



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 3rd SEPTEMBER 2018 AT BRAYWOOD MEMORIAL HALL FIFIELD ROAD FIFIELD BERKS

PRESENT:

Alexander Ward:	CLlr J Glover
Dedworth Ward:	CLlr N Pellew
Bray Ward:	CLlrs K Elvin, B Millin, S Kiely, M Pierce
Holyport Ward:	CLlrs L Kneen (Chair), D Wilson
Oakley Green & Fifield Ward:	No CLlr present

9 members of the public
Assistant Clerk – Jennifer Bailey

PC 093/2018. HEALTH AND SAFETY INTRODUCTION

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

PC 094/2018. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apologies for absence were received from CLlr Bou- Sreih, CLlr Yates, CLlr Marsh, CLlr Graham, CLlr Hattey, 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
Kiely	18/02344	Member of the River Thames Society

Pecuniary:

None		
------	--	--

PC 095/2018. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meetings held on Monday 6th August 2018 were approved and signed as a true record.

PC 096/2018. CONSIDERATION OF APPLICATIONS

Planning No.	Applicant/Officer	Address	Proposal	Vote
18/02184	Mr M Chapman /Joshua Clayman	36 Priors Way Maidenhead SL6 2EL	Single storey extension to the north elevation	
	BPC:	Delegated to Ward CLlrs – Recommended for approval		

Cllr Elvin presented the following application

18/02323	Mr Mark Greatrex/ Susan Sharman	Braywick Court School Hibbert Road Maidenhead SL6 1UU	Variation of conditions 10 (Tree Protection) and 11 (Arboricultural Method Statement) (under Section 73) of planning approval 16/00984/FULL (Construction of part single part two storey school building (Class D1) with associated external works, following demolition of existing buildings) to amend the Arboricultural Method Statement and Survey.	Proposal: Cllr Elvin Seconded: Cllr Millin Vote: In Favour 8 Against 0 Abstained 0
	BPC:	Recommendation - Refuse to vary. The conditions should not be removed and an Arboricultural Survey should be undertaken.		

Cllr Elvin left the meeting

2 Members of the public spoke against the following application

18/02344	Mr Jeremy Lambe/ Briony Franklin	The Moorings Willows Riverside Park Windsor SL4 5TG	Upgrade and renewal of existing services to the moorings including replacement of existing electric hook-up and water points, replacement of existing mooring bollards with mooring rings, upgrading of black and grey water drainage system with installation of bespoke drainage system and replacement of existing storage sheds.	Proposal: Cllr Glover Seconded: Cllr Millin Vote: In Favour 7 Against 0 Abstained 0
	BPC:	Recommended for refusal - 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. Bray Parish Council requests the application to be heard at Maidenhead Development Control Panel if the Planning Officer is minded to approve.		

8 Members of the public left the meeting

1 Member of the public spoke against the following application

18/02289	Mrs Helen Kendall Smith/Alys Hughes	Land To The West of Mullberry Coningsby Lane Fifield Maidenhead	Change of use of the land to joint agricultural and equestrian use.	Proposal: Cllr Glover Seconded: Cllr Millin Vote: In Favour 7 Against 0 Abstained 0
	BPC:	Recommended for refusal - The land is not suitable to sustain equestrian use for up to 7 months of the year due to flooding. Bray Parish Council request this application to be heard at Maidenhead Development Control Panel if the Planning Officer is minded to approve.		

1 Member of the public left the meeting

18/02379	P Roger/ Claire Pugh	The Red Lion Oakley Green Road Oakley Green Windsor SL4 4PZ	Proposed 1no. two bedroom dwelling and 1no. four bedroom dwelling with associated works following conversion of public house	Proposal: Cllr Glover Seconded: Cllr Pierce Vote: In Favour 7 Against 0 Abstained 0
	BPC:	Recommended for approval - Subject to an Archaeological Survey taking place. A resident has advised, although the smaller building on the site is not listed it does in fact date back to the 15th century.		
18/02380 (LBC)	P Roger/ Claire Pugh	The Red Lion Oakley Green Road Oakley Green Windsor SL4 4PZ	Proposed 1no. two bedroom dwelling and 1no. four bedroom dwelling with associated works following conversion of public house	Proposal: Cllr Glover Seconded: Cllr Pierce Vote: In Favour 7 Against 0 Abstained 0
	BPC:	Recommended for approval - Subject to an Archaeological Survey taking place. A resident has advised, although the smaller building on the site is not listed it does in fact date back to the 15th century.		
18/02450	Mrs Sarah Webster/ Joshua Clayman	Grove Farm Coningsby Lane Fifield Maidenhead SL6 2PF	Notification to determine whether prior approval is required for an agricultural building.	Proposal: Cllr Glover Seconded: Cllr Millin Vote: In Favour 7 Against 0 Abstained 0
	BPC:	Recommendation - Due to the scale and mass of the new building planning permission is required		
18/01936	Mr Richard Herne- Smith/ David Johnson	1 The Homestead Brayfield Road Bray Maidenhead SL6 2BP	Replacement windows and patio door	Proposal: Cllr Pierce Seconded: Cllr Glover Vote: In Favour 7 Against 0 Abstained 0
	BPC:	Recommended for refusal - CA2 The development is in a Conservation Area and it is therefore inappropriate to use synthetic materials. The windows and patio door should be replaced with traditional materials.		
18/02224	Mrs B Sahota/ Carlos Chikwamba	Richmond House 176 Windsor Road Maidenhead SL6 2DW	Single storey side/rear extension and extension to existing front canopy	
	BPC:	Delegated to Ward Cllrs – Recommended for approval		
18/02159	Mr Alister Mc Kinna/ Carlos Chikwamba	Santana Row Moneyrow Green Holyport Maidenhead SL6 2ND	Single storey rear extension and alterations to fenestration.	Proposal: Cllr Wilson Seconded: Cllr Kiely Vote: In Favour 7 Against 0 Abstained 0
	BPC:	Recommended for approval		

18/02414	West London Developments/Sheila Bowen	Former Hawthorne Hill Filling Station Ascot Road Hawthorn Hill Maidenhead SL6 3SY	Use of land for ancillary vehicle parking associated with use of site for car sales.	Proposal: Cllr Wilson Seconded: Cllr Pierce Vote: In Favour 6 Against 1 Abstained 0
	BPC:	Recommended for approval		
18/02329	Mr Peter Allen /Carlos Chikwamba	43 Byland Drive Maidenhead SL6 2HF	Alterations to fenestration and replacement garage	Proposal: Cllr Wilson Seconded: Cllr Kiely Vote: In Favour 7 Against 0 Abstained 0
	BPC:	Recommended for approval		
18/02387	Mr And Mrs Colin Taylor/ David Johnson	5 Moor End Maidenhead SL6 2YW	Re-location of rear boundary wall	Proposal: Cllr Wilson Seconded: Cllr Pierce Vote: In Favour 7 Against 0 Abstained 0
	BPC:	Recommended for approval with the following informative. The height of the boundary hedge should be maintained at 3 foot.		
18/02373	Mr Waqas Butt/David Johnson	22 Stompits Road Holyport Maidenhead SL6 2LE	Part single part two storey rear extension.	Proposal: Cllr Wilson Seconded: Cllr Kneen Vote: In Favour 7 Against 0 Abstained 0
	BPC:	Recommended for refusal - DG1 Due to the mass and scale of the development which fills the plot. The development also contrary's Policy H14.		
18/02214	Mr Mandeep Kandola/ Joshua Clayman	3 Whiteacres Drive Holyport Maidenhead SL6 2EH	Single storey rear extension and alterations to fenestration	
	BPC:	Delegated to Ward Cllrs – No Comment		

PC 097/2018. 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 098/2018. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

A list as at Appendix B had been circulated to Councillors in advance of the meeting. Cllr Kneen explained the changes to how BPC deals with enforcement cases within the Parish. Cllrs will take responsibility for enforcement cases in their Wards. If Cllr's receive further information on their case they should inform the Parish Office who will still have responsibility of updating the enforcement list. Cllr Glover gave an update on the enforcement case at the Willows Riverside Park.

PC 099/2018. REPORT ON ACTION LIST

A list as at Appendix C had been circulated to Councillors in advance of the meeting. Cllr Kneen informed the meeting she had spoken to Cllr Coppinger concerning the issues BPC are experiencing when requesting information from RBWM on enforcement matters. Cllr Coppinger has agreed to work with Cllr Kneen on this matter. If Cllrs are experience difficulties obtaining an update they can either contact herself or Cllr Coppinger direct.

PC 100/2018.LICENCING APPLICATIONS

There were no licencing applications in the Parish.

PC 101/2018.COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr Millin requests BPC write to the Secretary of State opposing the removal for an Archaeological Survey (Condition 23) on application 17/00798 Thames Valley Hospice. Cllr Millin has emailed a draft letter to his fellow Ward Cllrs and would welcome any comments. Cllr Millin relayed his disappointment that BPC was not represented at the Maidenhead Development Control Panel. Cllr Kneen explained BPC's current process when deciding if an application should be referred to MDCP. The Terms of Reference for Planning will be reviewed in six months and will take any points made into account.

PC 102/2018. DATE OF NEXT MEETING

The next planning meeting will take place on Monday 1st October 2018 at 7.30pm at Braywood War Memorial Hall.

The meeting closed at 10.00 pm.