



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 13th JANUARY 2020 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, S Kiely, J Phillips, M Pierce
Holyport Ward:	Cllrs L Kneen (Chair), C Langridge, D Wilson
Oakley Green & Fifield Ward:	Cllrs N Marsh
	8 Members of the public
	The Press
	Assistant Clerk – Jennifer Bailey

PC093/2019. Health and Safety Introduction.

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

PC094/2019. Apologies for Absence, Declarations of Interest and Dispensations

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

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 PC102/2019.

PC095/2019. To approve the minutes of the Planning Committee meeting held on 9th December 2019.

The minutes of the Planning Meeting held on Monday 9th December 2019 were approved and signed as a true record.

PC096/2019. 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.

PC097/2019. Consideration of Applications as listed:

2 Members of the public spoke in favour of the following application

Appn. No.: 19/03295

Type: Full

Proposal: Retention of existing temporary buildings and erection of new temporary buildings and structures at Bray Studios in connection with continued commercial filming use; and the change of use of (adjacent or other) land from commercial (B1/B2) storage, including open storage (B8), agricultural processing (sui generis) to temporary use for commercial filming, incorporating associated temporary buildings and structures and hardstanding for parking and storage.

Location: **Bray Studios and Land At Bray Studios Down Place Water Oakley Windsor**

BPC Recommended for approval with the following conditions

1. The applicant to landscape along the front of the development and to create a green screen to hide the industrial style buildings. This would improve the view from the road.
2. BPC do have concerns in general with the amount of traffic on the A308. BPC would

ask that the impact of the extra traffic this development will generate is kept to a minimum.

Proposed Cllr Pellew
Seconded Cllr Wilson
Vote In favour 10 Against 1 Abstained 0
6 Members of the public left the meeting

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

Appn. No.: 19/03501
Type: Full
Proposal: New farm track and widening of the existing access (Retrospective).
Location: **Land Known As Budds Pasture East of Moneyrow Green And North of Forest Green Road Holyport Maidenhead**
BPC Recommended for approval with the following conditions
1. The new farm track and entrance to be used by agricultural vehicles only.
2. The materials to be used for the vehicle access must be environmentally friendly.
3. The hedge which runs along the front of the field to be extended into the entrance splay on the right-hand side.
Proposed Cllr Kneen
Seconded Cllr Marsh
Vote In favour 10 Against 0 Abstained 1
2 Members of the public left the meeting.
Cllr Kneen resumed as Chair

Appn No.: 19/03287
Type: Full
Proposal: Part change of use of dwelling (C3) to a place of worship (D1) with new vehicular access and associated cycle parking.
Location: **Ruddles Pool Maidenhead Road Windsor SL4 5TW**
BPC Recommended for refusal – Planning Policy P4 & T5
The applicant has failed to provide sufficient parking spaces for a development of this size. BPC are concerned that users of the facilities may choose to drive instead of walking or cycling. As there are no parking restriction on this stretch of the Maidenhead Road users may choose to park on the road which in turn will cause congestion on the A308. The new vehicular access will enter and exit directly on to the A308. This is an extremely busy road and would be hazardous to other road users.
Proposed Cllr Pellew
Seconded Cllr Langridge
Vote In favour 11 Against 0 Abstained 0

Appn No.: 19/03556
Type: Discharge of Condition
Proposal: Details required by condition 4 (hard and soft landscaping) 5 (materials) 11 (electrical vehicle charging points) 12 (external lighting) 13 (construction environmental management plan) 14 (contaminated land) of planning permission 19/00677 for the demolition of the existing site structures and removal of existing underground tanks and redevelopment of the site to include a 4 pump petrol filling station with associated retail store and associated facilities, extended parking provision and electric vehicle charging points.
Location: **BP Queens Head Filling Station Windsor Road Water Oakley Windsor SL4 5UJ**
BPC No comment

Appn. No.: 19/03316
Type: Works To Trees Covered by TPO
Proposal: (T1) Oak - tip reduce lateral growth on South side to balance crown and remove major deadwood.
Location: **Oakley Court Hotel Windsor Road Water Oakley Windsor SL4 5UR**
BPC Bray Parish Council delegates this application to the Arboricultural Officer

Appn. No.:	19/03539
Type:	Works To Trees Covered by TPO
Proposal:	(13) Cedar - remove major deadwood only (22) Oak - remove epicormic growth up to 3m to give clearance to buildings and remove major deadwood (23) Lime - remove major deadwood only (25) Lime - clear telephone cables by 1m and remove major deadwood (25A/26A) Conifer - crown lift off building and all round to match (40) Sycamore - crown lift to 4m from ground level (13A/14A) Beech - crown lift over both buildings to give 2m clearance to ariel and 3m clearance to building plus remove major deadwood (14A) Cherry - crown lift to give 1m clearance to 13A Main Road (2A/3A) Sycamore - dead wood crown lift to 3m (7B) Lime - crown lift to 3m and remove major deadwood (3B/4B) Ash - remove major deadwood (14A) Willow - pollard at 50%.
Location:	Street Record Willows Riverside Park Windsor
BPC	Bray Parish Council delegates this application to the Arboricultural Officer
Appn. No.:	19/03374
Type:	Full
Proposal:	Enlargement of the existing single storey element on the North East elevation (from riverside), first floor extension to the North East elevation (from riverside), including new first floor terrace areas and alterations to fenestration.
Location:	The Waterside Inn Ferry Road Bray Maidenhead SL6 2AT
BPC	Recommended for approval
Proposed	Cllr Elvin
Seconded	Cllr Kiely
Vote	In favour 11 Against 0 Abstained 0
Appn. No.:	19/03469
Type:	Full
Proposal:	Garage conversion, part single, part two storey rear extension and alterations to fenestration.
Location:	Maywood House Old Mill Lane Bray Maidenhead SL6 2BG
BPC	Recommended for refusal – Planning Policy F1
	Although a Certificate of Lawfulness was permitted in 2015 for a single story garage extension a double story extension has been built. The footprint of this extension together with the 27 square meters for the new proposal will by far exceed the 30 square meters allowed for a development in this Flood Zone.
Proposed	Cllr Elvin
Seconded	Cllr Graham
Vote	In favour 11 Against 0 Abstained 0
Appn. No.:	19/03533
Type:	Full
Proposal:	2no. front dormers, part two storey/part single storey side/rear extension, part first floor side extension, 1no. rear balcony, 2no. rear rooflights and alterations to fenestration.
Location:	The Cedars 7 Court Close Maidenhead SL6 2DL
BPC	Recommended for approval
Proposed	Cllr Elvin
Seconded	Cllr Kiely
Vote	In favour 11 Against 0 Abstained 0
Appn. No.:	19/03290
Type:	Full
Proposal:	New entrance canopy, two storey front extension, part two storey part first floor side extension and alterations to fenestration.
Location:	Adelaide House Gas Lane Maidenhead SL6 1UX
BPC	Delegated to Ward Cllrs - BPC are concerned about traffic and parking in Gas Lane. If RBWM are minded to approve this application then all PDRs should be removed. This would take away the automatic right to convert the garage to habitable accommodation. This would help manage the potential parking issues in Gas Lane in the future.

Appn. No.: 19/03314
 Type: Full
 Proposal: Single storey rear extension and new roof to the garage.
 Location: **68 Priors Way Maidenhead SL6 2EN**
 BPC Delegated to Ward Cllr - BPC has no objection to the planning application as long as there are no objections from the closest neighbour. The garage roof extension which will be attached to the neighbouring property should only be under taken with full approval of the neighbour.

Appn. No.: 19/03407
 Type: Works To Trees In Conservation Area
 Proposal: (T7) - Lime - Re pollard at previous pollard knuckles, leaving 1/2-1" stubs to aid regrowth. (T9) - Holly - Reduce height as per red line on photograph and reshape. (T12 & T14) - Ash - Fell. (T15) - Sycamore - Remove large low limb over garden, remove broken limb and prune back stub, remove major deadwood (branches over 50mm at source and over 300mm in length). (T18) - Yew - Form back into hedge by reducing height to approx. 4m and face trimming back garden side. (T19) Unknown species - Fell.
 Location: **Vicarage Cottage Ferry Road Bray Maidenhead SL6 2AT**
 BPC Bray Parish Council delegates this application to the Arboricultural Officer

Appn No.: 19/03429
 Type: Works To Trees Covered by TPO
 Proposal: (T1) - Sycamore - Fell. (TPO 24 of 1973)
 Location: **Tudor House Hibbert Road Maidenhead SL6 1UT**
 BPC Bray Parish Council delegates this application to the Arboricultural Officer

Appn. No.: 19/03527
 Type: Works To Trees In Conservation Area
 Proposal: (T1) - Sycamore - Reduce height and spread by 1 metre, leaving a final height of 5.5m and width of 5m. (T2) - Beech - Reduce spread to canopy by 3 meters to suitable points as possible to the section directly over the roof of the house.
 Location: **The Rye Peck The Waterside Inn Ferry Road Bray Maidenhead SL6 2AT**
 BPC Bray Parish Council delegates this application to the Arboricultural Officer

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

Appn. No.: 19/03356
 Type: Full
 Proposal: Two storey rear extension with x1 side dormer and x1 rear dormer, following demolition of the existing rear conservatory and single storey rear element.
 Location: **Half Timbers Moneyrow Green Holyport Maidenhead SL6 2ND**
 BPC Recommended for approval
 Proposed Cllr Kneen
 Seconded Cllr Glover
 Vote In favour 11 Against 0 Abstained 0

Appn. No.: 19/03420
 Type: Full
 Proposal: New rear dormer with 2no. balconies
 Location: **The Vine Ascot Road Maidenhead SL6 2HT**
 BPC Recommended for approval
 Proposed Cllr Kneen
 Seconded Cllr Marsh
 Vote In favour 11 Against 0 Abstained 0
 Cllr Kneen resumed as Chair

Appn. No.: 19/03419
 Type: Cert of Lawfulness of Proposed Dev (Amended plans RBWM not reconsulting)
 Proposal: Certificate of lawfulness to determine whether the proposed rear dormer with 2 x Juliet balconies is lawful.

Location: BPC	The Vine Ascot Road Maidenhead SL6 2HT No comment
Appn No.:	19/03541
Type:	Discharge of Condition
Proposal:	Details required by condition 2 (external materials) of planning permission 18/01851 for the erection of new 3-bed dwelling with attached garage and new vehicular access
Location: BPC	Land At Fern Cottage Moneyrow Green Holyport Maidenhead No comment
Appn No.:	19/03604
Type:	Discharge of Condition
Proposal:	Details required by condition 2 (external materials) of planning permission 19/02008/VAR for 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: BPC	Land At Fern Cottage Moneyrow Green Holyport Maidenhead No comment
Appn. No.:	19/03422
Type:	Works To Trees In Conservation Area
Proposal:	(T1 and T2) Pear - Reduce by up to 4m, leaving a final height of 6m and width of 4m.
Location: BPC	1 The Barn Ascot Road Holyport Maidenhead SL6 2HY Bray Parish Council delegates this application to the Arboricultural Officer
Appn. No.:	19/03437
Type:	Works To Trees In Conservation Area
Proposal:	(T1) - Species unknown - Fell. (T2) - Species unknown - Crown reduce to approximately 4.5 metres after pruning.
Location: BPC	The Cottage Holyport Street Holyport Maidenhead SL6 2JR Bray Parish Council delegates this application to the Arboricultural Officer

PC098/2019. Planning Decisions, Notifications and Decisions on Appeals

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

PC099/2019. Report on Enforcement Matters within the Parish

The Enforcement Report as at Appendix B had been circulated to Councillors in advance of the meeting.

Cllr Marsh has recently been in contact with Cllr Coppinger concerning the enforcement cases at The Queens Head. Cllr Coppinger has informed Cllr Marsh the original enforcement case has been split in to two separate case and allocated new reference numbers. Assistant Clerk to update enforcement list with new reference numbers.

Cllr Marsh will be the responsible Ward Cllr for enforcement case reference number 20/50014.

Cllr Pellew said the planning application for Kimbers Farm will be heard at MDP on 22nd January. Cllr Wilson agreed to speak on behalf of BPC. Cllr Kneen asked the Assistant Clerk to let Democratic Services know Cllr Wilson wishes to speak.

PC100/2019. Report on Action List

The Action list as at Appendix C had been circulated to Councillors in advance of the meeting

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

PC101/2019. Licencing Applications

There were no applications for discussion

PC102/2019. Payments List

Approval of the payment list

Proposed Cllr Kneen

Seconded Cllr Graham

Vote In favour 11 Against 0 Abstained 0

PC103/2019. Bray Cricket Club

Cllr Elvin has been approached by James Cuncliff from Bray Cricket Club who has asked if a meeting can be arranged between the Cricked Club and the Parish Council to discuss the changing facilities, they would like to build on Jubilee Field. Cllr Elvin will be in attendance and asked for three further Cllrs to also be at the meeting. Cllr Marsh, Cllr Graham and Cllr Pierce volunteered.

PC104/2019. Councillors Forum and Correspondence

Cllr Elvin said in the recent meeting with RBWM he was informed RBWM will no longer give BPC monthly updates on enforcement matters and thought this had been conveyed to BPC. Cllr Kneen confirmed this to be correct. Cllr Kneen said this is the reason it was decided Cllrs will now be responsible for requesting updates on enforcement cases in their Wards.

Cllr Kneen reminded Cllrs prior to next month's planning meeting Ashley Smith Deputy Head of Planning for RBWM will be providing a training session on planning knowledge for the Parish Council which will be starting at 5.30pm.

PC105/2019. Date of Next Main Council Meeting

The next planning Committee meeting will be held at 7:30pm on Monday 10th February 2020.

The meeting closed at 9.25 pm.