



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 9th DECEMBER 2019 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

PRESENT:

Dedworth Ward:	Cllrs N Pellew, J-A Glover
Bray & Fisheries Ward:	Cllrs K Elvin, C Graham, J Phillips, M Pierce
Holyport Ward:	Cllrs C Langridge, D Wilson
Oakley Green & Fifield Ward:	Cllrs N Marsh (Chair)
	2 members of the public
	Assistant Clerk – Jennifer Bailey

PC081/2019. Health and Safety Introduction.

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

PC082/2019. Apologies for Absence, Declarations of Interest and Dispensations

Apologies for absence were received from Cllr Millin, Cllr Singh, Cllr Kiely, Cllr Kneen.

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 PC090/2019.

PC083/2019. To approve the minutes of the Planning Committee meeting held on Monday 4th November 2019.

The minutes of the Planning Meeting held on 4th November 2019 were approved and signed as a true record.

PC084/2019. 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.

PC085/2019. Consideration of Applications as listed:

A member of the public spoke in favour of the following application

Appn. No.: 19/02952

Type: Full

Proposal: Construction of x5 dwellings with associated car ports for plots 1, 3, 4 and 5, following demolition of existing buildings and removal of all areas of hard standing.

Location: **Land And Buildings To Rear of Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ**

BPC Recommended for approval with the following conditions –
The land surrounding the development is not to be developed.
A legal agreement is put in place to ensure the current lorry business ceases and the land surrounding the development is returned to Green Belt.
Any CIL due on the development is calculated and agreed by BPC prior to the Planning Officers decision.
BPC request RBWM formulate an agreement with the developer to ensure the development is delivered as per the planning application.
RBWM remove any Permitted Development rights.

Proposed Cllr Glover
 Seconded Cllr Pierce
 Vote 9 In favour 0 Against 0 Abstained
 2 Members of the public left the meeting

Cllr Marsh presented the following application. Cllr Elvin Chaired the meeting

Appn. No.: 19/02989
 Type: Full
 Proposal: Change of use of the ground floor from B1(Office) to D1(Medical) with minor alterations to fenestration and the external doors.
 Location: **The Hand Clinic Cardinal Clinic Dedworth Road Windsor SL4 4LH**
 BPC Recommended for approval
 Proposed Cllr Marsh
 Seconded Cllr Glover
 Vote 9 In favour 0 Against 0 Abstained
 Cllr Marsh resumed as Chair

Appn. No.: 19/02929
 Type: Full
 Proposal: Raising of the ridge to the stable block, new and replacement roofs, single storey infill extension to the North Elevation, alterations to fenestration and new double garage following demolition of car port and removal of mobile home.
 Location: **Cruchfield Manor Ascot Road Warfield Bracknell RG42 6HJ**
 BPC Recommended for refusal due to the lack of information provided and until the Conservation Officer is satisfied with the development. BPC would like to request any further applications are submitted to us.
 Proposed Cllr Glover
 Seconded Cllr Graham
 Vote 9 In favour 0 Against 0 Abstained

Appn. No.: 19/02930
 Type: Listed Building Consent
 Proposal: Consent for internal and external alterations to the stable block to include raising of the ridge, new and replacement roofs, single storey infill extension, demolition and formation of walls to the North Elevation, alterations to fenestration and new double garage following demolition of car port and removal of mobile home.
 Location: **Cruchfield Manor Ascot Road Warfield Bracknell RG42 6HJ**
 BPC Recommended for refusal due to the lack of information provided and until the Conservation Officer is satisfied with the development. BPC would like to request any further applications are submitted to us.
 Proposed Cllr Glover
 Seconded Cllr Graham
 Vote 9 In favour 0 Against 0 Abstained

Cllr Marsh presented the following applications. Cllr Elvin Chaired the meeting

Appn. No.: 19/03130
 Type: Variation Under Reg 73
 Proposal: Variation (under Section 73) of planning permission 15/00522/FULL (allowed on appeal) without complying with Condition 1 and Condition 2 (Temporary Permission).
 Location: **Brayfield Stables Windsor Road Water Oakley Windsor SL4 5UJ**
 BPC Recommended for refusal. The site is not suitable for development as stated by the previous reports by the Planning Officer and the Planning Inspector.
 Proposed Cllr Marsh
 Seconded Cllr Pierce
 Vote 9 In favour 0 Against 0 Abstained

Appn. No.: 19/03249
 Type: Variation Under Reg 73
 Proposal: Variation (under Section 73A) of planning permission 15/02885/FULL (Allowed on Appeal) without complying with Conditions 3 and 4 (Personal and Temporary Permission) to allow permanent occupation on the site.
 Location: **Land Rear of Stratton Cottages Fifield Road Bray Maidenhead**
 BPC Recommended for refusal. The site is not suitable for development as stated by the previous reports by the Planning Officer and the Planning Inspector.
 Proposed Cllr Marsh
 Seconded Cllr Graham
 Vote 9 In favour 0 Against 0 Abstained
 Cllr Marsh resumed as Chair

Appn. No.: 19/03251
 Type: Outline
 Proposal: Outline application for the construction of a replacement dwelling with all matters reserved.
 Location: **Patterdale Farm Blackbird Lane Maidenhead SL6 3SX**
 BPC Recommended for approval
 Proposed Cllr Glover
 Seconded Cllr Pellew
 Vote 9 In favour 0 Against 0 Abstained

Appn. No.: 19/03021
 Type: Agricultural Determination
 Proposal: Notification to determine whether prior approval is required for the construction of a new agricultural building.
 Location: **Coningsby Farm Coningsby Lane Fifield Maidenhead**
 BPC Delegated to Ward Cllrs – Recommended for refusal Over development in the green belt (2 barns in relatively close proximity). Negative impact on listed buildings

Appn. No.: 19/02977
 Type: Cert of Lawfulness of Proposed Dev (Amended plans only RBWM not reconsulting)
 Proposal: Certificate of lawfulness to determine whether the proposed detached garage is lawful.
 Location: **Broadwell Cottage Ledger Lane Fifield Maidenhead SL6 2NT**
 BPC No comment

Appn No.: 19/03189
 Type: Discharge of Condition
 Proposal: Details required by Condition 2 (Drawings); 5 (Flues/Vents); 7 (External Pipework); 8 (Roof-Parapet); 10 (Landscaping); 11 (Parking and Turning); 12 (Visibility Splays) and 13 (Refuse and Recycle) of planning permission 18/02379/FULL 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.: 19/03344
 Type: Agricultural Determination (Amended plans only RBWM not reconsulting)
 Proposal: Notification to determine whether prior approval is required for the construction of a new agricultural barn
 Location: **Coningsby Farm Coningsby Lane Fifield Maidenhead**
 BPC No comment

Appn. No.: 19/03317
 Type: Works To Trees Covered by TPO
 Proposal: (T1) Conifer - reduce to ground level or 4m crown lift, remove deadwood and reduce by 2m to side of properties.
 Location: **Willows Social Club Thames Road Willows Riverside Park Windsor SL4 5TQ**
 BPC Bray Parish Council delegates this application to the Arboricultural Officer

Appn. No.:	19/03043
Type:	Reserved Matters
Proposal:	Reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline planning permission 17/03583/OUT for Outline application with all other matters to be reserved for the demolition of existing equestrian barn and replacement with new equestrian building.
Location:	Land At Noel Farm At Junction of Forest Green Road And Long Lane Maidenhead
BPC	BPC was not notified of application 17/03583 which BPC would have recommended for refusal as the replacement was too large, overdeveloped and because of its mass would reduce the openness of the Green Belt. We are concerned the Inspectors ruling is incorrect as he refers to a replacement building of a lesser volume.
Proposed	Cllr Wilson
Seconded	Cllr Glover
Vote	9 In favour 0 Against 0 Abstained
Appn. No.:	19/03066
Type:	Full
Proposal:	Garage conversion, hip to gable with 1no. rooflight and rear Juliette balcony.
Location:	Little Applewood Sturt Green Holyport Maidenhead SL6 2JH
BPC	Recommended for refusal. The conversion of the garage to habitual accommodation would result in a loss of a parking space. This is a four-bed house and the applicant as failed to demonstrate they can provide three off road parking spaces as required by the current RBWM Parking Policy.
Proposed	Cllr Wilson
Seconded	Cllr Pierce
Vote	9 In favour 0 Against 0 Abstained
Appn. No.:	19/03120
Type:	Full
Proposal:	Single storey front/side extension, single storey rear extension, hip to gable, 3no. front dormers and 1no. rear dormer, new side entrance door, alterations to fenestration and new drop kerb.
Location:	Lone Oak Moneyrow Green Holyport Maidenhead SL6 2ND
BPC	Recommended for refusal due to the increase in the size of the development which is in contrary to planning policy GB1 and DG1
Proposed	Cllr Wilson
Seconded	Cllr Graham
Vote	9 In favour 0 Against 0 Abstained
Appn. No.:	19/02999
Type:	Full
Proposal:	Part single part two storey side/rear extension and additional parking to the front.
Location:	Tudor Cottage 12 New Road Holyport Maidenhead SL6 2LQ
BPC	Delegated to Ward Cllrs - Recommended for refusal It is contrary to policy H14 of the Local Development Plan 1999 (inc alterations 2003) and DG1 for the increase in bulk and mass.
Appn. No.:	19/01344
Type:	Full (Amended Plans)
Proposal:	Construction of a ditch
Location:	Main Road and Surrounding Land from The Green to Junction with Bartletts Road Ascot Road Holyport Maidenhead
BPC	Delegated to Ward Cllrs - Bray Parish Council has recommended this application be approved and we have no further comment to make.

Appn. No.:	19/02998
Type:	Cert of Lawfulness of Proposed Dev (For information only. Amended plans. RBWM not reconsulting)
Proposal:	Certificate of lawfulness to determine whether the proposed single storey side extension is lawful
Location:	Tudor Cottage 12 New Road Holyport Maidenhead SL6 2LQ
BPC	No comment
Appn. No.:	19/03088
Type:	Cert of Lawfulness of Proposed Dev (For information only. Amended plans. RBWM not reconsulting)
Proposal:	Certificate of lawfulness to determine whether the construction of a new outbuilding and a minor addition to the existing driveway to permit pedestrian access to the new outbuilding is lawful.
Location:	Hurley Cottage Langworthy Lane Holyport Maidenhead SL6 2HH
BPC	No comment
Appn. No.:	19/03162
Type:	Works To Trees In Conservation Area
Proposal:	(T1) Sycamore - fell and grind out the rootball (T2) Apple - crown reduce by 1.5m all over to contain and shape leaving the tree as a 3m tall tree and 3m wide.
Location:	Holyport Pond Holyport Street Holyport Maidenhead
BPC	(Note application address incorrect) Bray Parish Council delegates this application to the Arboricultural Officer
Appn. No.:	19/03227
Type:	Works To Trees In Conservation Area
Proposal:	(T1) - Sycamore - Fell. (T2) - Apple - Crown reduce by 1.5m all over, leaving the tree 3m high and 3m wide.
Location:	Ann Duels House Holyport Street Holyport Maidenhead SL6 2JR
BPC	Bray Parish Council delegates this application to the Arboricultural Officer
Appn. No.:	19/03061
Type:	Full
Proposal:	Flat roof links to existing front dormers and 2 No. rear dormers following removal of 1 No. existing rear dormer.
Location:	Milsted Old Mill Lane Bray Maidenhead SL6 2BG
BPC	Recommended for approval
Proposed	Cllr Pierce
Seconded	Cllr Graham
Vote	9 In favour 0 Against 0 Abstained
Appn. No.:	19/03140
Type:	Full
Proposal:	New front entrance canopy, single storey side infill extension and alterations to the ground floor front and rear fenestration.
Location:	2 Riverside Ferry Road Bray Maidenhead SL6 2AY
BPC	Recommended for approval
Proposed	Cllr Pierce
Seconded	Cllr Elvin
Vote	9 In favour 0 Against 0 Abstained
Appn. No.:	19/03195
Type:	Full
Proposal:	New carport
Location:	53 Windsor Road Maidenhead SL6 2DN
BPC	Delegated to Ward Cllrs – Recommended for approval subject to the applicant satisfying the RBWM arboriculturist.

Appn. No.:	19/02968
Type:	Full
Proposal:	Part two storey, part single storey side/rear extension and alterations to fenestration.
Location:	86 Priors Way Maidenhead SL6 2EN
BPC	Delegated to Ward Cllrs – Recommended for approval
Appn No.:	19/03072
Type:	Non-material Amendment
Proposal:	Non-material amendments to planning permission 18/01423/FULL for the addition of x3 rooflights to the single storey side element, alterations to fenestration and removal of x1 rooflight
Location:	41 The Bingham's Maidenhead SL6 2ES
BPC	No comment
Appn. No.:	19/03050
Type:	Works To Trees In Conservation Area
Proposal:	(T1) - Sycamore - Crown lift by 2m clear of cables. (T2,3,4,5) - Conifers - Cut back 2-3m overhanging garage and driveway. (T6) - Robinia Pseudacacia - Crown thin by 33% and deadwood. (T7) - Conifer - Fell.
Location:	Riverside House Fishery Road Maidenhead SL6 1UN
BPC	Bray Parish Council delegates this application to the Arboricultural Officer
Appn. No.:	19/03009
Type:	Works To Trees In Conservation Area
Proposal:	(T1) Willow - Reduce back to previous pollard points, approximately 3-4 metres. (T2) Sycamore - Remove all growth on trunk up to 6 metres.
Location:	Wyth House And Bray Bungalow Old Mill Lane Bray Maidenhead
BPC	Bray Parish Council delegates this application to the Arboricultural Officer
Appn. No.:	19/02944
Type:	Works To Trees Covered by TPO
Proposal:	(G1) x2 Apple Trees - tip reduce by 1m and shape accordingly to leave a final spread of 3m (G2) x4 Conifers - trim and tidy, reducing by up to 0.5m to leave a final spread of 3m (G3) Cotoneaster - trim and tidy, reducing by up to 0.5m to leave a final spread of 2m (T1) x1 Beech Tree - tip reduce overall crown by 1-2m to retain size and shape of the tree to leave a final spread of 5m and overall height of 12m (T2) x1 Liquid Amber Tree - tip reduce overall crown by 1-2m to retain size and shape of the tree to leave a final spread of 3m and an overall height of 5m.
Location:	17 The Bingham's Maidenhead SL6 2ES
BPC	Bray Parish Council delegates this application to the Arboricultural Officer

PC086/2019. Planning Decisions, Notifications and Decisions on Appeals

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

PC087/2019. Report on Enforcement Matters within the Parish

The Enforcement Report as at Appendix B had been circulated at the meeting.

Cllr Elvin gave an update on Enforcement case 19/05010 Summerleaze Monkey Island Lane. The RBWM website shows the case has been closed. Cllr Elvin and the Assistant Clerk have both emailed the Case Office involved to request confirmation of the date the soil was removed but to date no reply has been received. Cllr Elvin was concerned that yet again the Enforcement Team at RBWM have not replied to a request for information. A meeting is due to take place on 19th December 2019 with Duncan Sharkey and Andrew Johnson from RBWM. Cllr Elvin has agreed to raise this issue at the meeting. On a different matter Cllr Elvin would like to thank all who were involved in the response to the BLP consultation. Cllr Graham requested the enforcement case at Tithe Barn Estate is closed as no further action required.

PC088/2019. Report on Action List

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

Cllr Elvin reported the Park and Stride at Braywick Court School is not being used due to the builders still being on site. Cllr Graham said although the caretaker is outside the school in the mornings with

no stopping signs parents are still dropping their children off on Hibbert Road. Local residents have asked if yellow lines can be placed on Hibbert Road and Cllr Graham has agreed to look into this for them.

PC089/2019. Licencing Applications

There were no applications for discussion.

PC090/2019. Payments List

Approval of the payment list

Proposed Cllr Graham

Seconded Cllr Pellew

Vote In favour 8 Against 0 Abstained 1

PC091/2019. Councillors Forum and Correspondence

Cllr Elvin told the meeting Cllr Millin had informed him of publicity he had recently seen concerning an outdoor school for children aged two to five which is due to open at Bray Lake. Although the school is in the Parish BPC have not been informed. Cllrs discussed the matter and Cllr Elvin agreed to investigate further. Cllr Graham asked if this can be put on the action list.

PC092/2019. Date of Next Main Council Meeting

The next planning Committee meeting will be held at 7:30pm on Monday 13th January 2020.

The meeting closed at 9.40 pm.

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