



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 12th AUGUST 2019 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

PRESENT: Dedworth Ward: Cllrs J Glover, N Pellew
Bray Ward: Cllrs K Elvin, 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 030/2019. Health and Safety Introduction.

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

PC 031/2019. Apologies for Absence, Declarations of Interest and Dispensations

Apologies for absence were received from Cllr Graham.

A declaration of interest was received from Cllr Glover in relation to minute reference PC 039/2019, her partner works for the Company involved.

PC 032/2019. To approve the minutes of the Planning Committee meeting held on Monday 15th July 2019.

Cllr Millin noted that although his apologies were recorded for the previous meeting, his name still appeared in the list of those present. The Clerk is to remove his name from the record, otherwise the minutes of the Planning Meeting held on Monday 15th July 2019 were approved and signed as a true record.

PC 033/2019. 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 034/2019. Consideration of Applications as listed:

Holyport

Appn No	18/03725
Type	Full
Proposal	Relocation of Maidenhead Target Shooting Club from Braywick Park including creation of car park, erection of clubhouse and toilets, shooting stands, bunds, fencing, landscaping and planting with access off Green Lane.
Location	Land West of Oak Tree Farm Gays Lane Maidenhead
BPC	Recommends refusal - BPC reiterates the previous recommendations for refusal and adds the following due to the application not demonstrating any special circumstances - citing from Appeal Ref: APP/TO355/W/18/3206635 Les Lions Farm, Ascot Road, Holyport, SL6 2JB.

17. I conclude on this issue that while its facilities for outdoor sport would be appropriate, it would not preserve the openness of the Green Belt which is one of its essential characteristics, and its encroachment into the countryside would conflict with one of the purposes of including land within it. Accordingly, the proposal would not be one of the exceptions to the construction of new buildings in the Green Belt which should be considered inappropriate, placing it in conflict with paragraph 145b of the Framework and LP policies GB1 and GB2, where they are consistent with the Framework. Inappropriate development is by definition, harmful to the Green Belt and

Proposed Seconded Vote	should not be approved except in very special circumstances. Cllr Kneen Cllr Wilson 9 For, 1 Against, 0 Abstained
Appn No	19/02008
Type	Variation Under Reg 73
Proposal	Variation (under Section 73) of Condition 10 (Approved plans) to substitute those plans approved under 18/01851/FULL for the erection of new 3-bed dwelling with attached garage and new vehicular access with amended plans.
Location	Land at Fern Cottage Moneyrow Green Holyport Maidenhead
BPC	Recommends approval
Proposed Seconded Vote	Cllr Wilson Cllr Pellew Unanimous
Appn No	19/02006
Type	Full
Proposal	Part single, part two storey side and rear extensions with 1 No. additional front dormer
Location	Tudor Cottage 12 New Road Holyport Maidenhead SL6 2LQ
BPC	Recommends for refusal, the proposed plans are quite large and bulky in comparison to neighbouring properties, with insufficient parking for a four-bedroom house. Contrary to DG1, P4 and H14.
Proposed Seconded Vote	Cllr Wilson Cllr Glover 8 For, 1 Against, 1 Abstained
Appn No	19/01972
Type	Demolition (outside Conservation Area)
Proposal	Prior Notification of the proposed demolition of the Garage Court
Location	Garage Court Trenchard Road Holyport Maidenhead
BPC	Noted, no comment
Proposed Seconded Vote	Cllr Elvin Cllr Wilson Unanimous
<u>Bray</u>	
Appn No	19/01952
Type	Full
Proposal	Replacement dwelling.
Location	Riverbank Fishery Road Maidenhead SL6 1UN
BPC	Recommends for approval
Proposed Seconded Vote	Cllr Kiely Cllr Wilson 9 For, 1 Against, 0 Abstained
Appn No	19/02043
Type	Full
Proposal	Construction of a swan rehabilitation and care centre with associated works.
Location	Land North of Bray Watersports Monkey Island Lane Bray Maidenhead
BPC	Recommends for approval, subject to positive reports from Ecology, Environment Agency and Highways. The Parish Council requests that the security lighting is reviewed to ensure no inappropriate lighting pollution is caused.
Proposed Seconded Vote	Cllr Kiely Cllr Millin 9 For, 0 Against, 1 Abstained

Appn No 19/02035
Type Full
Proposal Change of use of premises to use as a tyre and exhaust retailing and fitting centre (sui generis use) - retrospective.
Location **Maidenhead Tyre And Exhaust Unit 10 Maidenhead Trade Park Priors Way**
BPC Recommends for refusal, the intensification of business at this site is to the detriment of residents in terms of noise and lack of parking. Contrary to E5, E6 and E10
Proposed Cllr Kiely
Seconded Cllr Millin
Vote 8 For, 0 Against, 2 Abstained

Appn No 19/01880
Type Works To Trees In Conservation Area
Proposal (T1 and T2) x2 Copper Beeches - remove deadwood and thin, crown lift by 2m (T3) Sycamore - crown reduction 33% and crown lift lower limbs by 2m (T4) Beech - remove deadwood and thin by 33% (T5) Ash - rebalance the tree following neighbours limb pruning, crown lift 2 lower limbs by 2m (T6) Leylandi - trim back to border and remove holly and laurel leave suckers for regrowth (T7) London Plane - crown reduction 33% and thin.
Location **Rivermead Avenue Road And Lowlands Fishery Road Maidenhead**
BPC Leaves the recommendation to the RBWM Arboricultural Officer

Appn No 19/01957
Type Works To Trees In Conservation Area
Proposal (T1) Silver Birch - reduce, reshape and balance crown by 1m by cutting back to secondary branches, leaving a final height of 5m and spread of 4m (T2) Silver Birch - reduce, reshape and balance crown by 1m by cutting back to secondary branches, leaving a final height of 5m and spread of 4m (T3) Sycamore - prune to provide a 2m clearance to property, leaving a final of 12m and spread of 5.5m (T4 and T5) x2 Sycamores - prune to provide a 2m clearance to property leaving a final height of 18m and spread of 6.5m (T6) Yew - trim top and sides back by 0.5m, leaving a final height of 9m and spread of 4m (G1) Yew Hedge - trim top and sides back by 0.5m, leaving a final height of 7m and width of 3m.
Location **Swan Haven Fishery Road Maidenhead SL6 1UP**
BPC Leaves the recommendation to the RBWM Arboricultural Officer

Appn No 19/01700
Type Works To Trees Covered by TPO
Proposal (T2) (T8 on TPO map) Common Beech - Tip reduce lateral limbs towards building to give 3m clearance and remove major deadwood. (T7) (T9 on TPO map) Purple Beech - Crown lift to 2.5m. (TPO 34 of 1991).
Location **Street Record Braybank Bray Maidenhead SL6 2BQ**
BPC Leaves the recommendation to the RBWM Arboricultural Officer

Dedworth, Oakley Green & Fifield

Appn No 19/01802
Type Full
Proposal Single storey rear extension
Location **Spring Acre Cottage Oakley Green Road Oakley Green Windsor SL4 5UL**
BPC Recommends for approval
Proposed Cllr Glover
Seconded Cllr Marsh
Vote Unanimous

Appn No 19/01782

Type	Full
Proposal	Conversion of the existing building to create x2 dwellings, alterations to fenestration and new boundary treatment, following part demolition of the existing building
Location	Down Place Farm Down Place Water Oakley Windsor SL4 5UG
BPC	Recommends for approval
Proposed	Cllr Glover
Seconded	Cllr Marsh
Vote	Unanimous
Appn No	19/01623
Type	Full
Proposal	Conversion of the southern wing of the existing stable block to a dwelling including alterations to fenestration to the coach house
Location	Cruchfield Manor Ascot Road Warfield Bracknell RG42 6HJ
BPC	Delegates the decision to the Conservation Officer
Proposed	Cllr Glover
Seconded	Cllr Kneen
Vote	Unanimous
Appn No	19/01624
Type	Listed Building Consent
Proposal	Conversion of the southern wing of the existing stable block to a dwelling including alterations to fenestration to the coach house
Location	Cruchfield Manor Ascot Road Warfield Bracknell RG42 6HJ
BPC	Delegates the decision to the Conservation Officer
Proposed	Cllr Glover
Seconded	Cllr Marsh
Vote	Unanimous
Appn No	19/01915
Type	Full
Proposal	Single storey front extension, part single part two storey front/side extension, single storey rear extension, x1 side dormer, x2 rooflight to the existing single storey side element and alterations to fenestration and all external finishes
Location	Meadow View Oakley Green Road Oakley Green Windsor SL4 4QF
BPC	Recommends for approval
Proposed	Cllr Glover
Seconded	Cllr Kiely
Vote	Unanimous
Appn No	19/02007
Type	Full
Proposal	Redevelopment of Adventure Land including the erection of new buildings, ride and play equipment, hard and soft landscaping with associated infrastructure, following demolition of various existing buildings.
Location	Legoland Windsor Resort Winkfield Road Windsor SL4 4AY
BPC	Recommends for refusal, There is concern for the effect on the historic views of Windsor Great Park the Grade 1 registered Park and Gardens, whose views need to be protected. There are also concerns about the additional numbers of visitors to the attraction and the impact on the local Highways.
Proposed	Cllr Glover
Seconded	Cllr Marsh
Vote	9 For, 1 Against, 0 Abstained

PC 035/2019. Planning Decisions, Notifications and Decisions on Appeals

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

PC 036/2019. Report on Enforcement Matters within the Parish

Cllr Millin asked for the item on 64 Priors Way be closed as the matter how now been resolved. A discussion about two items for the Fisheries was held, as Cllr Wilson had been involved in discussions regarding the two properties during his time as a Ward Councillor it was agreed that he would find out if matters had been satisfactorily resolved. Councillors were reminded it had been agreed that it was their duty to follow up on Enforcement matters, not the Clerks.

PC 037/2019. Licencing Applications

There were no licencing applications within the Parish to discuss.

PC 038/2019. Bray Parish Governance Review

The paper provided by Cllr Graham was discussed and it was agreed that the Parish Council would ask for a Community Governance Review to be carried out by RBWM. Councillors agreed that an article in the newsletter would be the best way to advise about the requested review.

Cllr Marsh proposed the Parish Council requests the review, seconded by Cllr Glover, Vote unanimous.

PC 039/2019. Bray Quarry Extension Consultation

The response that had been drafted by Cllrs Elvin, Graham and Kiely was discussed by Councillors, Cllr Elvin asked if an additional paragraph could be included and Cllr Kiely asked for an amendment to one of the comments. These were agreed.

Cllr Pellew proposed the draft document be amended and submitted, seconded by Cllr Wilson. Vote 9 for, 0 against, 1 abstention.

1 Member of the public left the meeting

PC 040/2019. Payments List

Following scrutiny of the invoices, approval to pay accounts of £14,813.79 plus VAT of £621.44 making a total of £15,435.23 on the payments list was proposed by Cllr Pierce, Seconded; Cllr Elvin, Vote; Unanimous

PC 041/2019. Councillors Forum and Correspondence

Cllr Kneen updated Councillors about the Maidenhead DMP meeting, at which she had spoken against the Lodge Farm planning application, she was pleased to advise that the decision of the panel was that it would have been refused.

Cllr Glover mentioned that the Alpaca Farm was due to go to appeal. Cllr Kneen advised that the Ward Councillors needed to make their response quickly, Cllrs Glover, Marsh and Pellew will meet to discuss their response.

Cllr Marsh advised of an issue regarding permitted development for a local property and was advised to report it to RBWM enforcement.

Cllr Elvin spoke about the Holyport Green planning application, advising that the planning officer was minded to refuse if the Parish Council wished to include a bund. It was agreed that the planning application should be amended to be a ditch. Cllr Elvin noted that there had not been any comments made by residents on the application.

PC 042/2019. Date of Next Planning Council Meeting

The next planning Committee meeting will be held at 7:30pm on Monday 9th September 2019.

The meeting closed at 9:55pm.

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