



# 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> SEPTEMBER 2016 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,  
 Holyport Ward: Cllrs Kneen (Chair), P Janikoun, B Bou-Sreih,  
 D Wilson  
 Oakley Green & Fifield Ward: Cllrs N Marsh  
 6 members of the public  
 The Press  
 Assistant Clerk – Jennifer Bailey

### 179/2016. HEALTH AND SAFETY INTRODUCTION

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

### 180/2016. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apologies for absence were received from Cllr Yates, Cllr Graham, Cllr Pierce, Cllr Walters & Cllr Airey.

The following declarations of interest were made:

#### Personal:

Councillor	Agenda Item/Planning Application No.	Interest
Cllr Wilson	All	As a member of Maidenhead DC Panel I may change my view based upon evidence presented at that meeting

#### Pecuniary:

None		
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### 181/2016. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meeting held on 1<sup>st</sup> August 2016 were approved and signed as a true record.

A member of the public asked the panel to introduce themselves which everyone duly did. Cllr Kneen suggested BPC adopts this for future meetings. All Cllrs agreed

### 182/2016. CONSIDERATION OF APPLICATIONS

Cllr Elvin left the meeting

1 Member of the public spoke for application 16/02615

1 Member of the public spoke against application 16/02615

The following applications were presented by Cllr Kiely

Planning No.	Applicant/Officer	Address	Proposal	Vote
16/02615	Dr and Mrs Fernando/Bowen	29 Tithe Barn Drive Maidenhead SL6 2DF	Erection of double garage and conversion of existing garage to habitable accommodation	Proposal: Cllr Kiely Seconded: Cllr Wilson
	BPC:	Recommended for refused Reason - H14 negative impact on the street scene, DG1 The design causes harm to the		Vote: In Favour 6 Against 1

		character of the surrounding area. This is unneighbourly and there are objections from local residents & P4 The development does not provide adequate parking	Abstained 1
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CLlr Elvin returned to the meeting

1 Members of the public left the meeting

16/02265	Mr and Mrs Ganson/ Thornton	70 Windsor Road Maidenhead SL6 2DJ	Part single, part two storey rear extension and 2 No. side dormers	Proposal: CLlr Kiely Seconded: CLlr Burbage Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		
16/02218	Monkey Island Property Ltd/Liu	Monkey Island Hotel Monkey Island Lane Bray SL6 2EE	Erection of new footbridge and associated groundworks following removal of existing footbridge	Proposal: CLlr Kiely Seconded: CLlr Bou-Sreih Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		
16/02599	H3G Ltd/ Thornton	Telecommunications Mast Monkey Island Lane Bray Maidenhead	Application for determination as to whether prior approval is required for the replacement of existing 11.7m monopole with new 11.7m phase 4 monopole and 1 No. additional equipment cabinet, plus ancillary works	Proposal: CLlr Kiely Seconded: CLlr Bou-Sreih Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval with the condition the monopole is timber clad		
16/02447	Mr & Mrs Lusk/ Bowen	180 Windsor Road Maidenhead SL6 2DW	Single storey rear extension.	Proposal: CLlr Kiely Seconded: CLlr Elvin Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		

2 Members of the public left the meeting

16/02402	Mr R Matthews/ Thornton	80 Tithe Barn Drive Maidenhead SL6 2DE	Single storey side and rear extension	Proposal: CLlr Kiely Seconded: CLlr Glover Vote: In Favour 3 Against 0 Abstained 6
	BPC:	Recommended for approval		
16/02589 LBC	SL6 Ltd/ Fletcher	The Crown High Street Bray Maidenhead SL6 2AH	Consent for repairs and alterations to external elevations	Proposal: CLlr Kiely Seconded: CLlr Burbage Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval with the condition the rain water goods to be made of cast iron		

16/02736	Mr Sharma /Short	19 Court Close Maidenhead SL6 2DL	Single-storey rear extension	Proposal: Cllr Kiely Seconded: Cllr Burbage Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		

The following application was presented by Cllr Elvin

16/02769	Mr J Parton/Liu	Oakland and Donne Mede Harvest Hill Road Maidenhead	Reserved matters (appearance and landscaping) application pursuant to outline planning permission 16/00325/OUT for the construction of three detached and two semi- detached dwellings following the demolition of two existing dwellings (Oakland and Donne Mede).	Proposal: Cllr Elvin Seconded: Cllr Burbage Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		

The following applications were presented by Cllr Janikoun

16/02264	Mr John Ranner/Liu	Kelperland Veterinary Centre Moneyrow Green Holyport Maidenhead SL6 2ND	Erection of detached dwelling following demolition of existing building	Proposal: Cllr Janikoun Seconded: Cllr Wilson Vote: In Favour 8 Against 0 Abstained 1
	BPC:	Recommended for refusal - GB1 The development does not satisfy the policy as no special circumstances, GB2 Unacceptable development in the Green Belt & GB3 New residential development in the Green Belt		

1 Member of the public left the meeting

16/02278	Mrs Dawn Price/ Charlton	Holyport College Ascot Road Holyport SL6 3LE	2 No. Steel storage containers	Proposal: Cllr Janikoun Seconded: Cllr Glover Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		
16/02504	Whitton Land Ltd /Bowen	The Coach House Belmont Farm Sturt Green Holyport Maidenhead	Single storey side extension	Proposal: Cllr Janikoun Seconded: Cllr Wilson Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		
16/02662	Mr Matthew Young/ Short	23 Arkley Court Holyport Maidenhead SL6 2YR	Two storey side extension following part demolition of existing garage.	Proposal: Cllr Janikoun Seconded: Cllr Bou-Sreih Vote: In Favour 4 Against 1
	BPC:	Recommended for approval		

				Abstained 4
2 Members of the public left the meeting				
The following applications were presented by Cllr Marsh				
16/02410	Mr Palmer/ Pugh	Brookside Dedworth Road Windsor SL4 4LH	Erection of 2 x 3 bed semi-detached dwellings following demolition of existing dwelling	Proposal: Cllr Marsh Seconded: Cllr Bou-Sreih Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		
16/02462	Mr Will Collins/ Agent Javed	Site of Sun and Stars Forest Green Road Holyport Maidenhead	Erection of dwelling, access, landscaping, parking and associated works	Proposal: Cllr Marsh Seconded: Cllr Glover Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for refusal - GB1 The development does not satisfy the policy as no special circumstances, GB2 Unacceptable development in the Green Belt & GB3 New residential development in the Green Belt		
16/02600 LBC	Mr Daniel & Benjamin Wallace/ Fletcher	Land at New Lodge Drift Road Winkfield Windsor	Consent for erection of stable and storage building with menage.	Proposal: Cllr Marsh Seconded: Cllr Wilson Vote: In Favour 7 Against 0 Abstained 2
	BPC:	Recommended for approval		
16/02306	Mr Allan Prayle/ Jackson	Spring Acre Cottage Oakley Green Road Oakley Green Windsor SL4 5UL	Refurbishment of existing garage to provide pitched roof, new windows and doors and render.	Proposal: Cllr Marsh Seconded: Cllr Glover Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for approval		
16/02770	Mr Michael Smyth/ Charlton	Unit 1 Coningsby Farm Coningsby Lane Fifield Maidenhead	Conversion and change of use of barn to dwelling including alterations and extension to roof	Proposal: Cllr Marsh Seconded: Cllr Janikoun Vote: In Favour 9 Against 0 Abstained 0
	BPC:	Recommended for refusal - GB1 & GB2 Unacceptable development in the Green Belt. Due to the increase in bulk of the building it will have a greater impact on the openness of the Green Belt		

### **183/2016. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.**

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

### **184/2016. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH**

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

### **185/2016. LICENCING APPLICATIONS**

Cllr Kneen gave an update on the recent meeting between herself, the Parish Clerk and Steve Johnson who is the Licencing Officer at RBWM. All licencing applications are displayed on the RBWM website. If an application is made and it is within the Parish, then we will be reporting this at the planning meeting to ensure Councillors are aware.

### **186/2016. DCP MEETING HELD ON 17<sup>TH</sup> AUGUST 2016**

Cllr Airey emailed Cllr Kneen an update on the recent Development Control Panel meeting he attended. The application was for Windsor Garden Centre. The decision of the panel was to refuse retrospective planning permission and to support further recommendations for enforcement action. Cllr Kneen explained from now on when a Cllr attends a DCP on behalf of the Parish they will give an update on the decision at the planning meeting. Cllr Kneen will make arrangements for the email to be sent to Cllrs.

### **187/2016.COUNCILLORS' FORUM AND CORRESPONDENCE**

Cllr Glover reported that she had recently spoken to Bucks, Berks and Oxon Wildlife Trust. The Trust are interested in investing in the land at Manor Grove due to the wildlife there. An informal meeting between the Trust, Cllr Glover, Cllr Marsh and The Parish Clerk has been arranged for 21<sup>st</sup> September 2016. Cllr Marsh will do an update of the meeting for the Parish Newsletter.

Cllr Janikoun mentioned the Holyport Village Show which is on Saturday 10th September 2016 at 2pm and all are welcome.

Cllr Elvin spoke concerning the issues at Tithe Barn Drive which a resident has raised. The resident has twice written to the Enforcement Team at RBWM but there has been no action taken and they are concerned.

Cllr Elvin proposed BPC write to RBWM concerning the lack of response.

If there is a problem with the Enforcement Team, then the quicker BPC raises it then the less trouble it will cause both for the resident who has complained and the resident who is doing the building work.

There was a lengthy discussion concerning the reason the resident has written to the Enforcement Team and their response.

Cllr Kneen agreed BPC will write to RBWM concerning the lack of response.

### **188/2016. DATE OF NEXT MEETING**

The next planning meeting will take place on Monday 3<sup>rd</sup> October 2016 at 7.30pm at Braywood War Memorial Hall.

The meeting closed at 10pm.