



# Bray Parish Council

## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 14<sup>th</sup> MAY 2018 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

### PRESENT:

Alexander Ward:	No Cllr present
Dedworth Ward:	Cllr N Pellew
Bray Ward:	Cllrs K Elvin, B Millin
Holyport Ward:	Cllrs L Kneen (Chair)
Oakley Green & Fifield Ward:	Cllr N Marsh
	5 members of the public
	The Press
	Assistant Clerk – Jennifer Bailey

### PC 048/2018. HEALTH AND SAFETY INTRODUCTION

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

### PC 049/2018. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apoloiges for absence were received from Cllr Graham, Cllr Pierce, Cllr Yates, Cllr Kiely, Cllr Dudley, 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
Millin	18/00954	Owner of land known to me
Pellew	18/01143	The applicant is known to me
Marsh Pellew Wilson Millin Elvin Kneen	18/00972	Applicant is a fellow Bray Parish Councillor

#### Pecuniary:

None		
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### PC 050/2018. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meetings held on Monday 9<sup>th</sup> April 2018 were approved and signed as a true record.

Cllr Hattey joined the meeting

### PC 051/2018. CONSIDERATION OF APPLICATIONS

1 Member of the public spoke in favour of the following application

Planning No.	Applicant/Officer	Address	Proposal	Vote
18/00946	Miss Georgina Simonds/ Laura Ashton	House Coningsby Farm Coningsby Lane Fifield Maidenhead SL6 2PF	Construction of x 7 detached dwellings with alterations to the existing access following demolition of the existing barns	Proposal: Cllr Marsh Seconded: Cllr Elvin Vote: In Favour 5

				Against 1 Abstained 0
	BPC:	<p>Recommended for refusal -</p> <p>GB1 - Inappropriate development in the Green Belt. The applicant has failed to demonstrate that there are any special circumstances which would outweigh harm to the Green Belt</p> <p>GB2 - Overdevelopment in the Green Belt which will have a material intensification in the level of activity both on the site and the surrounding area.</p> <p>There is insufficient information from Highways as to the effect the development will have on the surrounding roads and whether they are suitable for the extra traffic the development will generate.</p>		

Clr Wilson joined the meeting

1 Member of the public left the meeting

1 Member of the public spoke in favour of the following application

18/00954	Hermon/ Alys Hughes	Land Bounded By The Cut And The M4 Upper Bray Road Bray Maidenhead	Construction of a single storey building as headquarters for Swan Support with associated parking.	Proposal: Clr Millin Seconded: Clr Hattey Vote: In Favour 6 Against 0 Abstained 1
	BPC:	Recommended for approval		

3 Members of the public left the meeting

18/00138	Mr Russ Nathan/ Alys Hughes	Braywood Farm Ascot Road Hawthorn Hill Maidenhead SL6 3SY	Part conversion of the barn to residential, alterations to the roof to create first floor and alterations to fenestration	Proposal: Clr Kneen Seconded: Clr Pellew Vote: In Favour 6 Against 0 Abstained 1
	BPC:	Recommended for approval		
18/01044	Ms S Brookes/ Sheila Bowen	31 Byland Drive Maidenhead SL6 2HF	Garage conversion and part single part two storey side extension	
	BPC:	Delegated to Ward Cllr - Recommended for approval		

1 Member of the public left the meeting

18/01182	Mr Jeff Biggs /David Johnson	Manor House Cottage Paley Street Maidenhead SL6 3JS	Two storey side extension with balcony, new detached garage, new and reinstated vehicular access and relocation of the existing electric gate	Proposal: Clr Kneen Seconded: Clr Wilson Vote: In Favour 7
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	BPC:	Recommended for refusal - GB1 - Inappropriate development in the Green Belt. The applicant has failed to demonstrate that there are any special circumstances which would outweigh harm to the Green Belt. 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 & H14 - The extension and the entrance gate will have an adverse effect on the street scene due to the scale, mass and design. Bray Parish Council notes the gates have already been installed.		Against 0 Abstained 0
18/01225	Mr And Mrs Hester/ Sheila Bowen	10 Farm Close Holyport Maidenhead SL6 2LG	Part single part two storey front/side extension, single storey rear extension, alterations to the roof and fenestration following demolition of the existing garage	
	BPC:	Delegated to Ward Cllr - Recommended for approval		
18/00747	Mrs Lucy Gillies/ Vivienne McDowell	Helygen House Maidenhead Road Windsor SL4 5UB	Alterations and raising of roof, two storey side and single storey rear extensions and amendments to fenestration following demolition of existing conservatory.	
	BPC:	Delegated to Ward Cllrs - Recommended for refusal GB1, GB2 & GB4 - Inappropriate development in the Green Belt. The applicant has failed to demonstrate that there are any special circumstances which would outweigh harm to the green Belt. The development would, by reason of their greater floorspace, scale and bulk result in a disproportionate addition of a build over and above the size of the original dwelling. The proposed development would as a result of the increase amount to an inappropriate development within the Green Belt which will cause both harm and loss of openness.		
18/00909	Mr E Davies/ David Johnson	Farmhouse Coningsby Farm Coningsby Lane Fifield Maidenhead SL6 2PF	Single storey rear extension, 2 no. front dormers and 1 no. rear dormer to facilitate loft conversion, alterations to fenestration following demolition of outbuilding.	
	BPC:	Delegated to Ward Cllrs - Recommended for refusal GB1, GB2 & GB4 - Inappropriate development in		

		the Green Belt. The applicant has failed to demonstrate that there are any special circumstances which would outweigh harm to the green Belt. The development would, by reason of their greater floorspace, scale and bulk result in a disproportionate addition of a build over and above the size of the original dwelling. The proposed development would as a result of the increase amount to an inappropriate development within the Green Belt which will cause both harm and loss of openness.		
18/01114 (Variation Under Reg 73)	Mr Daniel And Benjamin Wallace/ Alys Hughes	New Lodge Drift Road Winkfield Windsor SL4 4RR	Variation of Condition (3) (under Section 73) to amend the wording from 'Prior to the commencement of work' to 'Prior to any new brick work being constructed' for consent for internal and external alterations including the demolition of a single storey modern extension, fenestration changes and repair works to the fabric approved under Listed Building Consent (17/03766).	
	BPC:	Delegated to Ward Cllrs - Agrees to vary		

Cllr Pellew did not vote on the following application

18/01143	Mr & Mrs N Sinclair/ Haydon Richardson	Oakley Mead Dedworth Road Windsor SL4 4LN	New front porch, material change to the front facade, 1.8m high fence to the both side boundaries and new 1.8m high wall and fencing to the front boundary with electronically-operated gates	Proposal: Cllr Marsh Seconded: Cllr Kneen Vote: In Favour 6 Against 0 Abstained 0
	BPC:	Recommended for approval with the condition the entrance gate is set back so any vehicle pulling in will not impede the highway.		
18/00856	Mr M Bambra/ Susan Sharman	Down Place Farm Down Place Water Oakley Windsor SL4 5UG	Change of use from an ancillary building to a detached three bedroom dwelling with associated parking.	Proposal: Cllr Marsh Seconded: Cllr Pellew Vote: In Favour 7 Against 0 Abstained 0
	BPC:	Recommended for approval		

Cllr Hattie left the meeting

18/01096	Mrs Renuka Ahluwalia/ Hannah Gillett	Lanrivain Ascot Road Maidenhead SL6 2HT	Single storey rear extension, porch and driveway entrance gate	Proposal: Cllr Millin Seconded: Cllr Kneen Vote: In Favour 6 Against 0 Abstained 0
	BPC:	Recommended for approval		
18/01018	Mr Salvatore Farinato/ Sheila Bowen	127 Tithe Barn Drive Maidenhead SL6 2DD	New front porch, part single part two storey side extension, single storey rear extension and x1 rear dormer with Juliette Balcony	Proposal: Cllr Millin Seconded: Cllr Wilson Vote: In Favour 6 Against 0 Abstained 0
	BPC:	Recommended for refusal - DG1 & H14 - The design of the new development is not compatible with the street scene and the surrounding properties due to its bulk and scale. The Juliette Balcony is considered as being unneighbourly due to the fact it overlooks many of the neighbouring properties.		
18/01036	Mr Jeremy Creffield/ Susan Sharman	97 Tithe Barn Drive Maidenhead SL6 2DD	Front porch, part garage conversion, two storey side and rear extension and alterations to fenestration.	Proposal: Cllr Millin Seconded: Cllr Wilson Vote: In Favour 6 Against 0 Abstained 0
	BPC:	Recommended for approval		
18/00972	C J Graham/ Serena Wong	7 Bray Close Bray Maidenhead SL6 2BL	Single storey rear conservatory	Proposal: Cllr Millin Seconded: Cllr Marsh Vote: In Favour 6 Against 0 Abstained 0
	BPC:	Recommended for approval		
18/01181	Mr Norman Freed/ Sheila Bowen	2 Riverside Ferry Road Bray Maidenhead SL6 2AY	Landscaping works to rear garden	Proposal: Cllr Millin Seconded: Cllr Elvin Vote: In Favour 6 Against 0 Abstained 0
	BPC:	Recommended for refusal - CA2 & N2 - The landscaping neither enhances or preserves the character or appearance of the garden which is out of keeping with the neighbouring properties. The view from the river has now been altered as the surrounding gardens are of a sloping grassed verge appearance and this is a raised terrace.		

18/01293 (Var Under Reg 73)	South East Water/ Laura Ashton	South East Water The Keleher Water Treatment Works Monkey Island Lane Bray Maidenhead SL6 2AZ	Removal of condition 26 (foul water scheme) of planning approval 17/03288/FULL (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 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)	Proposal: Cllr Kneen Seconded: Cllr Millin Vote: In Favour 6 Against 0 Abstained 0
	BPC:	Delegated to Planning Officer		

**PC 052/2018. 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 053/2018. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH**

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

**PC 054/2018. REPORT ON ACTION LIST**

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

**PC 055/2018. LICENCING APPLICATIONS**

No applications have been submitted in any of the Bray Parish Wards.

**PC 056/2018. BOROUGH WIDE DEVELOPEMNT MANAGEMENT PANELS.**

Cllr Wilson gave an update on the current procedure.

**PC 057/2018. COUNCILLORS' FORUM AND CORRESPONDENCE**

Cllr Elvin informed the meeting Farmglade will be submitting a further application for the development of the Water Oakley site. As this is an application for a large development it is likely an Extraordinary Planning meeting will be called.

Cllr Elvin reported on the recent issue with travellers within the Parish. In a previous meeting with Andy Jeffs, BPC was told RBWM has guidance on how to deal with these situations. BPC requested a copy of the guidance but to date RBWM have not provided it. Cllr Kneen asked if a further request can be made to RBWM and for this to be noted on the Action List.

Cllr Marsh gave an update on the current situation with the Red Lion Public House in Oakley Green which has recently been sold. Cllr Marsh has been informed that many other Borough Councils have within their Borough Local Plan a Pub Protection Policy. To protect public house in the future Cllr Marsh feels RBWM should have been more specific within their Borough Local Plan and included a Pub Protection Policy.

Cllr Kneen raised concerns with Carters Steam Fair putting up temporary advertising signs in Holyport which is a Conservation Area. Cllr Elvin suggested an agreement is made with Carters prior to the hire of the Green which clearly states the terms of hire.

Cllr Kneen is also concerned with the recent traffic survey in Holyport. Cllr Kneen feels the Speed Indicator Devices are positioned in the wrong place. Cllr Kneen will write to the Clerk asking for them to be removed and relocated with one positioned by the Belgium Arms in Holyport. Cllr Elvin asked if BPC can request a copy of the survey data.

**PC 058/2018. DATE OF NEXT MEETING**

The next planning meeting will take place on Monday 11<sup>th</sup> June 2018 at 7.30pm at Braywood War Memorial Hall.

The meeting closed at 9.50 pm.

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