

248/2015. COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr Elvin- 7.5 Tonne Weight Limit on the A330 – Cllr Elvin asked if RBWM should provide a permanent solution?

Cllr Elvin questioned if it would be right that lorries will now use the B roads instead? Which was followed by a detailed discussion regarding the area and enforcement of the weight limit.

Cllr Elvin mentioned that the opportunity to straighten out the A330 through Holyport should be taken if the A330 bridge is knocked down as part of the M4 Smart Motorway works.

Cllr Kneen asked for this to be noted in the minutes.

Cllr Burbage – Planning Delegation - Cllr Kneen confirmed Jenifer Jackson & Simon Rowberry have been invited to the next planning meeting, to talk about 'What does Planning Delegation mean and the support that will be given'.

Cllr Kneen encouraged all the Cllrs to read the documentation sent and to prepare before the next meeting.

Planning Presenting - Cllr Elvin confirmed he had swapped with Cllr Graham for the 4th January 2016 and 1st February 2016's dates.

249/2015. DATE OF NEXT MEETING

The next planning meeting will take place on Monday 4th January 2016 at 7.30pm in Braywood Memorial Hall.

The meeting closed at 9.46pm.