



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 1st OCTOBER 2018 AT BRAYWOOD MEMORIAL HALL FIFIELD ROAD FIFIELD BERKS

PRESENT:

Alexander Ward: No Cllr present
 Dedworth Ward: Cllr N Pellew
 Bray Ward: Cllrs K Elvin, C Graham, B Millin
 Holyport Ward: Cllrs L Kneen (Chair), F Hattey, D Wilson
 B Bou-Sreih

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

PC103/2018. HEALTH AND SAFETY INTRODUCTION

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

PC104/2018. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apologies for absence were received from Cllr Pierce, Cllr Kiely, 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
Pellew	18/02557	Applicant is known to Councillor

Pecuniary:

None		
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PC105/2018. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meetings held on Monday 3rd September 2018 were approved and signed as a true record.

PC106/2018. CONSIDERATION OF APPLICATIONS

Planning No.	Applicant/Officer	Address	Proposal	Vote
18/02513 FULL	Mrs Helen Kendall-Smith/Alys Hughes	Land To The West of Mullberry Coningsby Lane Fifield Maidenhead	Construction of permanent essential workers dwelling, new access and track with entrance gates, hard standing and new boundary treatment	Proposal: Cllr Yates Seconded: Cllr Bou-Sreih Vote: In Favour 10 Against 0 Abstained 0
	BPC:	Recommended for refusal - The proposed development would not fall under any of the exceptions to inappropriate development in the Green Belt as outlined under paragraphs 89 and 90 of the National Planning Policy Framework		

		<p>(2012). As such it would constitute inappropriate development within the Green Belt, which is by definition harmful to the Green Belt, and should not be approved except in very special circumstances. It would also impact on the openness of the Green Belt contrary to the fundamental aim of Green Belt policy and would conflict with one of the purposes of including land within the Green which is to safeguard the countryside from encroachment. It is not considered that any very special circumstances exist that would outweigh the harm identified by inappropriateness and any other harm. The proposal is therefore contrary to paragraphs 80, 87, 88 and 89 of the National Planning Policy Framework (NPPF), the provisions of saved Policies GB1 and GB2 of the Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations adopted June 2003) and policy SP5 of the Borough Local Plan Submission Version.</p> <p>The proposed development, by reason of its excessive size, siting, layout and scale, would result in an uncharacteristic form of development in this countryside location, that would detract from its open and undeveloped character. The proposal is therefore contrary to Policies DG1, H10, H11 and GB2 of the RBWM Local Plan 1999 (Incorporating Alterations Adopted 2003), paragraphs 17 (Core Planning Principle 4), 56, 58, 61 and 64 of the National Planning Policy Framework (NPPF) and policy SP5 of the Borough Local Plan Submission Version.</p> <p>BPC requests the above application to be heard at Maidenhead Development Panel.</p>		
18/02510 FULL	Mrs Helen Kendall-Smith/Alys Hughes	Land To The West of Mullberry Coningsby Lane Fifield Maidenhead	Construction of an agricultural building	Proposal: Cllr Yates Seconded: Cllr Graham Vote: In Favour 10 Against 0 Abstained 0
	BPC:	<p>Recommended for refusal - The development appears to be a retail/manufacturing building and not agricultural for which there is no change of use. Planning permission for three agricultural buildings on the site has been approved and a further building would constitute an unacceptable impact on the openness of the Green Belt.</p> <p>BPC requests the above application to be heard at Maidenhead Development Panel.</p>		

6 Members of the public left the meeting

18/02487 FULL	Marina Developments Ltd/Briony Franklin	Marina Services Building Windsor Marina Maidenhead Road Windsor SL4 5TZ	Continued use of existing residential floorspace as Marina use related office accommodation for temporary 3 year period. Renewal of planning permissions 12/02213/FULL	
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			and subsequent 15/02393/FULL	
	BPC:	Delegated to Ward Cllrs – Recommended for approval		
18/02557 LBC	Mrs Morrish/ Jessica Stileman	The Old Farm House Dedworth Road Windsor SL4 4LH	Replacement of 4no. internal doors to comply with fire safety regulations	Proposal: Cllr Yates Seconded: Cllr Graham Vote: In Favour 10 Against 0 Abstained 0
	BPC:	Recommended for approval		
18/02542 FULL	Mr John Satchwell/ Carlos Chikwamba	Bray Mill Cottage River Gardens Bray Maidenhead SL6 2BJ	Single storey rear extension	Proposal: Cllr Millin Seconded: Cllr Pellew Vote: In Favour 10 Against 0 Abstained 0
	BPC:	Recommended for approval		
18/02556 FULL	Mr & Mrs G Virdee/ Carlos Chikwamba	11 Broadwater Park Maidenhead SL6 2UA	Single storey rear extension following demolition of existing conservatory	Proposal: Cllr Millin Seconded: Cllr Graham Vote: In Favour 9 Against 0 Abstained 1
	BPC:	Recommended for approval		

1. Member of the public left the meeting

18/02382 FULL	Mr M Herridge/ Louise Fuller	53 Windsor Road Maidenhead SL6 2DN	New carport.	Proposal: Cllr Millin Seconded: Cllr Pellew Vote: In Favour 10 Against 0 Abstained 0
	BPC:	Recommended for approval		

Cllr Marsh chaired the meeting whilst Cllr Kneen presented the following application

18/02659 FULL	Mr Peter McCormack /Sheila Bowen	Farm House Gadbridge Farm Forest Green Road Holyport Maidenhead SL6 2NW	Two storey side extension	Proposal: Cllr Kneen Seconded: Cllr Yates Vote: In Favour 10 Against 0 Abstained 0
	BPC:	Recommended for approval		

Cllr Kneen reconvened as Chair of the meeting

PC107/2018. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.

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

PC108/2018. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

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

PC109/2018. REPORT ON ACTION LIST

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

Cllr Kneen asked the Assistant Clerk to close the outstanding actions on the list as they have been completed.

PC110/2018.LICENCING APPLICATIONS

There were no licencing applications in the Parish.

PC111/2018.COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr Kneen reported on the planning application Lodge Farm application which has yet to be decided. Cllr Kneen had noted a report from Highways concerning the impact on the predicted traffic to and from the proposed Doctors Surgery was incorrect. Cllr Kneen raised the issue with RBWM's Planning Officer/Planning and alerted Bray Parish Council Ward Cllrs and Cllr Simon Dudley. The error has been recognised and will be rectified.

PC112/2018. DATE OF NEXT MEETING

The next planning meeting will take place on Monday 29th October 2018 at 7.30pm at Braywood War Memorial Hall.

The meeting closed at 8.35 pm.