



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 8th JANUARY 2018 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, M Pierce, C Graham, B Millin
 Holyport Ward: Cllrs Kneen (Chair), D Wilson, Barbara Bou-Sreih

Oakley Green & Fifield Ward: Cllrs N Marsh,
 18 members of the public
 Assistant Clerk – Jennifer Bailey

PC 001/2018. HEALTH AND SAFETY INTRODUCTION

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

PC 002/2018. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apoloiges for absence were received from Cllr Yates, Cllr Hattey.
 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

Pecuniary:

None		
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PC 003/2018. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meetings held on Monday 4th December 2017 were approved and signed as a true record.

PC 004/2018. CONSIDERATION OF APPLICATIONS

Planning No.	Applicant/Officer	Address	Proposal	Vote
17/03892	Ms Rebecca Gale/Moore	The Old Bakery Ascot Road Holyport Maidenhead SL6 2HY	Single storey side/rear extension and new ramp following demolition of existing canopy/dormer over the front door.	Proposal: Cllr Wilson Seconded: Cllr Bou-Sreih Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for refusal Reason CA1, H14 & DG1 - The development is within a conservation area. Due to the narrow access point to the site it would have a major impact on the neighbour's access to their garages. It is an overdevelopment of the site and the design means the roof line will overhang on to the access road.		

3 Members of the public left the meeting

1 Member of the public joined the meeting

17/03579	Mrs Helen Kendall Smith/Hughes	Land To The West of Mullberry Coningsby Lane Fifield Maidenhead	Erection of two agricultural livestock buildings, new access with wire stock fencing and timber posts, gates and track and agricultural hardstanding.	Proposal: Cllr Glover Seconded: Cllr Marsh Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for refusal Reason GB2 - The development by reason of their scale, sitting and mass would introduce a physical build where no building currently exists which in turn will have an impact by reducing the openness of the Green Belt. F1 - The development proposed sits in an area which is liable to flood and may increase the number of properties at risk from flooding.		
17/03580	Mrs Helen Kendall Smith/Hughes	Land To The West of Mullberry Coningsby Lane Fifield Maidenhead	Erection of agricultural storage building, new access with wire stock fencing and timber posts, gates and track and agricultural hardstanding.	Proposal: Cllr Glover Seconded: Cllr Graham Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for refusal Reason GB2 - The development by reason of their scale, sitting and mass would introduce a physical build where no building currently exists which in turn will have an impact by reducing the openness of the Green Belt. F1 - The development proposed sits in an area which is liable to flood and may increase the number of properties at risk from flooding.		
17/03581	Mrs Helen Kendall Smith/Hughes	Land To The West of Mullberry Coningsby Lane Fifield Maidenhead	Erection of American barn stables, new access with wire stock fencing and timber posts, gates and track and agricultural hardstanding.	Proposal: Cllr Glover Seconded: Cllr Marsh Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for refusal Reason - GB2 - The development by reason of their scale, sitting and mass would introduce a physical build where no building currently exists which in turn will have an impact by reducing the openness of the Green Belt. F1 - The development proposed sits in an area which is liable to flood and may increase the number of properties at risk from flooding. The development will create a further access on a corner of a narrow lane which is in a known wet area as identified by O.G.A.F.C.A over the past 10 years.		
17/03596	Mrs Helen Kendall Smith/Hughes	Land To The West of Mullberry Coningsby Lane Fifield Maidenhead	Construction of permanent essential workers dwelling, garage and multi use agricultural building/farm shop, new access and track with entrance gates, hard standing and new boundary treatment	Proposal: Cllr Glover Seconded: Cllr Graham Vote: In Favour 11 Against 0 Abstained 0

	BPC:	<p>Recommended for refusal</p> <p>Reason GB1 - Inappropriate development in the Green Belt. The application has failed to demonstrate that there are any special circumstances which would outweigh harm to the Green Belt.</p> <p>GB2/GB3 - The development by reason of their scale, sitting and mass would introduce a physical build where no building currently exists which in turn will have an impact on the openness of the Green Belt.</p> <p>F1 - The development proposed sits in an area which is liable to flood and may increase the number of properties at risk from flooding. The development will create a further access on a corner of a narrow lane which is in a known wet area as identified by O.G.A.F.C.A over the past 10 years.</p> <p>There is no specified change of use which has been applied for. The lane in which the entrance to the site is to be situated would not be suitable for the amount of traffic the commercial business would attract. A Highways report should be commissioned to look at the impact of the traffic on the area. This recommendation should apply to application numbers 17/03579, 17/03580 & 17/02581 as well, as these 4 applications are all part of the same development.</p>	
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16 Members of the public left the meeting

17/03744 (Variation Under Reg 73)	Mr Peter Gray/Pugh	Brookside Dedworth Road Windsor SL4 4LH	Variation of Condition 12 (under Section 73) to allow for the substitution of amended plans for the demolition of the existing detached house & the erection of 2 No. 3 bedroom semi-detached houses approved under 17/01095/FULL.	
	BPC:	Delegated to Ward Councillors – Recommended for approval		
17/02920	Mr L Quinn/ Richardson	Kimbers Farm Oakley Green Road Oakley Green Windsor SL4 4QF	Erection of a stable and hay store building following demolition of existing building	Proposal: Cllr Glover Seconded: Cllr Graham Vote: In Favour 10 Against 0 Abstained 1
	BPC:	Recommended for approval		
17/02921	Mr L Quinn/ Richardson	Kimbers Farm Oakley Green Road Oakley Green Windsor SL4 4QF	Erection of a tack room and store following demolition of existing building.	Proposal: Cllr Glover Seconded: Cllr Kiely Vote: In Favour 10

	BPC:	Recommended for approval		Against 0 Abstained 1
17/03765	Mr Daniel & Benjamin Wallace/Hughes	New Lodge Drift Road Winkfield Windsor SL4 4RR	Demolition of a single storey extension within the courtyard and alterations to fenestration.	Proposal: Cllr Glover Seconded: Cllr Bou-Sreih Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for approval		
17/03766 (LBC)	Mr Daniel & Benjamin Wallace/Hughes	New Lodge Drift Road Winkfield Windsor SL4 4RR	Consent for internal and external alterations including the demolition of a single storey modern extension, fenestration changes and repair works to the fabric.	
	BPC:	Delegated to Conservation Officer		
17/03552	Mr Peter Wilkes/McLean	3 Windsor Road Maidenhead SL6 1UZ	Continue the use as a house of multiple occupation and garage conversion into habitable space	Proposal: Cllr Kiely Seconded: Cllr Pierce Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for refusal - This is not a licenced house of multiple occupation and we do not believe it is suitable as such due to insufficient parking facilities and objections to the development from the neighbours		
17/03689	Mr John Irish/Bowen	Ludford House Canon Hill Drive Maidenhead SL6 2EU	Detached double garage	Proposal: Cllr Kiely Seconded: Cllr Pellew Vote: In Favour 8 Against 2 Abstained 1
	BPC:	Recommended for approval subject a Arboricultural Officers report		
17/03704	Mr & Mrs M Molinari/Bowen	Millbrooke House Old Mill Lane Bray Maidenhead SL6 2BD	Conversion of an existing integral garage and porch to form habitable accommodation.	Proposal: Cllr Kiely Seconded: Cllr Graham Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for approval		
17/03628	Mr Alain Roux/Bowen	The Rye Peck The Waterside Inn Ferry Road Bray Maidenhead SL6 2AT	Replacement doors and windows	Proposal: Cllr Kiely Seconded: Cllr Pierce Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for approval subject to the Conservation Officers report		

17/03822	Mr Mark Seagrove/ Gillett	67 Priors Way Maidenhead SL6 2EN	Single storey front porch extension, two storey side extension, part first, part two storey side extension, part single, part two storey rear extension, part garage conversion, parking and new access.	Proposal: Cllr Elvin Seconded: Cllr Kiely Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for refusal Reason DG1 - Due to the scale and mass of the building it is considered to be an overdevelopment of the plot and unneighbourly. H14 -The design of the development is not compatible with the established street scene		
17/03854	Aristiolle Bozhani/ Johnson	Gables Canon Hill Close Bray Maidenhead SL6 2DH	Construction of a dormer to the garage to create ancillary accommodation.	Proposal: Cllr Kiely Seconded: Cllr Pierce Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for refusal Reason DG1 - The design of the development is not compatible with the established street scene		

Cllr Kneen left the meeting
Cllr Marsh convened as Chair

17/03889	Mr & Mrs Jenkins/ Moore	Spring Cottage Brayfield Road Bray Maidenhead SL6 2BN	Loft conversion including x 3 front facing roof lights and x 2 rear facing roof lights	Proposal: Cllr Kiley Seconded: Cllr Pellew Vote: In Favour 10 Against 1 Abstained 0
	BPC:	Recommended for approval		

Cllr Kneen returned to the meeting

17/03641	Mrs Ellie Baker/ Bowen	16 Hearne Drive Holyport Maidenhead SL6 2HZ	Garage conversion into habitable accommodation, front pitched roof and alterations to fenestration.	Proposal: Cllr Wilson Seconded: Cllr Graham Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for approval		
17/02956	Mrs Lucy Pickering/ Sharman	Land Opposite Lenore Cottage Rolls Lane Holyport Maidenhead SL6 2JQ	Construction of 2 No. 3 bedroom detached dwellings with associated parking and amenity space	Proposal: Cllr Wilson Seconded: Cllr Graham Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for refusal Reason DG1 - The design of the development is not compatible with the established street scene		
17/03949	Great Oakes Services Ltd/ Langsmead	Great Oakes Forest Green Road Holyport Maidenhead SL6 3LQ	Change of use of land for sports use in association with Holyport College and continuing use of the	Proposal: Cllr Wilson Seconded: Cllr Kneen Vote:

			existing land as Polo/Equestrian	In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for approval		

Cllr Marsh stepped down and Cllr Kneen reconvened as Chair

Cllr Kneen asked if Cllrs had any comments to make on applications for Trees or Certificate of Lawfulness. Cllr Pierce asked if the application 17/03902 St Michaels Church can be dealt with by the Parish Office as a matter of urgency. Assistant Clerk agreed to relay this back to the Clerk.

PC 005/2018. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.

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

PC 006/2018. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

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

PC 007/2018. REPORT ON ACTION LIST

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

Cllr's agreed to close the actions which have now been completed.

Cllr Graham asked if contact can now be made with Victoria Goldberg at RBWM to arrange a further meeting to discuss enforcement matters. Cllr Kneen asked the Assistant Clerk to email Victoria and if no reply to follow up with a phone call.

PC 008/2018.LICENCING APPLICATIONS

There were no licensing applications in any of the Parish Wards.

PC 009/2018.COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr Pellew has been trying to report an issue with fly tipping to RBWM but was unable to find how to do so on their website. Cllr Millin said there is a new portal on the RBWM website with a dropdown menu. Cllr Millin will look into and confirm process to Cllr Pellew by email.

PC 010/2018. DATE OF NEXT MEETING

The next planning meeting will take place on Monday 5th February 2018 at 7.30pm at Braywood War Memorial Hall.

There is an Extraordinary Planning Meeting on Friday 12th January 2018 at 7.30pm at Holyport War Memorial Hall in which the outlined planning application at Lodge Farm will be discussed.

The meeting closed at 9.46 pm.