



# Bray Parish Council

## **MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 7<sup>th</sup> NOVEMBER 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), P Janikoun, D Wilson, Barbara Bou-Sreih

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

2 Members of the public joined the meeting

### **231/2016. HEALTH AND SAFETY INTRODUCTION**

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

1 Member of the public jointed the meeting

### **232/2016. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS**

Apologies for absence were received from Cllr Dudley.

The following declarations of interest were made:

#### **Personal:**

Councillor	Agenda Item/Planning Application No.	Interest
Glover	16/03056	Partner works part-time for John Horwood Skip Hire
Yates	16/02598	Neighbour
Janikoun	16/03268	Applicant and objector are acquaintances

#### **Pecuniary:**

Burbage	16/03056	Neighbour to land
---------	----------	-------------------

### **233/2016. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING**

The minutes of the Planning Meetings held on 3<sup>rd</sup> October 2016 were approved and signed as a true record.

2 Members of the public joined the meeting

Nick Pellow addressed the meeting concerning an application to build a replacement for the Windsor Squash & Health Club. Bray Parish Council recommended the application but it was refused by RBWM. Following an appeal which was also refused, RBWM stated there were other, more suitable sites which may be available. Over the past few months he has been asking RBWM Planning Department what sites are available but to date no response has been received. Mr Pellow asked if BPC might take up this matter. Cllr Airey agreed to take the matter up with RBWM.

1 Member of the public left the meeting

## 234/2016. CONSIDERATION OF APPLICATIONS

The Following applications were presented by Cllr Kneen

Planning No.	Applicant/ Officer	Address	Proposal	Vote
16/03268	Ms Lucy McLintock /Thornton	18 Arkley Court Holyport Maidenhead SL6 2YR	Single storey side/rear extension following demolition of existing conservatory	Proposal: Cllr Kneen Seconded: Cllr Yates Vote: In Favour 11 Against 0 Abstained 1
	BPC:	Recommended for approval		

2 Members of the public left the meeting

16/03144	Mr & Mrs Sprankling /Short	Warden House The Green Holyport Road Holyport Maidenhead SL6 2JA	Two storey rear extension	Proposal: Cllr Kneen Seconded: Cllr Graham Vote: In Favour 12 Against 0 Abstained 0
	BPC:	Recommended for approval		

Cllr Wilson Joined the meeting

16/03184	Mr John Bell/ Thornton	Holyport College Ascot Road Holyport Maidenhead SL6 3LE	Consent to display one double-sided non-illuminated monolith sign at the site entrance	Proposal: Cllr Kneen Seconded: Cllr Elvin Vote: In Favour 12 Against 0 Abstained 1
	BPC:	Recommended for refusal Reason - Inappropriate development which will have an impact on the openness in the Green Belt & H14 not compatible with the street scene		

Cllr Yates left the meeting

The following applications were presented by Cllr Airey

16/02598	Mr Daniel & Benjamin Wallace/ Sharman	Land At New Lodge Drift Road Winkfield Windsor	Erection of stable and storage building with menage	Proposal: Cllr Airey Seconded: Cllr Pierce Vote: In Favour 12 Against 0 Abstained 0
	BPC:	Recommended for approval		

Cllr Yates returned to the meeting

16/03014	Mr A Binns & Mrs C La Trobe /Bowen	Mills Farm House Oakley Green Road Oakley Green Windsor SL4 4QF	Part single/part two storey rear extension, two storey side extension with roof accommodation, alterations to front elevation and fenestration and remodelling of front driveway and entrance following demolition of existing	Proposal: Cllr Airey Seconded: Cllr Yates Vote: In Favour 9 Against 3 Abstained 1
----------	------------------------------------	--	--	--

			garage, utility and rear kitchen projection.	
		Recommended for approval		
16/03166	Mr Moore/ Lester	3 Dairy Cottages Maidenhead Road Windsor SL4 5TY	Single storey front and side extension, alterations to fenestration and widening of access to driveway following partial demolition of front and side elevation.	Proposal: Cllr Airey Seconded: Cllr Graham Vote: In Favour 10 Against 3 Abstained 0
	BPC:	Recommended for refusal Reason - P4 The development has insufficient parking spaces		
16/03199	Mrs Clare Butterworth /Gibson	Bray Studios Down Place Water Oakley Windsor SL4 5UG	Change of use, restoration, conversion and partial demolition of Down Place House including alterations and two storey extension to form 10 residential dwellings, Demolition of other existing buildings and removal of hardstanding to enable the construction of 11 detached dwellings and a terrace of 4 dwellings, garaging, car parking provision, open space, landscaping and other associated works without complying with condition 34 (approved plans) to replace approved plans under planning permission 15/01984/FULL.	Proposal: Cllr Airey Seconded: Cllr Glover Vote: In Favour 13 Against 0 Abstained 0
	BPC:	Recommended for approval		

2 Members of the public left the meeting

16/03196 LBC	Farmglade Ltd/Gibson	Bray Studios Down Place Water Oakley Windsor SL4 5UG	Consent to undertake minor amendments to the apartment layouts, including the restoration of historic features, less subdivision of historic rooms, and some external alterations, conversion of the undercroft to the northern riverside extension into habitable accommodation with new light well	Proposal: Cllr Airey Seconded: Cllr Yates Vote: In Favour 13 Against 0 Abstained 0
	BPC:	Recommended for approval		

16/03035	Windsor Racing Limited/ Gigg	Windsor Racecourse Co Ltd Maidenhead Road Windsor SL4 5JJ	Construction of a 150-bedroom hotel with ancillary facilities and new parking following demolition of the existing Silver Ring and associated buildings.	Proposal: Seconded: Cllr Vote: In Favour Against Abstained
	BPC:	No vote taken on this application. Cllr Graham proposed BPC write to the Highways Department expressing the concerns we have with the extra traffic the development will generate and the affect it will have on local residents. Cllr Pierce seconded the proposal. All Cllr's agreed. Cllr Kneen and Cllr Graham agreed to meet with the Clerk to help with the wording of the letter which she will send on behalf of BPC.		

The Following applications were presented by Cllr Pierce

16/03060	Mr M Moore/ Bowen	Braybrook House River Gardens Bray Maidenhead SL6 2BJ	Alterations to the design and layout of the replacement boathouse (as approved under 13/02235).	Proposal: Cllr Pierce Seconded: Cllr Wilson Vote: In Favour 12 Against 0 Abstained 1
	BPC:	Recommended for approval with the following conditions - The building is solely used by the residents of the main house and the boat house is not converted into a separate dwelling		

Cllr Glover and Cllr Burbage left the meeting

16/03056	John Horwood Skippis/ Liu	Storage Land Formerly Known As Waste Transfer Station 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	Proposal: Cllr Pierce Seconded: Cllr Yates Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for refusal Reason - GB1 There would be a material intensification of activity in the Green Belt		

Cllr Glover and Cllr Burbage returned to the meeting

16/03260	Mr A O'Shea /Short	139 Windsor Road Maidenhead SL6 2DP	Single storey side extension, alterations and amendments to fenestration.	Proposal: Cllr Pierce Seconded: Cllr Kiely Vote: In Favour 13 Against 0 Abstained 0
	BPC:	Recommended for approval		
16/03313	Mrs Lorraine Hare/Lester	Mai Cherie Monkey Island Lane Bray Maidenhead SL6 2BR	Single storey side extension following demolition of existing garage.	Proposal: Cllr Pierce Seconded: Cllr Graham Vote: In Favour 13 Against 0 Abstained 0
	BPC:	Recommended for approval		

### **235/2016. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.**

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

### **236/2016. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH**

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

Cllr Graham disputed the response from the Enforcement Team at RBWM concerning the Hinds Head in Bray which has recently repainted the outside of the building. Cllr Wilson agreed to speak to Enforcement and report back his findings.

Cllr Kneen asked why there was no update this month on the cases on the Enforcement list. The Assistant Clerk informed the meeting that although an update had been requested to date there had been no reply from the Enforcement Team at RBWM.

### **237/2016.COUNCILLORS' FORUM AND CORRESPONDENCE**

Cllr Kneen informed the meeting that Steven Smith from RBWM Licencing Department will be giving a presentation at the next planning meeting.

Cllr Wilson gave a short update on the Local Plan.

Cllr Elvin raised concerns he has with RBWM who are no longer giving BPC 48 hours' notice of their planning decisions which differ from the recommendations made by BPC.

Cllr Kneen advised that RBWM had decided not to give Parish's advance notice of decisions but there was no advance notice of this.

As Cllrs would still like to see this information prior the it becoming public. Cllr Burbage agreed to take this forward with RBWM and will also notify other Parish Clerks of his findings.

### **238/2016. DATE OF NEXT MEETING**

The next planning meeting will take place on Monday 5<sup>th</sup> December 2016 at 7.30pm at Braywood War Memorial Hall.

The meeting closed at 9.55 pm.