



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 9th APRIL 2018 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

PRESENT:

Alexander Ward:	CLlr J Glover
Dedworth Ward:	CLlr N Pellew
Bray Ward:	CLlrs K Elvin, M Pierce, C Graham, B Millin
Holyport Ward:	CLlrs L Kneen (Chair), S Dudley, D Wilson, F Hattey
Oakley Green & Fifield Ward:	CLlrs N Marsh, C Yates The Press Assistant Clerk – Jennifer Bailey

PC 035/2018. HEALTH AND SAFETY INTRODUCTION

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

PC 036/2018. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apologies for absence were received from CLlr Kiely, CLlr Bou-Sreih.
CLlr Wilson sent apologies to say he will be late for the meeting.

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	18/00684	Nephew owns agency acting for the applicant
Millin	18/00861	Applicant known to me and (prior) I was Co-Director until September 2017 in a company with him

Pecuniary:

Dudley, Elvin, Graham, Glover, Kneen, Marsh, Pellew, Pierce, Wilson & Yates	18/00370	The applicant is a former Bray Parish Councillor
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PC 037/2018. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

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

PC 038/2018. CONSIDERATION OF APPLICATIONS

Planning No.	Applicant/Officer	Address	Proposal	Vote
18/00394	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 2.1m high fence to the front boundary with	

			electronically-operated gates	
	BPC:	Delegated to Ward Cllrs - Recommended for refusal DG1 & P4 - The proposed front fence is out of keeping with the neighbouring properties and would be detrimental to the street scene. The proposed access arrangements may raise significant highway safety concerns. The gates do not provide any viability sprays and will not allow cars to pull clear of the highway while the gates are opening. The fence will obstruct car and pedestrian views of the access point. The erection of the inner fence may substantially reduce the available parking spaces. RBWM's current parking policy states a 4 bed roomed property requires 3 parking spaces and it is unclear whether the site would provide the required amount. The report provided by Highways has also raised the same concerns with access and parking provisions.		
18/00518	Mr Robert Barnes/ Sheila Bowen	27 Manor Grove Fifield Maidenhead SL6 2PQ	Single storey front, side and rear extensions and enlargement of existing rear dormer	
	BPC:	Delegated to Ward Cllrs - Recommended for approval		
18/00370	Mr & Mrs Howard/ Sheila Bowen	Broadacre House Coningsby Lane Fifield Maidenhead SL6 2PF	Construction of a garden store with workshop	Proposal: Cllr Pellew Seconded: Cllr Graham Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for approval		
18/00491	Holly Gardiner/ Claire Pugh	Orchard Lea Drift Road Winkfield Windsor	Retention of the access off Drift Road to serve previously consented residential development with associated landscaping and vehicular entrance gates.	Proposal for approval: Cllr Pellew Seconded: Cllr Yates Vote: In Favour 3 Against 8 Abstained 0
	BPC:	Recommended for refusal - Highways have raised concerns with the access to and from the site. The points in question need to be addressed on the grounds of highway safety. There is insufficient information on the protection of the trees within the development.		Proposal for refusal: Cllr Marsh Seconded: Cllr Pierce Vote: In Favour 10

				Against 1 Abstained 0
18/00519	Mr P Gray/ Vivienne McDowell	Site of Palmers of Windsor Dedworth Road Windsor	Construction of 1 No. first floor apartment with side balcony, external staircase and cycle store above approved parking area.	Proposal for approval: Cllr Pellew Seconded: Cllr Yates Vote: In Favour 4 Against 6 Abstained 2
	BPC:	Recommended for refusal - DG1 - The addition of the apartment is deemed to be overdevelopment on an already cramped site.		Proposal for Refusal: Cllr Graham Seconded: Cllr Elvin In Favour 5 Against 4 Abstained 2
18/00865	Mrs Davenport/ Sheila Bowen	2 Memorial Cottage Fifield Road Fifield Maidenhead SL6 2NX	Proposed rear conservatory	Proposal: Cllr Pellew Seconded: Cllr Hattey Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for approval		

Cllr Graham declared an interest in the following application

18/00676	Mrs Charlotte Parratt/ Serena Wong	The Stable House Ascot Road Hawthorn Hill Maidenhead SL6 3SZ	Single storey rear extension and loft conversion and alterations to fenestration.	Proposal: Cllr Pellew Seconded: Cllr Yates Vote: In Favour 8 Against 1 Abstained 2
	BPC:	Recommended for approval		

Cllr Millin left the meeting

18/00684	Mr And Mrs Admans/ Sheila Bowen	200 Windsor Road Maidenhead SL6 2DW	Part single, part two storey rear extension with Juliet balcony, first floor side extension and alterations to fenestration.	Proposal: Cllr Elvin Seconded: Cllr Pellew Vote: In Favour 10 Against 0 Abstained 0
	BPC:	Recommended for approval		

Cllr Millin returned to the meeting

18/00861 EIA Screening	Mr Neil Purvis/ Laura Ashton	Land Bordered By Bray Lake Covert Close And Proposed Hospice Windsor Road Maidenhead	Request for Screening Opinion under Regulation 6 of The Town And Country Planning (Environmental Impact Assessment) Regulations 2017 for up to	Proposal: Cllr Elvin Seconded: Cllr Graham Vote: In Favour 11
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			100 dwellings and associated access, car and cycle parking, amenity space, green infrastructure, drainage and attenuation and ancillary works	Against 0 Abstained 0
	BPC:	<p>The report is flawed in a number of respects. The report describes the Windsor Road (A308) as a road connecting Holyport and Bray villages. The road is actually the primary (non Motorway) route between Windsor and Maidenhead. This road is already overloaded and subject to periods of serious traffic congestion and delays. Adjacent to the site in question the road is narrow at only 6.5 meters wide.</p> <p>The hospice building planned for the eastern portion of the site is not only a 28 bed hospice but also a Head Office for the organisation and this is evidenced by the fact that it will employ 160 + employees at the site and result in 500+ vehicle movements in a 12 hour day. The hospice site has 200 parking spaces to accommodate visitors attending lectures, exhibitions and other functions.</p> <p>The report refers to three story buildings. There are no existing three-story buildings in the surrounding area.</p> <p>The site is virgin green belt and under current legislation there is no reason to build on such land.</p> <p>The site is at the edge of an AQMA (Air Quality Management Area) associated with the A308/M4. The vehicle movements associated with the hospice HQ alone will almost certainly add to the pollution and increase the footprint of the AQMA onto the proposed site.</p> <p>In the sections detailing cumulative effect the report fails to take into account all the proposed development for the local area.</p> <p>The report details: - Hospice Lodge Farm (150 houses) Water Oakley (44 houses) Holiday Inn (56 houses)</p> <p>The report fails to acknowledge the following additional proposed development: - Tectonic Place – (25 houses – HA17 in Borough Local Plan -BLP) Water Oakley – (Proposed increase from approved 44 houses to 136 dwellings) Monkey Island Lane - (100 houses – HA23 of BLP) West of Windsor north and south of the A308 (450 residential units – HA11 of the BLP)</p> <p>The proposed development in the local area is approaching the 1000 dwelling threshold referred to in the report and if we take into account the hospice/HQ traffic that the vehicle loading will exceed that produced by 1000 houses.</p>		

		<p>If the Holiday Inn development is worthy of consideration in the report then so too are the following, even nearer, proposed developments:</p> <ul style="list-style-type: none"> - Land south of Harvest Hill Road – (350 residential units HA7 BLP) Maidenhead Golf Course – (2000 residential units – HA6 BLP) Relocation of the Magnet Leisure Centre to Braywick Park – (IF2 BLP) <p>In addition, the following imminent developments will also seriously affect the traffic and pollution in the local area: -</p> <ul style="list-style-type: none"> Proposal to build a 150-bed hotel on Windsor Racecourse Expansion of overnight accommodation at LEGOLAND Effect of traffic accessing Maidenhead Station (CrossRail) and the M4 from major developments, under construction, in Bracknell. <p>Local residents are also concerned about the following aspects of the proposed Summerleaze development: -</p> <ul style="list-style-type: none"> Effects on Flora and Fauna – Trees, Hedgerows and the known colonies of Bats Flooding. Loss of virgin, Greenbelt, agricultural land. 		
18/00497	Mr Sachin Patel/Alys Hughes	58 Springfield Park Maidenhead SL6 2YN	First floor rear extension with Juliette balcony including accommodation in roof space and alterations to fenestration	
	BPC:	Delegated to Ward Cllrs - Recommended for refusal DG1 & H14		
18/00685	Mr Bennett/ Joshua Clayman	Thimble Farm Sturt Green Holyport Maidenhead SL6 2JH	Notification to determine whether prior approval is required for an agricultural building.	
	BPC:	Delegated to Ward Cllrs - Planning Permission is required due to the location of the proposed barn impacting on the openness of the green belt, GB1.		
18/00661	Les Lions Farm/Alys Hughes	Les Lions Farm Ascot Road Holyport Maidenhead SL6 2JB	Outline application (all matters reserved) for the reorganisation of the existing facilities and a proposed new clubhouse.	Proposal: Cllr Hattey Seconded: Cllr Yates Vote: In Favour 11 Against 0 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 - The development by reason of their scale,</p>		

		sitting and mass would introduce a physical build where no building currently exists, reducing the openness of the Green Belt.		
18/00655	Mr & Mrs R Dhillon/ Serena Wong	79 Aysgarth Park Maidenhead SL6 2HQ	Front single storey extension to lounge	Proposal: Cllr Hattey Seconded: Cllr Graham Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for approval		
18/00731	Mr & Mrs Connolly/ Hannah Gillett	16 Lynden Close Holyport Maidenhead SL6 2LB	Single storey side extension.	Proposal: Cllr Hattey Seconded: Cllr Glover Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for approval		
18/00751	Mr & Mrs Wallis/ Sheila Bowen	Barrfield House Holyport Road Maidenhead SL6 2EY	Single and two storey side extensions and 2 No. rooflights following demolition of existing side extensions	Proposal: Cllr Hattey Seconded: Cllr Pellew Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for approval		

Cllr Wilson joined the meeting

18/00809	Mr D Price & Ms B J Stacey/ Sheila Bowen	The Meadow House Belmont Farm Sturt Green Holyport Maidenhead SL6 2JH	First floor side extension	Proposal: Cllr Hattey Seconded: Cllr Pellew Vote: In Favour 11 Against 0 Abstained 1
	BPC:	Recommended for approval		
18/00836	Mr And Mrs Cornelius/ Serena Wong	31 Stompits Road Holyport Maidenhead SL6 2LD	Single storey rear extension and extend existing vehicular access	Proposal: Cllr Hattey Seconded: Cllr Wilson Vote: In Favour 12 Against 0 Abstained 0
	BPC:	Recommended for approval		

PC 039/2018. 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 040/2018. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

A list as at Appendix B had been circulated to Councillors in advance of the meeting. Cllrs discussed the problems caused by lack of updates from RBWM on Enforcement Cases within the Parish. Cllr Graham suggested BPC write to the Ward Borough Cllrs to ask if they can assist in resolving this matter. Cllrs were in agreement that a letter should be sent. Cllr Graham with the help of Cllr Kneen agreed to write to Cllr Dudley, Cllr Coppinger and Cllr Walters.

Cllrs agreed to close the Enforcement Cases at Bettoney Vere and Willows Riverside Park. Cllr Elvin raised concerns regarding RBWM no longer providing BPC 48 hours' notice of their Planning decisions which differ from our recommendations. Cllr Kneen confirmed RBWM no longer notify Parish Councils of their decisions and have not done so for some time. Cllr Elvin asked if Planning Officers could provide further information on planning applications which are allowed and the reasons they came to their decision as he feels we, as a Planning Committee could learn from this. Cllr Dudley asked that the letter to RBWM Councillors includes the information we would like from Planning as this can then be dealt with at the same time.

PC 041/2018. REPORT ON ACTION LIST

A list as at Appendix C had been circulated to Councillors in advance of the meeting. No further action is required for Action List references PC033/2018 & PC033/2018 so can be closed.

PC 042/2018.LICENCING APPLICATIONS

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

PC 043/2018. TERMS OF REFERENCE REVIEW

Cllr Kneen explained that herself, Cllr Marsh, Cllr Glover and the Clerk had reviewed the Terms of Reference for the Planning Committee. The new document is currently in draft form and asked Cllrs for any comments or amendments they wish to make. The document was discussed and amendments agreed. The amended document will be sent out to Cllrs prior to the next planning meeting where it will be discussed again.

PC 044/2018. REPORT ON TOUR OF MONKEY ISLAND HOTEL DEVELOPMENT

Cllr Graham reported on his recent tour of the site with the Project Manager Paul Slater. Cllr Graham advised that it is envisaged the development will be finished in mid-June but some of the original plans may change. If this is the case there may be further planning applications.

PC 045/2018. PRODUCTION OF CONSERVATION AREA LEAFLET FOR RESIDENTS IN BRAY AND HOLYPORT

Cllr Graham is looking to producing a leaflet for Parish residents who live in or move to one of the Conservation Areas. The leaflet is intended to give advice on planning requirements when you live in a Conservation Area but is not intended to be a document for residents to determine if they need to apply for planning permission. Cllr Graham proposed Cllr Kneen, Cllr Kiely and himself meet to discuss the layout of the leaflet and what should to be included. He will also look into printing costs before he brings back to Council.

PC 046/2018.COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr Elvin requested the Assistant Clerk update the Action List to show that he and The Clerk had met with Andy Jeffs and are now awaiting a date to meet with both Andy Jeffs and Jenifer Jackson to discuss outstanding matters.

Cllr Elvin gave an update on the recent planning application at 3 Windsor Road which was allowed by RBWM. He spoke to Cllr Coppinger concerning the pragmatic view on planning matters taken by the Project Centre which did not follow the current Local Plan. Cllr Coppinger had agreed and stated any pragmatic views should only be taken by the Council. Although Bray Ward Cllrs had made a request to Cllr Walters to take the application to panel this did not happen because Cllr Walters had felt this was a matter for Highways.

Cllr Marsh informed the meeting of the death of Barbara Goodhew who was the Treasure for Braywood Memorial Hall and also a former Bray Parish Councillor who sadly passed away on Good Friday.

Cllr Marsh, on checking the RBWM Planning Portal had noticed that the drainage condition for the Phoenix Gym planning application has now been discharged. Cllr Marsh asked if the Assistant Clerk can check with RBWM to see if this is the case.

Cllr Kneen gave an update on the flooding around Holyport Road which is due to the Green washing on to the road and blocking the drains. Cllr Kneen and The Clerk will be meeting with Dave Horton from Volker Highways on Wednesday who will quote RBWM for the cost of the repairs.

Cllr Yates has been informed that the Crown Estates have decided to restrict access to their land within our Parish. Cllr Yates agreed to write to Crown Estates to find out why this is happening.

PC 047/2018. DATE OF NEXT MEETING

The next planning meeting will take place on Monday 14th May 2018 at 7.30pm at Braywood War Memorial Hall.

The meeting closed at 9.30 pm.