



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 5th MARCH 2018 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

PRESENT:

Alexander Ward: No Cllr present
 Dedworth Ward: Cllr N Pellew
 Bray Ward: Cllrs S Kiely, K Elvin, M Pierce, B Millin
 Holyport Ward: Cllrs L Kneen (Chair), S Dudley, D Wilson,
 B Bou-Sreih

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

PC 025/2018. HEALTH AND SAFETY INTRODUCTION

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

PC 026/2018. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apoloiges for absence were received from Cllr Graham, Cllr Hattey, Cllr Glover.
 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	18/00199	In respect of Rosedene Moneyrow Green I know the applicant A Biddle and S Halfacre who is objecting

Pecuniary:

None		
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PC 027/2018. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meetings held on Monday 5th February 2018 were approved and signed as a true record.

PC 028/2018. CONSIDERATION OF APPLICATIONS

Planning No.	Applicant/Officer	Address	Proposal	Vote
18/00199	Mr Alex Biddle/ Sheila Bowen	Rosedene Moneyrow Green Holyport Maidenhead SL6 2ND	Replacement porch, replacement single storey side extension with accommodation in the roof space served by an external staircase with first floor decking	Proposal: Cllr Dudley Seconded: Cllr Bou-Sreih Vote: In Favour 8 Against 2 Abstained 1
	BPC:	Recommended for Refusal Reason – GB2 - The development will have an impact on the openness of the Green Belt and harm the character due to the scale, siting and design.		

		DG1 – The development by design will create an external staircase, first floor decking and floor to ceiling glass doors which will overlook the property which sits to the rear. This will result in a loss of privacy to the neighbouring property as well as restricting their views of open countryside.		
18/00332	Mr David McBride/ David Johnson	Orchard Farm Long Lane Maidenhead SL6 3TA	Two storey rear extension	Proposal: Cllr Dudley Seconded: Cllr Pellew Vote: In Favour 9 Against 0 Abstained 2
	BPC:	Recommended for approval		
18/00316	Mr & Mrs A Doodson/ Serena Wong	Thistle Cottage Ascot Road Holyport Maidenhead SL6 3LD	Proposed porch canopy. Front and rear rooflights in association with loft conversion	Proposal: Cllr Dudley Seconded: Cllr Wilson Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for approval		
18/00233	Mr & Mrs J Topping/ David Johnson	Ivy House 13 Hearne Drive Holyport Maidenhead SL6 2HZ	Two storey side extension	
	BPC:	Delegated to Ward Cllrs - Recommended for refusal GB1 & GB2 - Inappropriate development in the Green Belt which will have an impact on the openness. There are no special circumstances which would outweigh harm to the Green Belt. H14 - The development will have an adverse effect upon the character and appearance of the original property and the neighbouring properties. The development will adversely affect the street scene in general. DG1 - Harm will be caused to the character of the surrounding area through the development which is cramped as well as a loss of the areas important features.		
18/00230	Mr P Wilkes/ Josh McLean	3 Windsor Road Maidenhead SL6 1UZ	Change of use from a bed and breakfast (C1) to a House of Multiple Occupation (Sui Generis) (Retrospective).	
	BPC:	Delegated to Ward Cllrs - Recommended for refusal We are against the granting of a HMO for 3 Windsor Road because of our concerns with the lack of satisfactory parking on site. There is a deficiency of at least 2 spaces and we wish this application to be called in to panel.		

18/00205 /LBC	Monkey Island Properties Ltd/ Antonia Liu	Monkey Island Hotel Monkey Island Lane Bray Maidenhead SL6 2EE	Retention of external and internal alterations to the Temple Building and the Pavilion to include - relocation of external staircase, provision of an additional plant room, removal of chimney flue, replacement window and alterations to roof equipment (Temple Building). Alterations to plant room, doors and fenestration and internal alterations and reconfiguration of layout (Pavilion).	
	BPC:	No further comment		
18/00445	Mr and Mrs Almushada ni/Sheila Bowen	Tansy Cottage Ferry Road Bray Maidenhead SL6 2AT	Alterations to roof including part hipped, 3 new front dormers, increase in height of existing rear gable and two first floor rear extensions.	Proposal: Cllr Pierce Seconded: Cllr Wilson Vote: In Favour 9 Against 2 Abstained 0
	BPC:	Recommended for Refusal Reason – CA2 & DG1		

Cllr Dudley & Cllr Wilson left the meeting
The member of the public left the meeting

18/00008	Mr L Page/ Hannah Gillett	1 Memorial Cottage Fifield Road Fifield Maidenhead SL6 2NX	Replacement garage and first floor annexe.	
	BPC:	Delegated to Ward Cllrs - Recommended for approval		
18/00304 /AGDET	Mr William Emmett/ David Johnson	Hornbuckle Farm Drift Road Maidenhead SL6 3TZ	Notification to determine whether prior approval is required for an agricultural building.	
	BPC:	Delegated to Ward Cllrs – Recommended for approval		
17/01878	Legoland Windsor Park Ltd/ Claire Pugh	Legoland Windsor Resort Winkfield Road Windsor SL4 4AY	APPLICATION ACCOMPANIED BY ENVIRONMENTAL STATEMENT – FURTHER INFORMATION	Proposal: Cllr Marsh Seconded: Cllr Elvin Vote:

			<p>In connection with the following application - Hybrid planning application seeking permission for the following Full (detailed) projects: Project 1 - the erection of 65 permanent semi-detached lodges (130 units) and 20 'barrels' with associated amenity facilities block to provide visitor accommodation, a central facilities 'hub' building, SUDS ponds, landscaping works (including equipped play areas) and associated infrastructure works ('Phase 1' of the holiday village); Project 2 - Reconfiguration of car parking and internal accesses and associated engineering/infrastructure works; Project 3 - Change of use of existing farm buildings from agricultural/'sui generis' use to Use Class D2, ancillary 'back of house'; accommodation and land for re-use by the theme park and the creation of one new access point from the existing car park and Project 4 - Extension and alterations to 'The Beginning' comprising new admissions building, extension to existing toilet facilities and new entrance portal. Permission for the following Outline projects: Project 5 - Construction of the '2019 attraction' comprising three 'attraction zones' for up to three new rides (one to be an indoor attraction and the other two to be uncovered or covered) with associated queue line areas, landscaping works and associated infrastructure; Project 6 - Construction of a new indoor ride on the 'Haunted House' site with associated queue line area, landscaping works and associated infrastructure; Project 7 - Extension to the existing 'Big Shop' LEGO store in</p>	<p>In Favour 9 Against 1 Abstained 0</p>
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			'The Beginning' area; Project 8 - Erection of up to 300 units of visitor accommodation ('Phases 2 and 3' of the holiday village) with two associated central facilities 'hub' buildings, SUDS ponds, landscaping, infrastructure works and car parking area.	
	BPC:	Recommended for Refusal Reason – The applicant has failed to provide sufficient information on how the existing trees, hedgerows and ancient woodland will be protected or what the flood risk will be from the creation of the holiday villages.		

Cllr Wilson returned to the meeting

PC 029/2018. 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 030/2018. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

A list as at Appendix B had been circulated to Councillors in advance of the meeting. We have not received any updates from RBWM on our Enforcement List. Cllr Kneen suggested we write to the Enforcement Team again and to copy Cllr Coppinger in. Cllr Elvin said himself and the Clerk are due to meet with Andy Jeffs from RBWM and he will raise this issue with him.

PC 031/2018. REPORT ON ACTION LIST

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

PC 032/2018.LICENCING APPLICATIONS

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

PC 033/2018.COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr Millin said he has been looking at the BPC's website and had noticed the agendas for planning meetings are not on the website. Cllr Kneen asked that this is noted on the Action List and requested the Assistant Clerk to look into the matter.

Cllr Elvin raised an issue with planning application 18/00230 for an 8 bedroomed House of Multiply Occupancy which was delegated to Bray Ward Cllrs to make a recommendation. Due to the number of bedrooms the development under current Local Authority parking standards would require 8 parking spaces but only has 6. In a recent report on this application from the Project Centre who work in partnership with RBWM Highways it states although the application does not have sufficient parking spaces, on this occasion they are going to take a pragmatic approach and allow the proposal. Following a discussion between Cllrs it was agreed Cllr Elvin, Cllr Kneen and the Clerk will write to RBWM stating we disagree with third parties taking pragmatic views and not following current parking standards.

PC 034/2018. DATE OF NEXT MEETING

The next planning meeting will take place on Monday 9th April 2018 at 7.30pm at Braywood War Memorial Hall.

The meeting closed at 8.42 pm.