



# Bray Parish Council

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 15<sup>th</sup> JULY 2019 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.**

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**PRESENT:** Dedworth Ward: Cllrs J Glover, N Pellew  
Bray Ward: Cllrs K Elvin, C Graham, S Kiely, B Millin, M Pierce  
Fisheries Ward: Cllr J Phillips  
Holyport Ward: Cllr L Kneen (Chair), D Wilson  
Oakley Green & Fifield Ward: Cllr N Marsh  
1 member of the public  
1 The Press  
Clerk: Mrs S Cook

**PC 017/2019. Health and Safety Introduction.**

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

**PC 018/2019. Apologies for Absence, Declarations of Interest and Dispensations**

Apologies for absence were received from Cllr Millin there were no declarations of interest

**PC 019/2019. To approve the minutes of the Planning Committee meeting held on Monday 3rd June 2019.**

The minutes of the Planning Meeting held on Monday 29<sup>th</sup> April 2019 were approved and signed as a true record.

**PC 020/2019. 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.

**PC 021/2019. Consideration of Applications as listed:**

As a member of the public wished to discuss an application the following item on the agenda was, with the agreement of the Councillors brought forward.

**Appn No.:** 19/01755

**Type:** Full

**Proposal:** Erection of 37 dwellings including the re-location of existing access along Maidenhead Road with associated parking, internal circulation, public open space, landscaping and related infrastructure

**Location:** Squires Garden Centre Maidenhead Road Windsor SL4 5UB

**BPC** Recommends for refusal – overdevelopment in the Green Belt.

Bray Parish Council would like to register a strong objection to these revised plans. The applicant claims to have addressed a number of the issues raised through consultation on the previous withdrawn plans – but fails to achieve this. The site is in Green Belt, this development would set a dangerous precedent and send wrong signals about development in the area. Our primary concerns which we share with OGFRA are:

- conflicts with NPPF GB policies, and does not provide a case for VSC that could possibly outweigh harm to GB [and intrusion into a locally strategic green gap].
- It is premature and attempts to bypass BLP examination process. The BLP is currently 'paused' and site selection process subject to further review (including HA11 of which the Squires site forms part). No certainty HA11 will be in adopted form of Plan. Status of draft BLP given undue weight by applicant.
- the reduction from 39 to 37 dwellings and minor changes to layout/building design does not alter our fundamental concern that this scheme is poorly designed – density far too high, harmful visual impact, wholly inadequate parking, lack of open space and no consideration surrounding character. EVEN if improvements are made this does not overcome our fundamental objection to development in the Green Belt.

- land is liable to flood. Part in Flood Zone 2, but more significantly site is above a spring (an issue still not addressed by applicant). This has caused tarmac to crack and localised flooding – and local sewers regularly overflow. Unsuitable for development.
- there is now a single access point on the old Maidenhead Road, but this remains almost opposite the Willows Riverside Park entrance and does not address the safety concerns previously raised. Note that the Planning Statement incorrectly states that the access strategy includes the retention of the existing access to the garden centre.
- there is no meaningful assessment of traffic, in particular relating to existing congestion on A308 in weekday peak hours. Fundamental prerequisite to any development along the A308 corridor must be satisfactory completion of planned A308 study by RBWM with neighbouring authorities.

**Proposed** Cllr Graham

**Seconded** Cllr Marsh

**Vote** Unanimous

One member of the public left

## Holyport

**Appn. No.:** 19/01514

**Type:** Full

**Proposal:** Two story side extension and demolition of front porch.

**Location:** Touchen End House Ascot Road Holyport Maidenhead SL6 3JY

**BPC** Recommend for refusal – the planning application does not address the concerns raised for the previous application. GB1, GB2, GB4, SP5

**Proposed** Cllr Wilson

**Seconded** Cllr Marsh

**Vote** 9 For, 1 Against, 0 Abstained

**Appn No.:** 19/01585

**Type:** Full

**Proposal:** Replacement detached outbuilding and re-location of oil tank.

**Location:** Foxleigh Grange Ascot Road Holyport Maidenhead SL6 3LD

**BPC** Recommend for approval

**Proposed** Cllr Wilson

**Seconded** Cllr Elvin

**Vote** Unanimous

## Bray

**Appn. No.:** 19/01597

**Type:** Full

**Proposal:** Proposed front balcony, 2no. ground floor north east facing Juliet balconies, 2no. north west facing dormers, 1no. south east facing dormer and 2no. first floor Juliet balconies to facilitate a loft conversion.

**Location:** Daymer Old Mill Lane Bray Maidenhead SL6 2BG

**BPC** Recommend for approval

**Proposed** Cllr Elvin

**Seconded** Cllr Pierce

**Vote** Unanimous

**Appn No.:** 19/01710

**Type:** Full

**Proposal:** Replacement five bedroom dwelling and outbuilding following the demolition of the existing dwelling and outbuilding.

**Location:** The Orchard Canon Hill Way Maidenhead SL6 2EX

**BPC** Recommend for approval

**Proposed** Cllr Elvin

**Seconded** Cllr Kiely

**Vote** Unanimous

## **Dedworth, Oakley Green and Fifield**

**Appn No.:** 19/01593

**Type:** Class M Permitted Development

**Proposal:** (Class Q) Change of use from an agricultural building to C3 (dwellinghouses) with associated works.

**Location:** Unit 3A Coningsby Farm Coningsby Lane Fifield Maidenhead

**BPC** Whilst the Parish Council recognizes that the change of use is legal, we reserve judgment on planning applications for future development of the building

**Proposed** Cllr Marsh

**Seconded** Cllr Glover

**Vote** Unanimous

**Appn. No.:** 19/01596

**Type:** Class M Permitted Development

**Proposal:** (Class Q) Change of use from an agricultural building to 3 dwellings (C3) with associated works.

**Location:** Unit 3A Coningsby Farm Coningsby Lane Fifield Maidenhead

**BPC** Whilst the Parish Council recognizes that the change of use is legal, we reserve judgment on planning applications for future development of the building

**Proposed** Cllr Marsh

**Seconded** Cllr Glover

**Vote** Unanimous

**Appn No.:** 19/01667

**Type:** Full

**Proposal:** Continued use of building as offices (Use Class B1(a)) and storage (Use Class B8) - (part retrospective).

**Location:** Manor Grange Fifield Road Fifield Maidenhead SL6 2PG

**BPC** Recommend for approval

**Proposed** Cllr Marsh

**Seconded** Cllr Glover

**Vote** Unanimous

**Appn No.:** 19/01797

**Type:** Full

**Proposal:** Replacement barn.

**Location:** Banham Farm Forest Green Road Fifield Maidenhead SL6 2NR

**BPC** Recommend for approval

**Proposed** Cllr Marsh

**Seconded** Cllr Glover

**Vote** Unanimous

### **PC 022/2019. Planning Decisions, Notifications and Decisions on Appeals**

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

### **PC 023/2019. Report on Enforcement Matters within the Parish**

No update on enforcement issues had been received from RBWM officers prior to the meeting and the update is to be circulated when it is received.

### **PC 024/2019. Licencing Applications**

Cllr Kneen advised that Holyport War Memorial Hall are looking to extend premises licence for alcohol, to show films and to extend their hours, to raise money for the hall building works, Cllr Kneen felt this was a very good thing. There were no comments from Councillors.

### **PC 025/2019. Summerleaze**

Cllr Elvin is still waiting for an answer to his email from 1<sup>st</sup> May from enforcement. Some of the soil has been removed, but probably not all of it.

**PC 026/2019. Councillors Forum and Correspondence**

Cllr Graham advised that there has been a licensing issue in Bray with music being played at an unacceptable level and is waiting for a response from licencing.

Cllr Graham also advised that he had met with Suzanne Martin to discuss the issues that have arisen since the Boundary Review, including the loss of a valued Councillor. Cllr Graham is putting together a report for discussion and vote by Council.

Cllrs Marsh and Glover mentioned how aghast they were at the decisions made by the Officer and Councillors at the recent planning panel, and in particular in regards to the planning application for Tarbay Lane. No history for the property was provided or advised that a new barn had already been built. Cllrs Marsh and Glover will bring up with Cllr Coppinger at the Main Council meeting.

Cllr Kneen mentioned that notices are going up about the 7.5 tonne weight limit for Oakley Green Road.

Cllr Kneen gave some background regarding the public inquiry that is to be held regarding Lodge Farm, including the Parish Council requesting to speak under Rule 6. Cllr Kneen thanks Cllr Wilson for putting together a document setting out the Parish Councils statement of objection. Cllr Kneen asked if Councillors were happy with the statement that had been prepared by Cllr Wilson and also that they approved the employment of an expert to represent the Parish Council at the hearing. Cllr Kiely asked if it was necessary to employ a representative and was advised by Cllr Graham that as this was a formal inquiry, the Council needed qualified representation to represent the Council as none of the Councillors were sufficiently qualified.

**PC 027/2019. Payments List**

Following scrutiny of the invoices, approval to pay accounts of £18,797.69 plus VAT of £1,184.48 making a total of £19,982.17 on the payments list was proposed by Cllr Graham, Seconded; Cllr Kneen, Vote; Unanimous

Cllr Wilson was interested to note that it has cost the Parish £2,349 so far to evict Travellers from Holyport Green.

Cllr Elvin thanked Cllr Kneen for her prompt action in contacting the Bailiffs in regards to the last incursion by Travellers.

**PC 028/2019 Direct Debit Approvals**

Cllr Kneen proposed Councillors approve the signing of new direct debit mandates following the closure of the 'Clerks Account', seconded; Cllr Wilson, Vote; Unanimous

**PC 029/2019. Date of Next Planning Council Meeting**

The next planning Committee meeting will be held at 7:30pm on Monday 12<sup>th</sup> August 2019.

The meeting closed at 9:05pm.