



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 8th MAY 2017 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

PRESENT:

Alexander Ward: Cllr J Glover
Dedworth Ward: No Cllr present
Bray Ward: Cllrs S Kiely, K Elvin, D Burbage, C Graham
Holyport Ward: Cllrs Kneen (Chair), D Wilson

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

086/2017. HEALTH AND SAFETY INTRODUCTION

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

087/2017. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apologies for absence were received from Cllr Pierce, Cllr Janikoun, Cllr Dudley, Cllr Walters, Cllr Bou-Sreih.

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
Graham	17/01098	The applicant is known to Cllr
Marsh	17/01186 17/01185 17/01207	I am a neighbour of the property

Pecuniary:

Marsh	17/01186 17/01185 17/01207	It is in the interest of the inhabitants in the Councillor's area to allow the member to take part
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088/2017. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

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

Cllr Burbage joined the meeting

089/2017. CONSIDERATION OF APPLICATIONS

Planning No.	Applicant/Officer	Address	Proposal	Vote
17/01053 Variation Under Reg 73	Mr Smyth/Liu	Unit 1 Coningsby Farm Coningsby Lane Fifield Maidenhead	Variation of Condition 10 (under Section 73) to substitute amended plans for the approved plans for the proposed change of use	Proposal: Cllr Marsh Seconded: Cllr Glover Vote:

			and conversion of existing agricultural building to dwelling house. approved under 15/02645/FULL.	In Favour 8 Against 0 Abstained 1
	BPC:	Recommended for refusal Reason – GB2 Overdevelopment in the Green Belt. DG1 Due to the excess of glass in the design of the building we do not feel this material is sympathetic or compatible with the buildings in the surrounding area. It is also considered to be unneighbourly due to the surrounding houses being overlooked which in turn will affect their privacy.		

2 Members of the Public joined the meeting

17/01069	Mr M Smyth/Liu	House Coningsby Farm Coningsby Lane Fifield Maidenhead SL6 2PF	Demolition of the existing barns; change of use of the land from agricultural and the erection of 6 no. detached dwellings with alterations to the existing access.	Proposal: Cllr Marsh Seconded: Cllr Burbage Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for refusal Reason – GB2 Overdevelopment in the Green Belt which will have a material intensification in the level of activity both on the site and the surrounding area. BPC recommends a report is produced by Highways confirming the surrounding roads are suitable for the extra traffic the development will generate.		

7 Members of the Public left the meeting

17/01095	Mr Palmer/Pugh	Brookside Dedworth Road Windsor SL4 4LH	Demolition of the existing detached house & the erection of 2 No. 3 bedroom semi-detached houses	Proposal: Cllr Marsh Seconded: Cllr Yates Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		

Cllr Marsh was issued a dispensation from the Clerk for applications 17/01186,17/01207 & 17/01185

17/01186	Miss Sophie Kyriazi/Bowen	2 Memorial Cottage Fifield Road Fifield Maidenhead SL6 2NX	Single storey rear extension.	Proposal: Cllr Marsh Seconded: Cllr Graham Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		
17/01207	Miss Sophie Kyriazi/Bowen	2 Memorial Cottage Fifield Road Fifield Maidenhead SL6 2NX	Erection of proposed outbuilding to form habitable accommodation following the demolition of the existing outbuilding.	Proposal: Cllr Marsh Seconded: Cllr Graham Vote: In Favour 8 Against 0 Abstained 1
	BPC:	Recommended for approval with the condition it is not classed as a separate dwelling and is tied to the main house.		

1 Member of the public left the meeting

17/01185	Miss Sophie Kyriazi/ Bowen	2 Memorial Cottage Fifield Road Fifield Maidenhead SL6 2NX	Render to the front elevation.	Proposal: Cllr Marsh Seconded: Cllr Glover Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		
17/00874	Mr Scott-Wilds/ Bowen	Conifers 25 Court Close Maidenhead SL6 2DL	First floor side extension above garage, garage conversion, replacement porch and new pitched roof to remaining front and rear single storey projections.	Proposal: Cllr Seconded: Cllr Vote: In Favour Against Abstained
	BPC:	<p>Delegated to Ward Cllr - Recommended for refusal</p> <p>1. It is unclear whether there is sufficient distance i.e. minimum 1 meter) between no 25 and the adjacent house no 24 (Policy H14 clause 4)</p> <p>2. The extension has the potential to result in loss of light at ground and first floor level to The adjacent house at no 24 and is unneighbourly. (Policy H14 clause 2)</p> <p>Note that a letter of complaint was filed by no 24.</p> <p>3. Building the extension would require provision of 3 off road parking places. There would be 2 parking spaces available in front of the converted garage. A third parking place could only be provided if the existing front garden was converted to a parking place and there is no indication of this on the plans (though the householder when questioned did say that he might be willing to carry out this work.) (Policy H10)</p>		
17/00998	Mr & Mrs Reeve/ Thornton	7 Hasting Close Bray Maidenhead SL6 2DA	Two storey side extension	Proposal: Cllr Seconded: Cllr Vote: In Favour Against Abstained
	BPC:	Delegated to Ward Cllrs - Recommended for approval		
17/01008	Mr Norman Freed/ Hughes	2 Riverside Ferry Road Bray Maidenhead SL6 2AY	Replacement of garage door with a window	Proposal: Cllr Seconded: Cllr Vote: In Favour Against Abstained
	BPC:	<p>Delegated to Ward Cllrs - Recommended for refusal</p> <p>The property has 4 bedrooms requiring 3 on-site parking places.</p> <p>Conversion of the garage too habitable accommodation would reduce the on-site parking places to one.</p> <p>Policy H10 clause 8 states that garage conversion is not allowed unless adequate parking space is</p>		

		retained onsite. The front garden is not large enough to provide 3 parking spaces. Also Policy CA6 clause 2 states that in a conservation area, the conversion of a front garden to provide parking is not allowed. So reasons H10 (8) and CA6 (2)		
17/00896	Miss Emma Runesson (Agent)/ Hughes	Caldesi In Campagna Old Mill Lane Bray Maidenhead SL6 2BG	Single storey rear extension.	Proposal: Cllr Seconded: Cllr Vote: In Favour Against Abstained
	BPC:	Delegated to Ward Cllrs - Recommended for approval		
17/00780	Mr Rupesh Bathia/ Bowen	11 Bray Court Maidenhead SL6 2DR	First floor side, two storey rear extension.	Proposal: Cllr Kiely Seconded: Cllr Graham Vote: In Favour 7 Against 0 Abstained 2
	BPC:	Recommended for refusal Reason – H14 Due to the adverse effect the development will have on the neighbouring property at 10 Court Close.		
17/01098	Roux Waterside Limited/ Hughes	The Waterside Inn Ferry Road Bray Maidenhead SL6 2AT	First floor extension to river elevation and relocation of existing shared terrace to create three private terraces	Proposal: Cllr Kiely Seconded: Cllr Graham Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		
17/01175	Mr R Gomme/ Jackson	Land At 18 Court Close Maidenhead	Erection of a four bedroom detached dwelling	Proposal: Cllr Wilson Seconded: Cllr Graham Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		

1 Member of the Public left the meeting

17/00831	Mr Nicholas Holden/ Bowen	38 Byland Drive Maidenhead SL6 2HF	Conversion of the garage to habitable accommodation.	Proposal: Cllr Seconded: Cllr Vote: In Favour Against Abstained
	BPC:	Delegated to Ward Cllrs - Recommended for approval		
17/01102	Mr & Mrs Stannard/ Hughes	Huston Cottage Moneyrow Green Holyport Maidenhead SL6 2ND	Installation of 7 No. dormer windows	Proposal: Cllr Wilson Seconded: Cllr Graham Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval with the condition both the ensuite dormer windows at the front of the property have level 3 fenestration.		

090/2017. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.

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

091/2017. 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 gave a report on the meeting herself, Cllr Graham and the Clerk had with Victoria Goldberg who is the Team Manager for Enforcement and Conservation at RBWM. It was a positive and constructive meeting where it was agreed, going forward to work together on our Enforcement matters. RBWM requested BPC obtain as much information they can from the public before reporting a case to them. On a monthly basis Victoria will update our Enforcement List and return prior to our planning meetings.

Cllrs agreed to close the following cases 89 Tithe Barn Drive, Queens Head (Reported to BPC on 13/12/2016) & The Crown High Street Bray.

092/2017. REPORT ON ACTION LIST

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

Item 3 - Cllr Burbage agreed to speak to Jenifer Jackson at RBWM and give an update at next planning meeting.

Item 7 – Assistant Clerk to check the planning application on the RBWM planning portal and update action list.

Item 18 – Cllr Wilson confirmed the case is with RBWM legal department who are looking at a possible breach of condition.

Item 21 – Following the meeting with Victoria Goldberg it was agreed to close this case (Hinds Head Bray) on our Enforcement list.

Item 22 – Following the meeting with Victoria Goldberg it was agreed not to raise an Enforcement case.

Item 34 – Cllr Graham will attend the Licencing hearing on Monday 15th May 2017.

093/2017.LICENCING APPLICATIONS

No applications within the Parish.

094/2017.COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr Kneen reported the Clerk and herself will be visiting other Parishes to look at how they conduct their planning meetings.

Cllr Yates raised an issue with the latest planning application for Phoenix Gym. They have still not produces a Sub-Scheme for the flood risk which seems will work. Concerns on this application have also been raised by OGAFCA in a letter to RBWM. Cllr Yates asked if Cllr Wilson will ensure these concerns are properly address by the Planning Officer. Cllr Burbage said he is due to meet with Jenifer Jackson on Wednesday so will also raise the issue.

095/2017. DATE OF NEXT MEETING

The next planning meeting will take place on Monday 5th June 2017 at 7.30pm at Braywood War Memorial Hall.

The meeting closed at 9.30 pm.