



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 4th DECEMBER 2017 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
 Holyport Ward: Cllrs Kneen (Chair), S Dudley, 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

227/2017. HEALTH AND SAFETY INTRODUCTION

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

228/2017. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

No apologies for absence received.

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
Dudley	17/03011	Founder, Chair of Governors and parent at Holyport College

Pecuniary:

None		
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229/2017. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meetings held on Monday 6th November 2017 were approved and signed as a true record.

230/2017.UPDATE ON BOROUGH LOCAL PLAN

Cllr David Coppinger RBWM Cabinet Member for Planning gave an update on the Borough Local Plan followed by a question and answer session.

231/2017. CONSIDERATION OF APPLICATIONS

Planning No.	Applicant/Officer	Address	Proposal	Vote
17/03288	South East Water/ Ashton	South East Water The Keleher Water Treatment Works Monkey Island Lane Bray Maidenhead SL6 2AZ	Proposed improvement works to water treatment works including new process and filter plant, tanks, kiosks and associated works, replacement landscaped areas, alterations to internal access road within the site and	Proposal: Cllr Elvin Seconded: Cllr Kiely Vote: In Favour 11 Against 0 Abstained 1

			creation of areas of hardstanding for operational purposes. Replacement of existing fence along the western boundary with a security fence 3.5m high. Temporary contractor's compound with temporary offices, welfare facilities, parking area and storage areas on land north of the existing operational site, with temporary gated access off Monkey Island Lane.	
	BPC:	Recommended for approval		

2 Members of the public left the meeting

17/03333 (Var Under Reg 73)	Mr & Mrs Moore/Hughes	Braybrook House River Gardens Bray Maidenhead SL6 2BJ	Alterations to the design and layout of the replacement boathouse (as approved under 13/02235) as approved under planning permission 16/03060/FULL to vary condition 3 (approved plans) to substitute approved drawing number 2200/BH/01B with drawing number 2200/BH/01C	
	BPC:	Delegated to Ward Councillors - Recommended for approval		
17/03254	Mr & Mrs C Norman/Liu	The Orchard Canon Hill Way Maidenhead SL6 2EX	Erection of replacement dwelling following demolition of existing dwelling	
	BPC:	Delegated to Ward Councillors - Recommended for approval		
17/03461	Mr John Sachwell/Moore	6 Beaufort Place Bray Maidenhead SL6 2BS	Part single, part two storey side extension and alterations to fenestration	Proposal: Cllr Elvin Seconded: Cllr Graham Vote: In Favour 12 Against 0 Abstained 0
	BPC:	Recommended for approval		
17/03392	Monkey Island Properties Ltd/Bowen	Monkey Island Hotel Monkey Island Lane Bray Maidenhead SL6 2EE	Construction of two detached outbuildings to form an arrival lodge and a LV switch room	Proposal: Cllr Elvin Seconded: Cllr Kiely Vote: In Favour 11 Against 0 Abstained 1
	BPC:	Recommended for approval		

1 Member of the public left the meeting

17/03532 (Variation Under Reg 73)	Monkey Island Property Ltd/Liu	Monkey Island Hotel Monkey Island Lane Bray Maidenhead SL6 2EE	Variation of condition 21 (approved drawings) (under Section 73) to substitute approved drawings with amended drawings for the demolition of existing outbuildings and structures, external alterations, extensions and renovation of existing Pavilion and Temple buildings, new building for staff accommodation and ancillary uses, erection of reception building, energy centre and bin store, with associated external works approved under 16/01585/Full.	Proposal: Cllr Elvin Seconded: Cllr Pellew Vote: In Favour 11 Against 0 Abstained 1
	BPC:	Recommended for approval		
17/03539	Mr Selom Bulla & Ms Fiona Macleod/McLean	1 And 2 Victoria Cottages Gas Lane Maidenhead	Conversion of 1 and 2 Victoria Cottages into a single dwelling, single storey front extension, front roof canopy and alterations to fenestration.	Proposal: Cllr Elvin Seconded: Cllr Graham Vote: In Favour 9 Against 0 Abstained 3
	BPC:	Recommended for Refusal H12 - The development would lead to an intensification of activity and have an adverse impact on the surrounding area. Although there is sufficient parking for the new house, due to the very narrow width of the road, which is regularly used, it cannot take any additional parking i.e. for visitors. It is a shame that both garages had not been kept to help with parking. DG1 - The development is considered to be unneighbourly and will have a negative impact on the street scene.		
17/03568	Mr & Mrs M Broome/McLean	9 Court Close Maidenhead SL6 2DL	First floor side extension	Proposal: Cllr Elvin Seconded: Cllr Kiely Vote: In Favour 12 Against 0 Abstained 0
	BPC:	Recommended for Refusal H14 - The development, in design will have an adverse effect on the street scene due to the extension not being subservient to the existing building.		
17/03203	Mr Tim Bown/McLean	Boston Bungalow Moneyrow Green Holyport Maidenhead SL6 2ND	1 No. detached dwelling following demolition of existing dwelling	
	BPC:	Delegated to Ward Councillors – No comments received		

Cllr Dudley Left the meeting

Cllr Wilson presented the application then left the meeting prior to the vote

17/03011	Mr James Bell/Ashton	Holyport College Ascot Road Holyport Maidenhead SL6 3LE	Proposed infill extension to create two new science labs	Proposal: Cllr Kneen Seconded: Cllr Yates Vote: In Favour 10 Against 0 Abstained 0
	BPC:	Recommended for approval		

Cllr Dudley and Cllr Wilson returned to the meeting

1 Member of the public left the meeting

17/03166	Mr and Mrs S MacTaggart / McLean	Cedars Farm Paley Street Maidenhead	Proposed new entrance into field including gates and walls.	Proposal: Cllr Dudley Seconded: Cllr Wilson Vote: In Favour 8 Against 2 Abstained 2
	BPC:	Recommended for approval		
17/03526	Mr & Mrs Pallot/ Bowen	6A Farm Close Holyport Maidenhead SL6 2LG	Single storey rear extension	Proposal: Cllr Dudley Seconded: Cllr Glover Vote: In Favour 12 Against 0 Abstained 0
	BPC:	Recommended for approval		
17/03536	Mr Simon Notton Brown/ McLean	Acrefield Sturt Green Holyport Maidenhead SL6 2JF	Garage conversion with accommodation in roof space, ancillary to the main dwelling	Proposal: Cllr Dudley Seconded: Cllr Glover Vote: In Favour 12 Against 0 Abstained 0
	BPC:	Recommended for approval with the condition that development is tied to the main dwelling		
17/03507	Mr A Albwardy/ Liu	Highfield Farm Paley Street Maidenhead SL6 3JS	Erection of x3 blocks of 26 temporary stables	Proposal: Cllr Dudley Seconded: Cllr Glover Vote: In Favour 12 Against 0 Abstained 0
	BPC:	Recommended for approval		
17/03408	Havisham Homes Ltd (Agent)/ McMeneny	Badgers Mead Maidenhead Road Hawthorn Hill Warfield Bracknell RG42 6HE	Construction of external staircase and rear dormer window to facilitate first floor storage area over garage and alterations to garage doors (retrospective)	
	BPC:	Delegated to Ward Councillors - Recommended for approval		
17/03205	Mr J Pelton/ McClean	Threeways And D M Kitchens Dedworth Road Windsor	Redevelopment of existing residential dwelling to provide 4 no. one bedroom flats, construction of 5 no. one bedroom flats following the demolition of retail/residential building along with associated	Proposal: Cllr Yates Seconded: Cllr Bou-Sreih Vote: In Favour 12 Against 0 Abstained 0

			landscaping, parking and cycle parking.	
	BPC:	Recommended for approval		
17/03524	Mr Peter Gray/ McLean	Brookside Dedworth Road Windsor SL4 4LH	Variation of condition 12 (approved plans) (under Section 73) to substitute approved plan with amended plan 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		

232/2017. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.

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

233/2017. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

A list as at Appendix B had been circulated to Councillors in advance of the meeting.
No updates received from RBWM Enforcement Team

234/2017. REPORT ON ACTION LIST

A list as at Appendix C had been circulated to Councillors in advance of the meeting.
A request was made to RBWM Enforcement Team for meeting to discuss the outstanding cases on our enforcement list but no reply has been received.

235/2017.LICENCING APPLICATIONS

There were no licensing applications for the Parish

236/2017.COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr Elvin informed the meeting that there will be a presentation by Farmglade, who are the developers at Water Oakley Farm on Saturday 9th December 2017 from 11am to 4pm at The Oakley Court Hotel. Cllr Elvin would like to encourage all Councillors to attend.
Cllr Elvin recently attended a training course on the General Data Protection Regulations. A Data Protection Policy will need to be set up and a Data Protection Officer appointed.
Cllr Elvin raised a further issue with the Queens Head whereby tipper trucks have been seen coming and going from the site. Cllr Kneen said she is concerned that we have not received any updates from the Enforcement Team for a number of months. Following a discussion Cllr Dudley agreed to take the matter up with RBWM. Cllr Kneen asked the Assistant Clerk to liaise with Cllr Dudley to update him on the issues we are experiencing.
Cllr Marsh gave an update on a recent meeting she attended concerning the Red Lion Public House in Fifield.

237/2017. DATE OF NEXT MEETING

The next planning meeting will take place on Monday 8th January 2018 at 7.30pm at Braywood War Memorial Hall.

The meeting closed at 9.55 pm.