



# Bray Parish Council

## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 5<sup>th</sup> December 2016 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

### PRESENT:

Alexander Ward: Cllr J Glover  
 Dedworth Ward: Cllr Airey  
 Bray Ward: Cllrs S Kiely, K Elvin, D Burbage, M Pierce, C Graham  
 Holyport Ward: Cllrs Kneen (Chair), S Dudley, P Janikoun, D Wilson, Barbara Bou-Sreih  
 Oakley Green & Fifield Ward: Cllrs N Marsh, C Yates,  
 16 members of the public  
 The Press  
 Assistant Clerk – Jennifer Bailey

### 239/2016. HEALTH AND SAFETY INTRODUCTION

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

Cllr Kneen informed the meeting that the agenda has changed slightly.

### 240/2016. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apologies for absence were received from Cllr Dudley, Cllr Airey and Cllr Glover.

The following declarations of interest were made:

#### Personal:

Councillor	Agenda Item/Planning Application No.	Interest
All Cllrs	16/03359	The applicant is known to the Cllrs
Cllr Wilson	All	As A member of M/Head DC Panel I may change my view based on evidence presented at that meeting
Cllr Marsh	16/03359	Owns property under discussion

#### Pecuniary:

Cllr Burbage	BLP Update	Affects property owned by Cllr
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### 241/2016. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meetings held on 2016 were approved and signed as a true record.

Cllr Kneen advised the Cllrs that the Clerk has sought advice concerning planning applications which are outside the Parish. It has been confirmed that any planning application which may have an effect on the Parish can be discussed and recommendations can be made.

The Clerk also reminded Cllrs that if a decision is made at a main council meeting requiring the sub-committee to consider an item then it must do so.

Cllr Burbage left the meeting and did not return

### 242/2016.RBWM Local Plan update

Cllr Wilson gave an in depth update on the RBWM Local Plan and answered a number of questions from Cllrs.

Cllr Kneen recommended that everyone should read the BLP to understand the different zones and the reasoning behind the changes explaining all parts of the Green Belt are important but some are needed to prevent urban sprawl and merging of towns.

Cllr Yates asked why there was such a short time limit for the public to respond to which Cllr Wilson replied that under regulation 18 no consultation period is required and RBWM consider the 6 weeks period sufficient.

Cllr Kneen invited members of the public to speak.

Ann Taylor spoke on behalf of Oakley Green and Fifield Residents Association. Concerns were raised regarding Area HA11 of the BLP and the effect it will have on the infrastructure and the short time they have to respond. OGFRA are asking for the Parish Councillors to support them in their actions to protect their Green Belt and raise their concerns.

Cllr Graham asked if the time limit for responses could be extended for a reasonable time but Cllr Wilson said he did not think it would be possible to extend the time limit due to the time scale for the project as a whole but will take the request back to RBWM.

Cllr Elvin asked what RBWM is doing about the increase in traffic on the A308 which will only get worse when the Hospice and the Hotel are opened plus the gravel work which will be taking place in the fields opposite Water Oakley, Cllr Wilson responded advising that the Infrastructure Delivery Plan which should address these issues is currently being worked on.

Cllr Wilson left the meeting

14 Members of the public left the meeting

### 243/2016.BPC vote on BLP

Cllr Kneen proposed the following Cllrs go through the Borough Local Plan and raise any issues within their Wards. Holyport Ward – Cllr Kneen, Bray Ward – Cllr Elvin, Alexander, Dedworth, Oakley Green & Fifield – Cllr Marsh and then meet to compose the BPC response to the questionnaire, which will be reviewed at the next meeting planning meeting before being submitted to RBWM. Seconded by Cllr Graham.

All Cllr's present are encouraged to submit their views by 22<sup>nd</sup> December 2016 and the final version of BPC comments will to be available for Cllrs to view on Dropbox prior to the planning meeting on the 9<sup>th</sup> January 2017.

Vote

Recommended 8

Against 0

Abstained 1

Cllr Wilson returned to the meeting

### 244/2016. CONSIDERATION OF APPLICATIONS

The Following applications were presented by Cllr Bou-Sreih

Planning No.	Applicant/ Officer	Address	Proposal	Vote
16/03249	Mr Jonathan Light/ Bowen	Twin Cedars Moneyrow Green Holyport Maidenhead SL6 2ND	New first floor with front and rear dormers, front rooflights and side windows to facilitate additional accommodation, alterations to fenestration and new pitch roof to single storey front and side elevations.	Proposal: Cllr Bou-Sreih Seconded: Cllr Yates Vote: In Favour 10 Against 0 Abstained 0
	BPC	Recommended for approval		

1 Member of the public left the meeting

16/03309	Mr & Mrs Jago Pickering/ Sharman	Land Opposite Lenore Cottage Rolls Lane Holyport Maidenhead	Erection of a pair of semi-detached cottages following demolition of builders sheds.	Proposal: Cllr Bou-Sreih Seconded: Cllr Yates Vote: In Favour 9 Against 0 Abstained 1
	BPC:	Recommended for approval		

16/03514	Mr & Mrs S Samuel / Bowen	Land to the rear of Lilac House Stroud Farm Road Holyport Maidenhead	Erection of detached two storey building	Proposal: Cllr Seconded: Cllr Vote: In Favour Against Abstained
	BPC:	Application was withdrawn prior to the meeting		
16/03596	Mr & Mrs P Rodrigues / Thornton	Laventie Stroud Farm Road Holyport Maidenhead SL6 3UX	Construction of a double detached garage following demolition of existing garage	Proposal: Cllr Bou-Sreih Seconded: Cllr Janikoun Vote: In Favour 5 Against 3 Abstained 2
	BPC:	Recommended for approval		

The following application were presented by Cllr Graham

16/03450	Mr & Mrs Pope/ Thornton	Quoin House High Street Bray Maidenhead SL6 2AH	Two storey side/rear extension, single storey front and side extension, second floor side and front extension following demolition of existing garage	Proposal: Cllr Graham Seconded: Cllr Pierce Vote: In Favour 10 Against 0 Abstained 0
	BPC	Recommended for refusal Reason - GB2 Unacceptable development in the Green Belt. BPC are concerned with the proposed north west elevation and the 2 new top floor windows which will overlook the neighbour's property. This is deemed unneighbourly due to the loss of privacy. There has also been an objection from the neighbouring property.		

1 member of the public left the meeting

16/03423	S Puri/ Bowen	37 The Bingham's Maidenhead SL6 2ES	Two storey side, first floor side and single storey rear extension (amendment to planning permission 15/00122).	Proposal: Cllr Graham Seconded: Cllr Pierce Vote: In Favour 9 Against 1 Abstained 0
	BPC	Recommended for approval		
16/03466	Mr J Lockyer/ Lester	9 Priors Close Maidenhead SL6 2ER	Single storey rear extension	Proposal: Cllr Graham Seconded: Cllr Kiely Vote: In Favour 10 Against 0 Abstained 0
	BPC:	Recommended for approval		

Cllr Marsh left the meeting

The following application was presented by Cllr Yates

16/03359	B Childs/ Lester	Little Gables Forest Green Road Fifield SL6 2NR	First floor side extension and garage conversion to storage	Proposal: Cllr Yates Seconded: Cllr Wilson Vote:
	BPC:	Recommended for approval		

			In Favour 5 Against 2 Abstained 2
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Cllr Marsh returned to the meeting

**245/2016. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.**

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

**246/2016. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH**

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

Cllrs agreed to close the enforcement case at Kutura Fifield Road.

Cllr Janikoun queried the response by the Enforcement Team concerning Cruchfield Manor Farm which stated the containers are immune from enforcement action as they have been on site in excess of 4 years as he did not feel the time limit is correct. Cllr Wilson agreed to speak to the Enforcement Team and report his findings at the next planning meeting.

Cllr Kneen asked the Assistant Clerk to copy both herself and Cllr Elvin into any correspondence sent to the Enforcement Team at RBWM.

**247/2016.BPNP**

Cllr Wilson advised that RBWM have asked when BPC wish to start the consultation and Cllrs agreed it should commence after the consultation period for the BLP ends.

**248/2016.COUNCILLORS' FORUM AND CORRESPONDENCE**

Cllr Graham raised concerns about the contractors who have made an application to RBWM to use the Braywick Park Car Park whilst the new school is being built. Cllr Graham asked that with the exception of deliveries all other tradesmen use Braywick Park so the public car park can be retained. Cllr Wilson replied an application had been made to use part of the car park. A site meeting with the contractors is due to take place tomorrow and Cllr Wilson agreed to report on the outcome at the next meeting.

Cllr Graham asked the Cllrs for their thoughts on the Swan Rescue Centre which is looking at taking over part of the Bray Triangle site. Cllrs agreed in general they thought it was a great idea.

Cllr Elvin asked for an update on The Cut project and how it will affect Bray Parish. Cllr Wilson explained he is due to have further meetings on this project and will update the Cllrs in due course.

Cllr Kiely reminded Cllrs to use photographs when presenting their planning application.

**249/2016. DATE OF NEXT MEETING**

The next planning meeting will take place on Monday 9<sup>th</sup> January 2017 at 7.30pm at Braywood War Memorial Hall.

The meeting closed at 10 pm.