



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 6th AUGUST 2018 AT HOLYPORT WAR MEMORIAL HALL MONEYROW GREEN HOLYPORT BERKS.

PRESENT:

Alexander Ward: Cllr J Glover
 Dedworth Ward: Cllr N Pellew
 Bray Ward: Cllrs K Elvin, C Graham, B Millin
 Holyport Ward: Cllrs L Kneen (Chair), S Dudley, F Hattey
 B Bou-Sreih, L Walters

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

PC083/2018. HEALTH AND SAFETY INTRODUCTION

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

PC084/2018. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apologies for absence were received from Cllr Kiely and Cllr Pierce.
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
Walters	17/03857	I may change my mind if considered by Maidenhead or Boroughwide DM Panel where I might receive additional information
Kneen	18/02063	The application is a very near neighbour

Pecuniary:

None		
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A dispensation was requested by Cllr's Kneen and Bou-Sreih for application number 17/03587. Cllr Elvin proposed to allow both Cllrs to discuss and vote on the application. This was seconded by Cllr Walters. The vote was 10 for, 0 against and 2 abstained.

Cllr Wilson joined the meeting

PC085/2018. CONSIDERATION OF APPLICATIONS

Cllr Graham Presented the following application

Applicant Spoke for the application.

Holyport Preservation Society/Resident Association spoke against the application.

Planning No.	Applicant/Officer	Address	Proposal	Vote
17/03857	Mr Craig Killoran/ Tony Franklin	Lodge Farm And Water Tower Ascot Road Holyport Maidenhead SL6 2HX	Outline application for 150 dwellings with new access off the Ascot Road and Holyport Road. Provision of a 667 sqm Doctor's Surgery with 25 parking spaces. Change of use of	Proposal: Cllr Graham Seconded: Cllr Yates Vote: In Favour 10 Against 0

			agricultural land to community park, open space, two grass football pitches, allotments and the change of an existing farm building to a community building. Ancillary landscaping and parking. All matters reserved except for access.	Abstained 2
	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		

Cllr Wilson declined to vote

72 Members of the public left the meeting

18/01851	Mr K Brooks/ Alys Hughes	Land at Fern Cottage Moneyrow Green Holyport Maidenhead	Erection of new 3-bed dwelling with attached garage and new vehicular access	Proposal: Cllr Dudley Seconded: Cllr Pellew Vote: In Favour 8 Against 1 Abstained 4
	BPC:	Recommended for approval		
18/02064	Mr & Mrs Mackay/ Carlos Chikwamba	Willow Field Barn Belmont Farm Sturt Green Holyport Maidenhead SL6 2JH	Single storey front and rear extensions, conversion of garage into habitable accommodation including raising the roof and alterations to fenestration.	Proposal: Cllr Dudley Seconded: Cllr Wilson Vote: In Favour 13 Against 0 Abstained 0
	BPC:	Recommended for approval		
18/02063	Mrs Michelle OKeefe/ Carlos Chikwamba	Melville Cottage Holyport Street Holyport Maidenhead SL6 2JR	Single storey rear extension following demolition of existing rear conservatory	Proposal: Cllr Dudley Seconded: Cllr Wilson Vote: In Favour 9 Against 0 Abstained 4
	BPC:	Recommended for refusal - H14 The development will have an adverse effect on the neighbouring properties due to an unacceptable loss of amenities		

Cllr Dudley and Cllr Walters left the meeting

4 Members of the public left the meeting

18/01868	Windsor Horse Rangers/ Claire Pugh	Royal Windsor Troop of Horse Rangers Ranger Compound Forest Green Road Fifield Maidenhead SL6 2NR	Replacement equestrian building following demolition of existing buildings.	Proposal: Cllr Pellew Seconded: Cllr Graham Vote: In Favour 9 Against 2 Abstained 0
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	BPC:	Recommended for refusal GB2 - The development will have an impact on the openness of the Green Belt due to the height and mass of the building. BPC feels the height of the previous application would be more acceptable on this development.		
18/01862	Mr Carl Thomas /Joshua Clayman	The Tree House Oakley Green Road Oakley Green Windsor SL4 4PZ	New dormer to south side elevation and alterations to fenestration.	Proposal: Cllr Pellew Seconded: Cllr Yates Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for approval		

1. Member of the public left the meeting

18/01790	Mr and Mrs N Hyde/ David Johnson	Tarbay Wood House Tarbay Lane Oakley Green Windsor SL4 4QG	Raising of main ridge to form new crown roof. Single storey link extension and replacement front entrance.	Proposal: Cllr Pellew Seconded: Cllr Yates Vote: In Favour 9 Against 0 Abstained 2
	BPC:	Recommended for approval		
18/02091	Mr Marco Guttadauro /Dariusz Kusyk	13 The Limes Windsor SL4 4US	Part single storey rear and part two storey side extension	Proposal: Cllr Pellew Seconded: Cllr Graham Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for refusal DG1 & H14 - Overdevelopment of the plot. The proposed extension will have an adverse effect on the appearance of the original property as well as the neighbouring properties and will have an adverse effect on the street scene. Concerns were raised with a loss of privacy to the adjacent property.		
18/01893	Berkshire Aesthetics Ltd/Jeff Sadler	37 Windsor Road Maidenhead SL6 2EW	Change of use of the Class C3 dwelling-house to a Medical Centre within Use Class D1 with ancillary residential accommodation	Proposal: Cllr Elvin Seconded: Cllr Pellew Vote: In Favour 8 Against 2 Abstained 1
	BPC:	Recommended for approval		
18/02013 (Variation Under Reg 73)	Debbie Raven/ Susan Sharman	Land South of Bray Lake and East of Court Close Windsor Road Maidenhead	Variation to planning permission (17/00798) without complying with condition 23 (archaeological field evaluation) to remove the condition.	Proposal: Cllr Elvin Seconded: Cllr Graham Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommendation - Do not agree to variation. The Parish Council believes this condition is important and must remain. Further evidence to this is the recent Anglo Saxon finds on the Braywick Leisure Centre site.		

18/01894	Dr R Naish /David Johnson	The Old Coach House Vicarage Walk Bray Maidenhead SL6 2AE	Replacement detached garage (retrospective).	Proposal: Cllr Elvin Seconded: Cllr Graham Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for approval		
18/02055	Mr & Mrs Bashir/ Carlos Chikwamba	3 Bray Court Maidenhead SL6 2DR	Proposed single storey side extension	Proposal: Cllr Elvin Seconded: Cllr Wilson Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Recommended for refusal - DG1 & H14 The proposed development projects beyond the building line of the neighbouring properties and is considered unneighbourly. The development would obstruct the site line on the bend of the highway.		
18/01831	Mr M Moore/Alys Hughes	Braybrook House River Gardens Bray Maidenhead SL6 2BJ	Demolition of existing dwelling and erection of replacement dwelling	Proposal: Cllr Elvin Seconded: Cllr Glover Vote: In Favour 9 Against 0 Abstained 2
	BPC:	Recommended for refusal - GB1, GB2, GB3 & F1 The applicant has failed to demonstrate that there any special circumstances which would outweigh harm to the Green Belt. The proposed development due to its siting, scale, bulk, mass and floorspace would result in a disproportional addition over and above the size of the original dwelling on the site. This would therefore represent inappropriate development in the Green Belt. The development sits in an area liable to flooding		
18/02154	Mr Robert Reynolds/ Jessica Stileman	Hinds Head Hotel High Street Bray Maidenhead SL6 2AB	Consent to retain internal alterations.	Proposal: Cllr Elvin Seconded: Cllr Graham Vote: In Favour 11 Against 0 Abstained 0
	BPC:	Bray Parish Council has no comment on this application		

PC086/2018. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meetings held on Monday 9th July and Friday 13th July 2018 were approved and signed as a true record.

PC087/2018. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.

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

PC088/2018. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

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

PB089/2018. REPORT ON ACTION LIST

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

PC090/2018.LICENCING APPLICATIONS

There were no licencing applications in the Parish

PC091/2018.COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr Glover informed the meeting a resident at The Willows Riverside Park had been in contact with Cllr Kiely to say a second large house boat is now being moored at the park. Cllr Kneen advised the resident should be encourage to report the matter to the Enforcement Team at RBWM and also to their Local Borough Councillors. Cllr Millin asked if BPC should be looking to seek specialist advice when considering large developments which have an effect on the Parish. Cllrs agreed BPC should investigate this further. Cllr Graham gave an updated on the current organisation of BALC. Cllr Kneen raised the issue of parking in Holyport Street. Cllr Kneen has escalated the matter to RBWM and will inform Cllrs of the outcome.

PC092/2018. DATE OF NEXT MEETING

The next planning meeting will take place on Monday 3rd September 2018 at 7.30pm at Braywood War Memorial Hall.

The meeting closed at 9.55 pm.