



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 4th NOVEMBER 2019 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

PRESENT:

Dedworth Ward:	Cllrs N Pellew
Bray & Fisheries Ward:	Cllrs K Elvin, C Graham, S Kiely, J Phillips, M Pierce
Holyport Ward:	Cllrs L Kneen (Chair), C Langridge, M Singh, D Wilson
Oakley Green & Fifield Ward:	Cllrs N Marsh
	Assistant Clerk – Jennifer Bailey

Cllr Kneen welcomed both Cllr Langridge and Cllr Singh to the meeting.

PC069/2019. Health and Safety Introduction.

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

PC070/2019. Apologies for Absence, Declarations of Interest and Dispensations

Apologies for absence were received from Cllr Millin and Cllr Glover.

The following declarations of interest were made:

Personal:

Councillor	Agenda Item/Planning Application No.	Interest
None		

Pecuniary:

None		
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There is a standing dispensation in regards to PC0678/2019

PC071/2019. To approve the minutes of the Planning Committee meeting held on Monday 7th October 2019.

The minutes of the Planning Meeting held on Monday 7th October 2019 were approved and signed as a true record.

PC072/2019. 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.

Cllr Kneen thanked Cllr Wilson for dealing with the planning applications for Holyport Ward whilst Cllr Kneen was away.

PC073/2019. Consideration of Applications as listed:

Appn. No.:	19/02461
Type:	Full
Proposal:	Use of land for private equestrian use and erection of new equestrian yard comprising of stables, storage barn, open arena, menage and associated hardsurfacing.
Location:	Land to The North of Clock Cottage Sturt Green Holyport Maidenhead
BPC	Recommended for refusal Based upon the comments made by the Local Flood Authority and the lack of clarification from the applicant on how they plan to deal with the disposal of surface water we are unable to make a recommendation. The applicant would need to provide the clarification requested by the Local Flood Authority. The

applicant has also failed to provided details of how the gates to the entrance will be set back nor details on the visibility splays. Once all this information has been received, we request the application is referred back to BPC to enable us to make representation. We are also concerned with the location of the new entrance to the development and the effect it will have on the neighbouring properties.

Proposed Cllr Wilson
 Seconded Cllr Graham
 Vote 11 In favour 0 Against 0 Abstained

Appn. No.: 19/02687
 Type: Full
 Proposal: Repositioning of the existing set of gates and alterations to the boundary treatment.

Location: **Bourne Bridge House Ascot Road Holyport Maidenhead SL6 2JB**
 BPC Recommended for approval

Proposed Cllr Wilson
 Seconded Cllr Langridge
 Vote 11 In favour 0 Against 0 Abstained

Appn. No.: 19/02696
 Type: Full
 Proposal: New vehicular access and gates, alterations to the boundary treatment and closure of the site access onto Ascot Road.

Location: **Bourne Bridge House and The Coach House Ascot Road Holyport Maidenhead**

BPC Recommended for refusal
 The new access will have a detrimental effect on the surrounding trees due to the loss of some trees and the failure to protect the others. As per the tree report provided by RBWMs tree team.

Proposed Cllr Wilson
 Seconded Cllr Kneen
 Vote 9 In favour 2 Against 0 Abstained

Appn. No.: 19/02767
 Type: Full
 Proposal: Part single part two storey side extension, following demolition of the existing single storey side element and garage.

Location: **2 Doranne Orchard Ascot Road Holyport Maidenhead SL6 3JZ**
 BPC Recommended for approval

Proposed Cllr Wilson
 Seconded Cllr Pellew
 Vote 10 In favour 0 Against 1 Abstained

Appn. No.: 19/02784
 Type: Full
 Proposal: Part single part two storey side/rear extension and x1 rear rooflight, following demolition of the existing garage.

Location: **Oasis Forest Green Road Holyport Maidenhead SL6 2NN**
 BPC Recommend for approval

Proposed Cllr Wilson
 Seconded Cllr Kiely
 Vote 11 in favour 0 Against 0 Abstained

Appn. No.: 19/02826
 Type: Full
 Proposal: New detached dwelling with associated garage, following the demolition of the existing stables.

Location: **Land Adjacent to Mayhill Ascot Road Hawthorn Hill Maidenhead**
 BPC Recommend for refusal

GB1 – Inappropriate development in the Green Belt. The applicant has failed to demonstrate that there are any very special circumstances which would outweigh harm to the Green Belt.

GB2 – The development will have an impact on the openness of the Green Belt and harm the character due to the scale, sitting and design. BPC considers the application to be overdevelopment of the site.

It is noted that there are currently mobile homes on site that do not have planning permission.

Proposed Cllr Wilson
 Seconded Cllr Graham
 Vote 11 in favour 0 Against 0 Abstained

Appn. No.: 19/02799
 Type: Full
 Proposal: Garage conversion.
 Location: **22 Byland Drive Maidenhead SL6 2HF**
 BPC Delegated to Ward Cllrs – Recommended for approval

Appn. No.: 19/02740
 Type: Cert of Lawfulness of Proposed Dev
 Proposal: Certificate of lawfulness to determine whether the proposed detached garage conversion into a gym with alterations to fenestration is lawful.
 Location: **Penny Haven Moneyrow Green Holyport Maidenhead SL6 2ND**
 BPC No comment

Appn. No.: 19/02876
 Type: Cert of Lawfulness of Proposed Dev (amended plans not reconsulting)
 Proposal: Certificate of lawfulness to determine whether the proposed single storey rear extension and extension to the existing outbuilding, following demolition of the existing conservatory is lawful.
 Location: **31 Hendons Way Holyport Maidenhead SL6 2LF**
 BPC No comment

Appn No.: 19/02771
 Type: Discharge of Condition
 Proposal: Details required by condition 2 (external materials) of planning permission 17/04031 for a replacement dwelling
 Location: **Delmere Moneyrow Green Holyport Maidenhead SL6 2NA**
 BPC No comment

Appn. No.: 19/02824
 Type: Works to Trees in Conservation Area
 Proposal: (T1) Ash - Fell. (T2) Conifers x 2 - Reduce by 1.8m below wires. 1 x small conifer - Fell. (T3) Atlas Cedar - Crown reduce by 2 metres all round.
 Location: **Cahill Cottage Holyport Street Holyport Maidenhead SL6 2JR**
 BPC Bray Parish Council delegates this application to the Arboricultural Officer

Appn. No.: 19/02764
 Type: Full
 Proposal: Part single, part two storey rear extension, 2no. rooflights to the existing roof and alterations to fenestration.
 Location: **Ledger Cottage Ledger Lane Fifield Maidenhead SL6 2NT**
 BPC Recommended for refusal
 GB1 – Inappropriate development in the Green Belt. The applicant has failed to demonstrate that there are any very special circumstances which would outweigh harm to the Green Belt.
 GB2 - Due to the scale and mass of the development it is considered to be overdevelopment of the site. This would therefore represent an inappropriate development in the Green Belt.
 Proposed Cllr Marsh

Seconded Vote	Cllr Kiely 11 In favour 0 Against 0 Abstained
Appn. No.:	19/02728
Type:	Full
Proposal:	Proposed single storey side extension and alterations to fenestration.
Location:	3 Stewart Close Fifield Maidenhead SL6 2PD
BPC	Recommended for approval
Proposed	Cllr Marsh
Seconded	Cllr Pierce
Vote	11 In favour 0 Against 0 Abstained
Appn No.:	19/02712
Type:	Discharge of Condition
Proposal:	Details required by Condition 2 (schedule of repairs), Condition 5 (timber doors), Condition 7 (rooflights), Condition 8 (drainage runs), Condition 10 (details of party wall), Condition 11 (details of the works to floors), Condition 12 (cross-section of the new parapet) and Condition 13 (roofing material) of planning permission 18/02380/LBC for a proposed 1no. two bedroom dwelling and 1no. four bedroom dwelling with associated works following conversion of public house.
Location:	The Red Lion Oakley Green Road Oakley Green Windsor SL4 4PZ
BPC	No comment
Appn No.:	19/02762
Type:	Discharge of Condition
Proposal:	Details required by condition 19 (traffic management plan) of application 16/03199/VAR as approved under planning permission 15/01984 for the change of use, restoration, conversion and partial demolition of Down Place House including alterations and two storey extension to form 10 residential dwellings, Demolition of other existing buildings and removal of hardstanding to enable the construction of 11 detached dwellings and a terrace of 4 dwellings, garaging, car parking provision, open space, landscaping and other associated works.
Location:	Bray Studios Down Place Water Oakley Windsor SL4 5UG
BPC	No comment
Appn No.:	19/02808
Type:	Discharge of Condition
Proposal:	Details required by condition 28 (demolition) of application 16/03199/VAR as approved under planning permission 15/01984/FULL for change of use, restoration, conversion and partial demolition of Down Place House including alterations and two storey extension to form 10 residential dwellings, Demolition of other existing buildings and removal of hardstanding to enable the construction of 11 detached dwellings and a terrace of 4 dwellings, garaging, car parking provision, open space, landscaping and other associated works.
Location:	Bray Studios Down Place Water Oakley Windsor SL4 5UG
BPC	No comment
Appn. No.:	19/02756
Type:	Works to Trees Covered by TPO
Proposal:	(T1) Lime - Pollard at 10m, crown lift to 5.5m and remove major deadwood to give clearance to footpath and highway. (TPO 17 of 1993).
Location:	1 Park Cottage Maidenhead Road Windsor SL4 5TR
BPC	Bray Parish Council delegates this application to the Arboricultural Officer
Appn. No.:	19/02830
Type:	Full
Proposal:	Construction of a single storey rear extension, 3no. new dormers to first floor rear elevation and new rear canopy.
Location:	Chelmers Old Mill Lane Bray Maidenhead SL6 2BG

BPC Proposed Seconded Vote	Recommended for approval Cllr Elvin Cllr Kiely 11 In favour 0 Against 0 Abstained
Appn. No.: Type: Proposal:	19/02911 Full Garage conversion, part first floor part two storey wrap around extension (front, side and rear), new front canopy, x1 front dormer, x1 second floor front balcony, x3 rear rooflights, x2 rear dormers, alterations to the roof and alterations to fenestration.
Location: BPC Proposed Seconded Vote	Sorenra Fishery Road Maidenhead SL6 1UP Recommended for approval Cllr Elvin Cllr Phillips 11 In favour 0 Against 0 Abstained
Appn. No.: Type: Proposal:	19/02639 Cert of Lawfulness of Proposed Dev Certificate of lawfulness to determine whether the proposed detached outbuilding to be used as a garage is lawful.
Location: BPC	Appledore Canon Hill Way Maidenhead SL6 2EX No comment
Appn No.: Type: Proposal:	19/02938 Permitted Development Extended Single storey rear extension no greater than 6m in depth, 3.8m high with an eaves height of 2.25m.
Location: BPC	86 Priors Way Maidenhead SL6 2EN No comment
Appn No.: Type: Proposal:	19/02920 Discharge of Condition Details required by conditions 2 (slab levels), 3 (tree protection) and 4 (tree retention/replacement) of planning permission 19/01710/FULL for replacement five bedroom dwelling following the demolition of the existing dwelling.
Location: BPC	The Orchard Canon Hill Way Maidenhead SL6 2EX No comment
Appn. No.: Type: Proposal:	19/02851 Works to Trees in Conservation Area (G1) Conifer and Sycamore - reduce Conifer to gutter level and reduce Sycamore to previous reduction points only on property side. (T1) Lime - pollard to original pollard points cutting back all overhang to boundary on garden side only. (G2) Conifers - cut back to boundary up to edge of house and cut back hard and neatly over patio and trim top neatly.
Location: BPC	Brayfield Cottage Brayfield Road Bray Maidenhead SL6 2BW Bray Parish Council delegates this application to the Arboricultural Officer
Appn. No.: Type: Proposal: Location: BPC	19/02766 Works to Trees in Conservation Area (T1) Yew - reduce back from the side of the church by 1.5 to 2metres. St Michaels Church Church Lane Bray Maidenhead SL6 2AF Bray Parish Council delegates this application to the Arboricultural Officer
Appn. No.: Type: Proposal: Location: BPC	19/02840 Works to Trees in Conservation Area (T2) Maple - Thin by 10% and reduce branches over the river by up to 3m. Lyndal Mount Fishery Road Maidenhead SL6 1UP Bray Parish Council delegates this application to the Arboricultural Officer

Appn. No.: 19/02837
Type: Works to Trees Covered by TPO
Proposal: (T1) - Willow - Fell. (TPO 001 of 2011).
Location: **Lyndal Mount Fishery Road Maidenhead SL6 1UP**
BPC Bray Parish Council delegates this application to the Arboricultural Officer

PC074/2019. Planning Decisions, Notifications and Decisions on Appeals

A list as at Appendix A had been circulated to Councillors in advance of the meeting.
Cllr Kneen was pleased to see the planning recommendations made by BPC were in line with the decision made by RBWM.

PC075/2019. Report on Enforcement Matters within the Parish

The Enforcement Report as at Appendix B had been circulated at the meeting.
The Enforcement List was discussed and the Assistant Clerk will update the report.
Enforcement Case 19/50188 Shottery Bray can be closed.

PC076/2019. Report on Action List

The Action list was discussed and the Assistant Clerk will update the report.

PC077/2019. Licencing Applications

There were no applications for discussion.

PC078/2019. Payments List

Approval of the payment list

Proposed Cllr Graham

Seconded Cllr Marsh

Vote In favour 8 Against 0 Abstained 3

Due to Cllrs Allowances being included on the payment list Cllr Elvin, Cllr Kiely and Cllr Pellew abstained from the vote.

PC079/2019. Councillors Forum and Correspondence

Cllr Graham confirmed he has updated the Conservation leaflet to include the Fisheries and it will be distributed shortly. Cllr Elvin has been contacted by Debbie Raven inviting BPC to visit the new Thames Valley Hospice on the Windsor Road. If Cllrs wish to attend can they inform the Clerk. There will be a meeting at Wyevale Garden Centre on 7th November 2019 which has been organised by RBWM Cllr John Davey to update residents on the consultation to the amendments to the Borough Local Plan. Cllr Coppinger will also be attending to give a talk on the amendments. Two further meetings have been arranged. The first will be at LegoLand Hotel on 14th November 2019 7pm - 9pm and the second will be at The Guild Hall Windsor on 20th November 2019 again 7pm - 9pm. Cllr Elvin requested a working group is set up to look at the amendments to the Borough Local Plan and asked for volunteers. Cllr Graham, Cllr Kneen, Cllr Pellew, Cllr Singh volunteered to be on the working group. Cllr Kneen confirmed Peter Lerner will be working with BPC on our response. Cllr Elvin suggested BPC leaflet all our residents on the amendments to the Borough Local Plan. Cllr Kneen agreed to set up a meeting for the working group.

PC080/2019. Date of Next Main Council Meeting

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

The meeting closed at 9.25 pm.