



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 31st JULY 2017 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

PRESENT:

Alexander Ward: Cllr J Glover
 Dedworth Ward: Cllr Pellew
 Bray Ward: Cllrs S Kiely, K Elvin
 Holyport Ward: Cllrs Kneen (Chair), P Janikoun, D Wilson, Barbara Bou-Sreih

Oakley Green & Fifield Ward: Cllrs N Marsh
 14 members of the public
 The Press
 Assistant Clerk – Jennifer Bailey

154/2017. HEALTH AND SAFETY INTRODUCTION

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

155/2017. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

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

Personal:

Councillor	Agenda Item/Planning Application No.	Interest
Wilson	All	I may change my mind if considered by Maidenhead DM Panel where I might receive additional information.
Glover	17/01878	Donation received on behalf of Fifield Fun Day as Treasurer

Pecuniary:

None		
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156/2017. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meetings held on Monday 3rd July 2017 were approved and signed as a true record.

157/2017. CONSIDERATION OF APPLICATIONS

Cllr Glover & Cllr Wilson left the meeting

Planning No.	Applicant/Officer	Address	Proposal	Vote
17/01878	Legoland Windsor Park Ltd/Pugh	Legoland Windsor Resort Winkfield Road Windsor SL4 4AY	Hybrid planning application seeking permission for the following Full (detailed) projects: Project 1 - the erection of 65 permanent semi-detached lodges (130 units) and 20 'barrels' with associated amenity facilities block to provide visitor accommodation, a central facilities 'hub' building, SUDS ponds, landscaping	Proposal: Cllr Marsh Seconded: Cllr Kiely Vote: In Favour 5 Against 2 Abstained 0

			<p>works (including equipped play areas) and associated infrastructure works ('Phase 1' of the holiday village); Project 2 - Reconfiguration of car parking and internal accesses and associated engineering/infrastructure works; Project 3 - Change of use of existing farm buildings from agricultural/'sui generis' use to Use Class D2, ancillary 'back of house'; accommodation and land for re-use by the theme park and the creation of one new access point from the existing car park and Project 4 - Extension and alterations to 'The Beginning' comprising new admissions building, extension to existing toilet facilities and new entrance portal. Permission for the following Outline projects: Project 5 - Construction of the '2019 attraction' comprising three 'attraction zones' for up to three new rides (one to be an indoor attraction and the other two to be uncovered or covered) with associated queue line areas, landscaping works and associated infrastructure; Project 6 - Construction of a new indoor ride on the 'Haunted House' site with associated queue line area, landscaping works and associated infrastructure; Project 7 - Extension to the existing 'Big Shop' LEGO store in 'The Beginning' area; Project 8 - Erection of up to 300 units of visitor accommodation ('Phases 2 and 3' of the holiday village) with two associated central facilities 'hub' buildings, SUDS ponds, landscaping, infrastructure works and car parking area.</p>	
	BPC:	Recommended for refusal Reason - GB1 Inappropriate development within the Green Belt. The applicant has failed to demonstrate that there are any special		

		circumstances which would outweigh harm to the Green Belt. GB2 The development will have an impact on the openness of the Green Belt and harm the character due to the scale, siting and design.	
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Cllr Glover returned to the meeting

Cllr Wilson returned to the meeting to gather information on application 17/02018 but did not vote.

2 Members of the public left the meeting

17/02018	Martin Bicknell/ Ellera	Land At Stroud Farm And West of Gays Lane Maidenhead	Change of use of land to facilitate the relocation of Maidenhead Target Shooting Club from Braywick Park including creation of car park, erection of clubhouse and toilets, shooting stands, bunds, fencing and associated landscaping and planting	Proposal: Cllr Bou-Sreih Seconded: Cllr Janikoun Vote: In Favour 5 Against 0 Abstained 3
	BPC:	Recommended for refusal Reason - GB1 Inappropriate development within the Green Belt. The applicant has failed to demonstrate that there are any special circumstances which would outweigh harm to the Green Belt. GB2 The proposed development would be inappropriate in the Green Belt due to the scale, siting and design which will have an impact on the openness. There will be a material intensification in the level of activity on the site which is deemed to harm the character of the countryside. There will be harm to residential amenities and residents in the locality.		

9 Members of the public left the meeting

17/01991	Mr & Mrs W Brown/ Sharman	18 The Willows Maidenhead Road Windsor SL4 5TP	Replacement detached outbuilding	Proposal: Cllr Glover Seconded: Cllr Pellew Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval with the condition the outbuilding is tied to the house and not to be used for separate habitual accommodation.		
17/02098	Mr Sam Eachus (Agent)/ Hughes	Land West of Tarbay Farm Tarbay Lane Oakley Green Windsor	Erection of an agricultural building and formation of hardstanding.	Proposal: Cllr Marsh Seconded: Cllr Bou-Sreih Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		
17/02084	Mr Ian Dobie/ Gibson	Former Buildings Including Units And Cottages At Water Oakley Farm Windsor Road Water Oakley Windsor	Reserved matters (access, appearance, landscaping, layout and scale) for the Riverside Moorings, pursuant to outline planning permission 13/02719/OUT for the construction of 44 detached dwellings.	Proposal: Cllr Glover Seconded: Cllr Kiely Vote: In Favour 9 Against 0 Abstained 0

	BPC:	Recommended for approval		
17/01761	Mr A O'Shea/McLean	139 Windsor Road Maidenhead SL6 2DP	Construction of a detached dwelling and widen existing vehicular access following demolition of existing dwelling.	Proposal: Cllr Kiely Seconded: Cllr Bou-Sreih Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		

2 Members of the public left the meeting

17/02270	Marina Developments Ltd/Hughes	MDL Marinas Bray Marina Monkey Island Lane Bray Maidenhead SL6 2EB	Proposed covered Berth and Pontoon adjustments	Proposal: Cllr Kiely Seconded: Cllr Glover Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		
17/02037	Mr & Mrs Griffiths/Bowen	Mayhill Ascot Road Hawthorn Hill Maidenhead SL6 3JX	Erection of a detached replacement dwelling with associated garage, parking, access and landscaping, following the demolition of the existing dwelling.	Proposal: Cllr Bou-Sreih Seconded: Cllr Glover Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		
17/02163	Hester Homes Ltd/Sharman	79 Stompits Road And Land At 79 Stompits Road Holyport Maidenhead	Construction of semi detached dwelling with provision for off street car parking. Single storey rear extension, rear dormer and front lean-to to No79 Stompits Road as approved under planning permission 17/00236 without complying with condition 8 (approved plans) to substitute plan.	Proposal: Cllr Bou-Sreih Seconded: Cllr Glover Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		

1 Member of the public left the meeting

17/02214	Mrs Bailes/Acton	19 Whiteacres Drive Holyport Maidenhead SL6 2EH	Single storey rear extension following demolition of the existing conservatory	Proposal: Cllr Bou-Sreih Seconded: Cllr Glover Vote: In Favour 7 Against 2 Abstained 0
	BPC:	Recommended for refusal Reason - Insufficient information on planning application. There are no plans which give the measurements or scale of the extension.		

158/2017. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.

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

159/2017. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

A list as at Appendix B had been circulated to Councillors in advance of the meeting. Cllr Kneen requested the Assistant Clerk remove the reference to the planning decision for the Willows Riverside from the enforcement list as it is not relevant to the reason BPC has raised a case with RBWM.

160/2017. REPORT ON ACTION LIST

A list as at Appendix C had been circulated to Councillors in advance of the meeting. Cllr's discussed outstanding action 237/2016. Cllr Wilson confirmed neither the Borough Cllr's or other Parish Councils are given 48 hours' notice of RBWM decision. Due to this Cllr's agreed to close this action. If BPC feels an application should be called to panel then a request can be made.

161/2017.LICENCING APPLICATIONS

There were no licencing applications in any of our wards

162/2017.COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr Elvin advised the meeting of a letter he had received concerning a public exhibition at the Water Treatment Works on Monkey Island Lane for local residents to view the plans on their proposed expansion. Cllr Elvin was disappointed to see the time of the exhibition which was between 15.30 – 18.30. He feels this is not acceptable as many people would be at work, not able to attend and not able to give their views. Cllr Janikoun requested Cllr Elvin forward the letter to fellow Cllr's and also the local Residents Associations.

Cllr Elvin asked if other Cllr's had noticed an increase in air traffic from Heathrow. Cllr Kneen said she had and also noticed the planes are flying a lot lower when coming into land. Cllr Kneen gave the email address noise@heathrow.com which is for members of the public to report any such incidents.

163/2017. DATE OF NEXT MEETING

The next planning meeting will take place on Monday 4th September 2017 at 7.30pm at Braywood War Memorial Hall.

The meeting closed at 9.20 pm.