



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 3rd DECEMBER 2018 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

PRESENT:

Alexander Ward:	Cllr J Glover
Dedworth Ward:	Cllr N Pellew
Bray Ward:	Cllrs K Elvin, C Graham, B Millin, M Pierce
Holyport Ward:	Cllr S Dudley, F Hattey, L Kneen (Chair), D Wilson
Oakley Green & Fifield Ward:	Cllrs N Marsh, C Yates, 4 members of the public 1 The Press Mrs S Cook - Clerk

PC124/2018. Health and Safety Introduction.

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

PC125/2018. Apologies for Absence, Declarations of Interest and Dispensations

Apologies for absence were received from Cllr S Kiely.

The following declarations of interest were made:

Personal:

Councillor	Agenda Item/Planning Application No.	Interest
C Graham	18/03199	Owner is known to me
M Pierce	18/03199	Friend of applicant
D Wilson	All	I may change my mind if considered by Maidenhead or Boroughwide DM Panel where I might receive additional information

Pecuniary:

None		
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A dispensation was issued by the Clerk to allow Councillors to discuss the application for Holyport War Memorial Hall.

PC126/2018. To approve the minutes of the Planning Committee meeting held on 29th October 2018.

The minutes of the Planning Meeting held on 29th October 2018 were approved and signed as a true record.

PC127/2018. Chair's request and proposals for Councillors Forum later in the meeting

The Chair requested that all mobile devices were switched off for the duration of the meeting.

PC0128/2018. Consideration of Applications as listed:

With the agreement of Councillors', the following application was brought forward to allow a member of the public to speak.

Due to a personal interest in the following application, neither Cllr Graham or Cllr Pierce took part in the vote.

1 Member of the public joined the meeting.

Appn. No.: 18/03199
Type: Full
Proposal: Single storey side extension and new double garage.
Location: **Millwright Old Mill Lane Bray Maidenhead SL6 2BD**
BPC Recommend for refusal.
GB2 - Inappropriate building in the Green Belt.
F1 - The proposed garage is also in flood zone 2
Proposed: Cllr Elvin
Seconded: Cllr Glover
Vote: 7 For, 0 Against, 3 Abstained

1 Member of the public left the meeting.

Bray

Appn. No.: 18/03158
Type: Full
Proposal: Single storey side extension, single storey rear extension, cladding to high level front elevation, render to all elevations and alterations to fenestration.
Location: **12 Court Close Maidenhead SL6 2DL**
BPC Recommend for approval
Proposed: Cllr Graham
Seconded: Cllr Pierce
Vote: Unanimous

Appn. No.: 18/03196
Type: Full
Proposal: Single storey rear extension
Location: **9 Oakley Gardens Maidenhead SL6 2FN**
BPC Recommend for approval
Proposed: Cllr Graham
Seconded: Cllr Marsh
Vote: Unanimous

Appn. No.: 18/03132
Type: Full
Proposal: Single storey rear extension
Location: **Malthouse Cottage Church Lane Bray Maidenhead SL6 2AF**
BPC Recommend for approval
Proposed: Cllr Graham
Seconded: Cllr Wilson
Vote: Unanimous

Appn. No.: 18/03145
Type: Full
Proposal: Two storey rear extension and 2no. rear dormers
Location: **143 Tithe Barn Drive Maidenhead SL6 2DD**
BPC Recommend for approval
Proposed: Cllr Graham
Seconded: Cllr Wilson
Vote: 11 For, 0 Against, 1 Abstained

Appn. No.: 18/03082
Type: Full
Proposal: Part single/part two storey rear extension with Juliet balcony, first floor front extension with Juliet balcony, 1 No. new first floor side window and 1 No. side rooflight.
Location: **Grenville House Old Mill Lane Bray Maidenhead SL6 2BG**
BPC Delegated to Ward Cllrs. Recommended for refusal - Policy F1
A previous application allowed an extension to the property of 53.5 square meters. This application is asking for an additional 18.62 square meters. The current flood map plan

shows the development as being in Flood Zone 3. This development has a whole exceeded the 30 square meter rule and therefore BPC would recommend the application is not permitted.

Appn No.: 18/03401
Type: Permitted Development Extended
Proposal: Single storey rear extension no greater than 4.2m depth, 3.8m high and an eaves height of 2.75m.
Location: **Bray Mill Cottage River Gardens Bray Maidenhead SL6 2BJ**
BPC No Comment

Appn No.: 18/03121
Type: Discharge of Condition
Proposal: Details required by condition 5 (construction management plan) of planning permission 17/00798 for the construction of a 28-bedroom hospice and out-patient unit with associated works and new access from Windsor Road
Location: **Land South of Bray Lake And East of Court Close Windsor Road Maidenhead**
BPC No Comment

Appn No.: 18/03400
Type: Discharge of Condition
Proposal: Details required by condition 3 (tree protection) and 4 (landscaping) of planning permission 18/01028/FULL for the construction of a replacement dwelling, wall, entrance gates, piers and railings following demolition of existing dwelling and outbuildings.
Location: **The Wickets Vicarage Walk Bray Maidenhead SL6 2AE**
BPC No Comment

Appn. No.: 18/02995
Type: Works to Trees Covered by TPO
Proposal: (T1) Oak - crown reduction by 1.5m to leave a height of 10m and spread of 10m, remove 3 lower limbs that grow over the boundary; (T2) Oak - remove deadwood, crown reduce overhanging branches by 2.5m to leave a height of 6m and spread of 6m; (T3) Oak - crown reduce upper canopy by 2.5m to leave a spread of 15m; (T4) Oak - remove overhanging branches by 2m to the boundary line and sever ivy at ground level.
Location: **5 And 6 Priors Close And 5 Winbury Place Maidenhead**
BPC No Comment

Alexander, Dedworth, Oakley Green & Fifield

Appn. No.: 18/03155
Type: Full
Proposal: Replacement equestrian building following demolition of existing buildings.
Location: **Royal Windsor Troop of Horse Rangers Ranger Compound Forest Green Road Fifield Maidenhead SL6 2NR**
BPC Recommended for approval
Proposed: Cllr Pellew
Seconded: Cllr Dudley
Vote: 3 For, 6 Against, 3 Abstained

As the vote failed Cllr Kneen invited an alternative proposal to be made;

BPC Recommend for refusal
GB2 – Unacceptable height of the building in the Green belt
Proposed: Cllr Glover
Seconded: Cllr Marsh
Vote: 8 For, 3 Against, 1 Abstained

Appn. No.: 18/03167
Type: Minerals
Proposal: Sand and gravel extraction and restoration to agriculture by infilling with inert waste, portable site office building, parking, fencing and gate, new vehicular access and public rights of way
Location: **Land South of Windsor Road Includes East of The Guild House and East of Fifield Road Bray Maidenhead**
BPC Recommend for refusal
 Due to the increased number of vehicular movements, Bray Parish Councillors recommend that a conveyor system is used and that until the review of the A308 has been completed, there should be no additional access routes directly onto the A308.
Proposed: Cllr Pellew
Seconded: Cllr Glover
Vote: Unanimous

2 Members of the public left the meeting.

Appn. No.: 18/03294
Type: Outline
Proposal: Outline application for two dwellings with all matters reserved
Location: **Land Between The Lodge And Garden Cottage Fifield Road Fifield Maidenhead**
BPC Recommend for approval
Proposed: Cllr Pellew

As the proposal was not seconded Cllr Kneen invited an alternative proposal to be made;

BPC Recommended for refusal
 GB1, GB2, DG1 – Overdevelopment within the Green Belt and not in keeping with the street scene
Proposed: Cllr Pellew
Seconded: Cllr Glover
Vote: Unanimous

Appn. No.: 18/03325
Type: Full
Proposal: New automated entrance gates.
Location: **Ashbery Fifield Road Fifield Maidenhead SL6 2NX**
BPC Recommend for approval
Proposed: Cllr Pellew
Seconded: Cllr Marsh
Vote: 8 For, 0 Against, 2 Abstained

Appn. No.: 18/03003
Type: Full
Proposal: Erection of an attached double garage to side and rear of existing dwelling.
Location: **Broadwell Cottage Ledger Lane Fifield Maidenhead SL6 2NT**
BPC Delegated to Ward Cllrs – Recommended for refusal GB4

The Planning history for the site shows a number of planning applications have been made and granted over the years. The original building was 71sq meters in size. In 2009 planning permission for an extension was granted which increase the floor space by 60sq meters equivalent to an increase of 85%. In the same year a Certificate of lawfulness was also granted for a double garage which we assume has been turned into living accommodation. A further application was made and granted in 2010 for a further extension to the dwelling. In terms of the site, this proposed double garage is easily incorporated into the site and thus would otherwise be reasonable. However, Ward Cllrs feel the addition of a second double garage on the site would be a disproportionate addition over and above the size original dwelling and is therefore an inappropriate development in the Green belt.

Appn. No.: 18/02990
Type: Variation Under Reg 73
Proposal: Variation to planning permission 18/01114/VAR, removing Condition 5 (restoration and paint stripping) as the paint stripping has been completed using an agreed method.
Location: **New Lodge Drift Road Winkfield Windsor Ascot SL4 4RR**
BPC Delegated to Ward Cllrs – Agrees to vary

Appn. No.: 18/03002
Type: Full
Proposal: Erection of a 30m Radio Mast, antennae and shelter cabin
Location: **Land at South Hornbuckle Farm And 400 Metres East to The East of Lordlands Farm Hawthorn Hill Bracknell**
BPC Delegated to Ward Cllrs
Recommended for refuse unless there is a clear and exceptional benefit to local residents that could outweigh the harm to the Green belt

Appn. No.: 18/03382
Type: Works to Trees Covered by TPO
Proposal: (T917) Poplar - remove major deadwood and re-pollard to previous points, (T918) Poplar - remove major deadwood and re-pollard to previous points, (T919) Poplar - re-pollard to previous points, (T920) Poplar - re-pollard to primary pollard point, (T921) Maple - crown lift to 4m from ground level, (T848) Chestnut - fell and (T1135) Weeping Willow - pollard at 50%.
Location: **The Willows Maidenhead Road Windsor**
BPC **No Comment**

Holyport

Appn. No.: 18/03030
Type: Full
Proposal: Part two, part single-storey rear extension
Location: **Seymour House Ascot Road Holyport Maidenhead SL6 3LA**
BPC Recommend for refusal
GB1 & DG2 – Inappropriate scale of development within the Greenbelt and loss of amenity for neighbour
Proposed: Cllr Dudley
Seconded: Cllr Hattey
Vote: Unanimous

Appn. No.: 18/02923
Type: Full
Proposal: Single storey side/rear extension.
Location: **Kelperland Veterinary Centre Moneyrow Green Holyport Maidenhead SL6 2ND**
BPC Recommend for approval
Proposed: Cllr Dudley
Seconded: Cllr Hattey
Vote: 9 For, 1 Against, 2 Abstained

Appn. No.: 18/03291
Type: Full
Proposal: Temporary change of use for a period of six months from D2 (Equestrian) to B8 (Car storage).
Location: **Horse Arena at Livery Stables Moor Farm Ascot Road Holyport Maidenhead**
BPC Recommend for refusal
GB1, GB2, CA1, LB2 – Unacceptable development within the Green Belt, Conservation Area and within the curtilage of Listed Buildings
F1 – Area is within the flood plain
Proposed: Cllr Dudley
Seconded: Cllr Wilson
Vote: Unanimous

Appn. No.: 18/03299
Type: Full
Proposal: New single storey extensions to north and south elevations, new canopy roof and alterations to fenestration and roofing material
Location: **Holyport War Memorial Hall Moneyrow Green Holyport Maidenhead SL6 2NA**
BPC Recommend for approval
Proposed: Cllr Dudley
Seconded: Cllr Hattey
Vote: Unanimous

Appn. No.: 18/03337
Type: Full
Proposal: Part single, part two storey side extension and alterations to front porch roof.
Location: **Touchen End House Ascot Road Holyport Maidenhead SL6 3JY**
BPC Recommend for approval
Proposed: Cllr Dudley
Seconded: Cllr Wilson
Vote: 11 For, 0 Against, 1 Abstained

Appn. No.: 18/03390
Type: Full
Proposal: First floor side extension.
Location: **The Meadow House Belmont Farm Sturt Green Holyport Maidenhead SL6 2JH**
BPC Recommend for approval
Proposed: Cllr Dudley
Seconded: Cllr Glover
Vote: Unanimous

Appn. No.: 18/03098
Type: Full
Proposal: Raising of main ridge to enable accommodation at first floor level with hip to half hip additions, front and rear dormers, first floor front and single storey rear extensions, enlargement of existing garage alterations and new cladding to external walls.
Location: **Sherringham Moneyrow Green Holyport Maidenhead SL6 2ND**
BPC Delegated to Ward Cllrs - Recommended for approval

Appn. No.: 18/02953
Type: Full
Proposal: Loft conversion with enlargement of main roof
Location: **Vine Cottage Holyport Road Maidenhead SL6 2HA**
BPC Delegated to Ward Cllrs – No comment

Appn. No.: 18/03246
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed garage conversion to provide habitable accommodation is lawful. Amended plans have been received but due to the nature of the alterations RBWM are not reconsulting.
Location: **Inglenook Holyport Road Maidenhead SL6 2EY**
BPC No comment

PC129/2018. Planning Decisions, Notifications and Decisions on Appeals

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

PC130/2018. Report on Enforcement Matters within the Parish

The Enforcement Report as at Appendix B had been circulated at the meeting. A number of items were discussed and it was agreed that a number of items would be closed on the report, the Clerk will update the report.

PC131/2018. Report on Action List

The Clerk will update the report with the items discussed during the meeting.

PC132/2018. Licencing Applications

There were no applications for discussion.

PC133/2018. Councillors Forum and Correspondence

Cllr Pellew gave an update to an application that had been refused by Ward Councillors, advising that the applicant having spoken to the RBWM Planning Officer was comfortable that the Officer understood his concerns.

Cllr Elvin spoke about the problems associated with the 7.5tonne limit. through Holyport and the effect it is now having on the residents of Oakley Green and Fifield. He reminded Councillors that the Parish Council did not have the power to do anything about this, that the responsibility was solely with RBWM, but to try to find a way to improve the situation for Oakley Green and Fifield residents the parish Council should facilitate a meeting. He asked Ward Councillors for Fifield and Oakley Green and Holyport to put forward two key names for both wards to meet with RBWM Officers and Councillors.

Cllr Kneen reminded Councillors that the Clerk had now received the pre-app advice regarding protecting Holyport Green from Travellers, from RBWM and that there were a number of actions that needed to take place, including consulting with Holyport Green residents and that work is now going on to get these in place before April 2019.

PC134/2018. Date of Next Main Council Meeting

The next planning Committee meeting will be held at 7:30pm on Monday 7th January 2019.

The meeting closed at 9:40pm.

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