



Bray Parish Council

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

PRESENT:

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

Oakley Green & Fifield Ward: Cllrs N Marsh, C Yates,
 The Press
 Assistant Clerk – Jennifer Bailey

PC069/2018. HEALTH AND SAFETY INTRODUCTION

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

PC070/2018. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apologies for absence were received from Cllr Hattey, Cllr Glover, Cllr Dudley. 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 Boroughwide DM Panel where I might receive additional information
Graham	18/01751	The applicant is known to Councillor

Pecuniary:

None		
------	--	--

PC071/2018. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meetings held on Monday 11th June 2018 were approved and signed as a true record.

PC072/2018. CONSIDERATION OF APPLICATIONS

Planning No.	Applicant/Officer	Address	Proposal	Vote
18/01687	L Trevellyan/ Alys Hughes	BP Queens Head Filling Station Windsor Road Water Oakley Windsor SL4 5UJ	Demolition of the existing site structures and removal of existing underground tanks and redevelopment of the site to include a 4 pump petrol filling station with associated retail store and associated facilities, extended parking provision and electric vehicle charging points.	Proposal: Cllr Marsh Seconded: Cllr Graham Vote: In Favour 6 Against 0 Abstained 4
	BPC:	Recommended for refusal		

		<p>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.</p> <p>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. BPC are concerned with the increase in size of the retail unit.</p> <p>DG1 - The height of the retail unit is unclear.</p>		
18/01353	Mrs Emma Cranfield/ David Johnson	53A Windsor Road Maidenhead SL6 2DN	Single storey side and rear extension to existing garage	Proposal: Cllr Graham Seconded: Cllr Kiely Vote: In Favour 9 Against 0 Abstained 1
	BPC:	Recommended for approval		
18/01751 (Variation Under Reg 73)	Elise Power/ Antonia Liu	Monkey Island Hotel Monkey Island Lane Bray Maidenhead SL6 2EE	Variation (under Section 73a) to planning permission 16/01585 to vary the wording of Condition 20 (occupation of staff accommodation) to allow occupation of the accommodation additionally by hotel guests	Proposal: Cllr Graham Seconded: Cllr Kiely Vote: In Favour 10 Against 0 Abstained 0
	BPC:	Recommended for approval – BPC agrees to vary		
18/01570	Mr Sukhbir Sidhu/ David Johnson	Badgers Wood Kimbers Lane Maidenhead SL6 2QP	Two storey side extension	Proposal: Cllr Graham Seconded: Cllr Wilson Vote: In Favour 10 Against 0 Abstained 0
	BPC:	Recommended for approval with the following condition – The Tree Office to visit the site to review the type of trees which sit on the land where the development will be built. BPC would like confirmation from the Tree Officer that none of the trees are of any importance prior to the application being decided by the Planning Officer.		
18/01574	Mr And Mrs P Smart /Sheila Bowen	Sweet Meadows Moneyrow Green Holyport Maidenhead SL6 2NA	Single storey side extension, new side bay window, x2 side facing dormers, new rear facing Juliette Balcony and alterations to fenestration.	Proposal: Cllr Bou-Sreih Seconded: Cllr Wilson Vote: In Favour 10 Against 0 Abstained 0
	BPC:	Recommended for approval		

18/01675	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	Proposal: Cllr Bou-Sreih Seconded: Cllr Kiely Vote: In Favour 4 Against 3 Abstained 3
	BPC:	Recommended for approval		
18/01721	Ms Sophie Gaskell/ Sheila Bowen	Sherringham Moneyrow Green Holyport Maidenhead SL6 2ND	Construction of first floor above existing bungalow, incorporating gable ended roof and front and rear facing dormers, first floor front and single storey rear extensions, enlargement of existing garage, alterations and new cladding to external walls.	Proposal: Cllr Bou-Sreih Seconded: Cllr Kiely Vote: In Favour 8 Against 0 Abstained 2
	BPC:	Recommended for approval		

PC073/2018. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.

A list as at Appendix A had been circulated to Councillors in advance of the meeting. Cllr Kneen noted that some of the decision made by RBWM differ from the recommendations made by BPC. Cllr Kneen would encourage all presenting Cllrs to check the Planning Officers written decision to see why. This is important and we could learn from this.

PC074/2018. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

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

PC075/2018. REPORT ON ACTION LIST

A list as at Appendix C had been circulated to Councillors in advance of the meeting. Cllrs agreed to closed the following agenda items on the action list PC043/2018, PC046/2018, PC057/2018 & PC57/2018.

PC076/2018.LICENCING APPLICATIONS

There have been no applications in any of the Bray Parish Wards.

PC077/2018.COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr Marsh said she was approached by a local resident who has been verbally informed by the Planning Officer that their application will be refused and wanted to know if this was the correct procedure. Cllr Kneen explained this may have been the case as Planning Officers will advise an applicant if their application is unlikely to be granted. This in turn would give the applicant a chance to withdraw the application and submit a revised plan at no extra cost.

Cllr Yates, Cllr Elvin and Cllr Millin gave their views on the recent presentation for the Smart Motorway Extension.

Cllr Kiely raised concerns she has with RBWM Planning and their Planning Portal. She has found planning decision input on to the incorrect applications, one where revised plans have been submitted since the application was presented and BPC planning recommendations not showing on the Planning Portal. Cllr Kiely would encourage all Cllrs to track the applications they present to ensure they are correct. The Assistant Clerk confirmed RBWM do notify the Parish Office if a plan has been amended. If there has been a major amendment to the

application the presenting Cllrs is notified and can then decide along with the other Parish Cllrs if further comments are to be made. Cllr Kneen advised all Cllrs to contact the Planning Officer if they have any queries on an application.

Cllr Graham and Cllr Elvin gave general comments on the meeting they recently attended on the BLP process at inspection.

Cllr Kneen gave an update on the Lodge Farm site. Enforcement at RBWM have informed the developer they must re plant all the trees they cut down. The recent planning application for the site now includes a new doctor's surgery. Plans have been submitted to RBWM and can be found on the planning portal.

Cllr Graham informed the meeting that the Bray Open Garden event raised over £4000.00 which will be donated to the Friends of St Michaels and the Hospice.

Cllr Kneen reminded Cllrs of the Extraordinary Planning Meeting which will take place on Friday 13th July 2018 at Holyport War Memorial Hall.

PC078/2018. DATE OF NEXT MEETING

The next planning meeting will take place on Monday 6th August 2018 at 7.30pm at Braywood War Memorial Hall.

The meeting closed at 9.17 pm.