



# Bray Parish Council

## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 11<sup>th</sup> JUNE 2018 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

### PRESENT:

Alexander Ward:	CLlr J Glover
Dedworth Ward:	CLlr N Pellew
Bray Ward:	CLlrs S Kiely, M Pierce, C Graham
Holyport Ward:	CLlrs S Dudley
Oakley Green & Fifield Ward:	CLlrs N Marsh (Chair)
	2 members of the public
	Assistant Clerk – Jennifer Bailey

### PC 059/2018. HEALTH AND SAFETY INTRODUCTION

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

### PC 060/2018. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apologies for absence were received from CLlr Kneen, CLlr Elvin, CLlr Bou-Sreih, CLlr Millin, 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 or Borough DM Panel where I might receive additional information

#### Pecuniary:

None		
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### PC 061/2018. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meetings held on Monday 14<sup>th</sup> May 2018 were approved and signed as a true record.

### PC 062/2018. CONSIDERATION OF APPLICATIONS

Planning No.	Applicant/Officer	Address	Proposal	Vote
18/01028	Mr And Mrs Moon/ Claire Pugh	The Wickets Vicarage Walk Bray Maidenhead SL6 2AE	Replacement dwelling, wall, entrance gates, piers and railings following demolition of existing dwelling and outbuildings	
	BPC:	Recommended for approval with the following conditions 1. The footprint of the proposed new dwelling is 46% more than that of the existing house (including external habitable outbuildings) We would therefore recommend that permitted development rights be removed from the property.		

		2. Subject to the Conservation Officer agreeing that the materials used are in keeping with the Conservation Area.	
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CLlr Wilson joined the meeting

18/01423	Mr Sandeep Chopra/ Shelia Bowen	41 The Bingham's Maidenhead SL6 2ES	Part single, part two storey rear, two storey front and single storey side extension, garage conversion to habitable accommodation, 3 no. front rooflights, 1 no rear rooflight and alterations to fenestration.	Proposal: CLlr Kiely Seconded: CLlr Graham Vote: In Favour 7 Against 1 Abstained 0
	BPC:	Recommended for refusal Reason – DG1 Overdevelopment of the plot due to the scale of the proposed development which is unneighbourly.		
18/01313 (Variation Under Reg 73)	Debbie Raven/ Susan Sharman	Land South of Bray Lake and East of Court Close Windsor Road Maidenhead	Variation under Section 73 to Condition 25 (Environment Agency) to amend the wording to read 'The development permitted by application 17/00798/FULL shall be carried out in accordance with the FRA prepared by Price & Myers v6 dated June 2017 and addendum dated 3rd May 2018 (replacing Section 5.6 - 'Flood Mitigation Measures' in the FRA) and to Condition 27 (Surface Water) to amend the wording to read 'The surface water drainage strategy will be carried out in accordance with the documents attached to this application'.	Proposal: CLlr Pierce Seconded: CLlr Kiely Vote: In Favour 7 Against 0 Abstained 1
	BPC:	Recommendation – Agrees to variation		

2 Member of the public left the meeting

18/01298	Mr Kris Collett/ Jo Richards	Land Adjacent Pond View Sturt Green Holyport Maidenhead	Outline application for access only to be considered at this stage with all other matters to be reserved for the construction of 2 No detached dwellings.	Proposal: CLlr Wilson Seconded: CLlr Graham Vote: In Favour 8 Against 0 Abstained 0
	BPC:	Recommended for refusal Reason GB1 - The proposed development is inappropriate development in the Green Belt. There are no very		

		special circumstances which exist that outweighs the harm to the Green Belt. GB2 - The proposed development by reason of size, scale, mass, bulk, siting would physically reduce the openness of the Green Belt and is therefore harmful to the openness		
18/01474	Mr Timothy Mulvany/ David Johnson	49 Aysgarth Park Maidenhead SL6 2HQ	Two storey front extension	Proposal: Cllr Wilson Seconded: Cllr Kiely Vote: In Favour 8 Against 0 Abstained 0
	BPC:	Recommended for refusal Reason H14 & DG1 – Overdevelopment of the plot due to the scale, mass and bulk. The design of the new development is considered to be unneighbourly for two main reasons. The front extension of the development goes beyond the existing neighbouring properties building line. The addition of 5 new windows would create overlooking and is an unacceptable loss of privacy to the adjacent properties.		
18/01509	Mrs Victoria James/ David Johnson	Copse Manor Farm Paley Street Maidenhead	Notification to determine whether prior approval is required for the construction of a new agricultural barn	Proposal: Cllr Wilson Seconded: Cllr Pellew Vote: In Favour 8 Against 0 Abstained 0
	BPC:	Recommended for approval – Prior approval is not required		
18/01477	Mrs Helen Kendall Smith/ Alys Hughes	Land North of Coningsby Farm Green Lane Fifield Maidenhead	Certificate of lawfulness to determine whether the existing use of the land for equestrian use (sui generis) is lawful	Proposal: Cllr Graham Seconded: Cllr Pierce Vote: In Favour 8 Against 0 Abstained 0
	BPC:	Delegated to Cllr Glover to make comment on behalf on BPC by 20/06/2018		

**PC 063/2018. 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 064/2018. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH**

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

**PC 065/2018. REPORT ON ACTION LIST**

A list as at Appendix C had been circulated to Councillors in advance of the meeting. As there are four actions outstanding on the action list which are all related to enforcement Cllr Graham has volunteered to take the lead on this matter. Cllr Graham is due to meet with Cllr Coppinger and Jenifer Jackson over the next week and will press very strongly for a response. Cllr Marsh noted we have not received any response from the Enforcement Team at RBWM since December 2017.

**PC 066/2018.LICENCING APPLICATIONS**

There were no licencing applications in any of the Bray Parish Wards.

**PC 067/2018.COUNCILLORS' FORUM AND CORRESPONDENCE**

Cllr Graham informed the meeting the Environment Agency Flood Map has been updated and advised Cllrs to check the EA website when considering planning applications.

Cllr Kiely asked if information is available which could be access to check if a tree is subjected to a Tree Protection Order. Cllr Marsh advised that a map of all trees within the Parish which are subjected to a TPO was issued by the Clerk to all Cllrs and the information is also available on the RBWM Website.

Cllr Marsh would like to thank Cllr Graham and Susan Cook, the Clerk for all the hard work they have put in over the past week to ensure the speedy removal of travellers on Parish land. Cllr Graham added he felt the Clerk done a sterling job.

Cllr Dudley informed the meeting he recently met with Highways England and an exhibition on the Smart Motorway has been arranged which the Parish Council has been invited to.

**PC 068/2018. DATE OF NEXT MEETING**

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

The meeting closed at 8.30 pm.