

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 7th FEBRUARY 2022 AT BRAYWOOD WAR MEMORIAL HALL FIFIELD ROAD FIFIELD BERKS.

PRESENT:

Dedworth Ward:	Cllr N Pellew
Bray & The Fisheries Ward:	Cllrs S Cross, C Graham, J Phillips, M Pierce
Holyport Ward:	Cllrs L Kneen (Chair), D Wilson
Oakley Green & Fifield Ward:	Cllrs N Marsh
	Deputy Clerk – Esther Cope
	Assistant Clerk – Jennifer Bailey
	2 Member of the public

PC064/2021. Health and Safety Introduction

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

PC065/2021. Apologies for Absence, Declarations of Interest and Dispensation

Apologies for absence were received from Cllr Elvin, Cllr Glover, Cllr Millin

There is a standing dispensation in regards to PC073/2021.

PC066/2021. To approve the minutes of the previous Planning Committee meeting

The minutes of the Planning Meeting held on Monday 6th December 2021 were agreed and signed as a true record.

PC067/2021. Chair's request and proposals for Councillors Forum later in the meeting

PC068/2021. Consideration of Applications as listed:

Holyport

Cllr Kneen stepped down as chair to present the following applications. Cllr Marsh took the chair.

1 Member of the public spoke in favour of the following application

Appn. No.:	22/00014
Type:	Full
Proposal:	Replacement dwelling following the demolition of the existing dwelling and ancillary outbuildings.
Location:	Ridgeway Moneyrow Green Holyport Maidenhead SL6 2NA
BPC	Recommended for approval with the condition Permitted Development Rights are removed to ensure the openness of the Green Belt.
Proposed	Cllr Kneen
Seconded	Cllr Graham
Vote	In favour 7 Against 1 Abstained 0

Appn. No.:	21/03718
Type:	Full
Proposal:	2no. semi-detached dwellings with associated landscaping, parking and vehicular access.
Location:	Land Adjacent To The Lodge Holyport Street Holyport Maidenhead
BPC	Recommended for refusal
	GB1 Reasons - The applicant has failed to demonstrate that there are any very special circumstances which would outweigh harm to the Green Belt.

GB2 Reasons - The development by reason of their design, scale, sitting and mass will have a great impact on the openness of the Green Belt and the countryside.

GB3 Reasons - The development is outside the boundary of a recognised settlement.

CA2 Reasons - The development does not enhance or preserve the appearance of the area.

Permission should not be granted for development on the site which forms an important open space which is the character of Holyport Green. The Green itself being an important part of the Conservation Area is surrounded by houses with open spaces between them which are part of the character of Holyport. There are many houses in this area which are either listed or are of very special interest.

Proposed Cllr Kneen
Seconded Cllr Wilson
Vote Unanimous

2 Members of the public left the meeting

Appn. No.: 22/00031
Type: Full
Proposal: Single storey side/rear extension with accommodation in the roof space and hip to gable to enlarge the existing accommodation in the roof space with enlarged rear dormer.
Location: **Oak Dene Forest Green Road Holyport Maidenhead SL6 2NN**
BPC Recommended for approval
Proposed Cllr Kneen
Seconded Cllr Graham
Vote Unanimous

Cllr Kneen resumed the chair.

Bray & The Fisheries

Appn. No.: 21/03657
Type: Full
Proposal: Two storey rear extension with 2no. Juliet balconies, 1no. rear dormer, raised decking to the rear, new render and alterations to fenestration.
Location: **Tamarisk Fishery Road Maidenhead SL6 1UN**
BPC Recommended for approval
Proposed Cllr Pierce
Seconded Cllr Marsh
Vote Unanimous

Appn. No.: 21/03522
Type: Full
Proposal: Detached carport.
Location: **Two Ways Avenue Road Maidenhead SL6 1UG**
BPC Recommended for approval
Proposed Cllr Pierce
Seconded Cllr Graham
Vote Unanimous

Appn. No.: 22/00175
Type: Full
Proposal: Part single part two storey rear extension and alterations to fenestration.
Location: **Grenville House Old Mill Lane Bray Maidenhead SL6 2BG**
BPC Recommended for refusal
F1 – The development sits in the floodplain and the extra footprint would exceed the 30 square meters allowable.

Proposed Cllr Pierce
Seconded Cllr Graham
Vote Unanimous

Dedworth, Fifield & Oakley Green

Appn. No.:	21/03743
Type:	Outline
Proposal:	Outline application for scale only to be considered at this stage with all other matters to be reserved for the construction of a replacement barn for the storage of hay, feed, bedding and machinery, following demolition of the existing hay barn.
Location:	Pinto Fields Farm Fifield Lane Winkfield Windsor SL4 4QA
BPC	Recommended for refusal – The application appears to be an extension of existing industrial use despite the fact it states it is for agricultural. It is our understanding the barn is currently used as per its previous planning permission as a photographic studio. It is not clear from the information provided what the applicant is requesting. We feel the information provided is both insufficient and contradictable.
Proposed	Clr Marsh
Seconded	Clr Pellew
Vote	Unanimous

Delegated Applications

Appn. No.:	22/00148
Type:	Full
Proposal:	Part single part two storey side/rear extension, following part demolition of the existing single storey side and rear elements.
Location:	Orchard House Monkey Island Lane Bray Maidenhead SL6 2EA
BPC	Delegated to Ward Cllrs – Recommended for refusal The mass of the proposed 2 storey development would lead to overdevelopment of the plot and is overbearing on neighbours
Appn. No.:	22/00018
Type:	Full
Proposal:	Garage conversion, single storey rear extension and alterations to the roof and fenestration.
Location:	37 Windsor Road Maidenhead SL6 2ET
BPC	Delegated to Ward Cllrs – Recommended for refusal Overdevelopment of the plot. The development will overlook the neighbouring properties and in turn will have an adverse effect on the neighbours privacy
Appn. No.:	21/03382
Type:	Full
Proposal:	Part single/part two storey side extension, alteration to existing roof with x1 rear dormer, Juliet balcony and garage conversion to create a granny Annex ancillary to the main dwelling with new side entrance door and alteration to fenestration.
Location:	Burnham Lodge Windsor Road Maidenhead SL6 2EW
BPC	Delegated to Ward Cllrs – Recommended for approval with the following conditions The Juliet balcony is removed from the application. The fence between the properties is maintained at a height to ensure the privacy of neighbour. The granny annex to be occupied by a family member only and not to be let or sold separately to the main house. Permitted development rights to be removed.
Appn. No.:	21/03635
Type:	Full
Proposal:	New entrance canopy to the North East elevation, single storey infill extension to the North East elevation, single storey extension to the South East elevation and alterations to fenestration.
Location:	Kimbers House Kimbers Lane Maidenhead SL6 2QP
BPC	Delegated to Ward Cllrs - Recommended for approval

Certificates of Lawfulness, Permitted Development, Discharge of Condition, and Non-Material Amendments

The Parish has been notified as a legal consultee but there is no consultation period for the following items.

Appn. No.:	22/00032
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Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether the proposed two storey rear extension, following demolition of the existing conservatory is lawful.
Location: **Grenville House Old Mill Lane Bray Maidenhead SL6 2BG**
BPC No comment

Trees

The following applications are delegated to the RBWM Tree Officer.

Appn. No.: 22/00036
Type: Works To Trees In Conservation Area
Proposal: (T1-T2) x2 Sycamores - cut back branches over patio by approximately 1- 1.5m (G1) Ash and Sycamore - crown reduce by 2m and 1.5m off the sides - the trees will be around 7m in height once the overall works have been completed and (G2) Beech - crown reduce by 2m and 1.5m off the sides - the trees will be around 7m in height once the overall works have been completed.

Location: **Garden House Peters Lane Holyport Maidenhead SL6 2HW**
BPC Bray Parish Council delegates this application to the Arboricultural Officer

Appn. No.: 22/00207
Type: Works To Trees Covered by TPO
Proposal: T1 - Willow - re-pollard to previous points. (027/2004/TPO)
Location: **Bray Willows River Gardens Bray Maidenhead SL6 2BJ**
BPC Bray Parish Council delegates this application to the Arboricultural Officer

PC069/2021. Planning Decisions, Notifications and Decisions on Appeals

As circulated to Councillors in advance of the meeting.

PC070/2021. Report on Enforcement matters within the Parish

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

PC071/2021. Report on Action List

The Action list was discussed and there were no updates to record.

PC072/2021. Licencing Applications

There were no Licencing Application within the Parish

PC073/2021. Payments List

Approval of the payment list of £13069.43 + £476.08 VAT = £13545.51

Proposed Cllr Marsh
Seconded Cllr Graham
Vote Unanimous

PC074/2021. Councillors Forum

PC075/2021. Date of Next Planning Meeting

The next planning Committee meeting will be held at 7:30pm on Monday 7th March 2022.

Meeting closed at 9.05pm

UNAPPROVED