



Bray Parish Council

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 11th MAY 2009
AT THE BRAYWOOD MEMORIAL HALL, FIFIELD ROAD, FIFIELD,
BERKS**

PRESENT:	Cllr C Graham (Chairman of Planning)
Alexander Ward:	Cllr Mrs H Howard
Bray Ward:	Cllrs Mrs C Aspey, Mrs M Pierce, K Elvin, M Hornby
Dedworth:	Cllr D Moores
Holyport Ward:	Cllrs N Basterfield, D Coppinger, C Langridge, P Janikoun, A Monks
Fifield and Oakley Green:	Cllrs G Annetts, J Foulger The Clerk, Mrs C Woodley 6 members of the public

77/2009. HEALTH AND SAFETY INTRODUCTION

Cllr Graham opened the meeting with the usual Health and Safety advice in respect of our attendance in the Braywood Memorial Hall.

78/2009. APOLOGIES FOR ABSENCE AND DECLARATION OF INTERESTS

No Apologies for absence, no Declarations of Interest.

79/2009. TO APPROVE THE MINUTES OF THE PREVIOUS PLANNING MEETING

Cllr Mrs Aspey pointed out an amendment with regard to Min No. 60/2009 final line "clay pigeon shoot in Monkey Island Lane has been reported to the Police. The Minutes of the Planning Meeting held on 6th April 2009 were then signed as a true record.

80/2009. PROPOSALS FOR COUNCILLORS' FORUM LATER IN THE MEETING

Cllr A Monks – RBWM list of Enforcement Notices.

Cllr G Annetts – Certificate of Lawful Use for Willow Court

Cllr C Aspey – clay pigeon shoot at Brayfield Farm

Cllr C Graham – 5 applications with deadlines before next meeting

81/2009. CONSIDERATION OF APPLICATIONS

Applications were considered as at Appendix A with particular reference to the following:

09/00803 – 22 New Road, Holyport.

Cllr Janikoun presented this application pointing out that a previous similar one had been rejected on appeal. This application proposes a narrower extension, with a 2 meter gap to accord with the Planning Inspector's views. The applicant was in attendance and addressed Councillors. It was also reported that the neighbour whose

property is next to the proposed extension has indicated that he will object as in previous terms. After consideration, it was decided that the applicant had endeavoured to follow the Inspector's recommendations and that it would be unfair to object this application given the recent development in New Road, opposite this property. Cllr Coppinger therefore proposed to recommend approval of this application, seconded by Cllr Mrs Aspey. ALL IN FAVOUR with 2 abstentions. 4 members of the public left the meeting.

09/00713 – Willow Manor, Fifield Road

Cllr Annetts presented the application and proposed a recommendation of approval with concern over the height of the proposed chimneys on the new house. The applicant was in attendance and spoke indicating that he would be prepared to reduce the height of the chimneys if necessary. Cllr Annetts therefore reiterated his proposal provided the height of the chimneys are reduced to no higher than existing chimney height, seconded by Cllr Mrs Pierce. 8 IN FAVOUR, none against. AGREED.

09/00714 – Wayside, Holyport Road

Cllr Graham advised that the proposal is less than 1 meter from boundary of this property and this is usually rejected by the Borough, but in this case the boundary borders the back garden of the neighbouring property and does not affect their property. Cllr Elvin commented that the Parish Council should be seen to maintain policy. Cllr Mrs Pierce therefore proposed a recommendation that the application is approved provided a one meter gap between the boundary and the proposed extensions is maintained according to policy, seconded by Cllr Basterfield. AGREED.

09/00630 – change of use from garage to hand car wash at Hawthorne Hill Filling Station, Ascot Road

Cllr Monks explained that at least 2 enforcement notices have been served on this property, one relating to the car wash use and this is currently with the Borough's Legal Section. Cllr Monks commented that the Parish could not support this if this is the case. After further discussion it was agreed on an 8 to 1 vote that there is insufficient information on the proposal for the Parish Council to comment.

09/00716 – Spring Cottage, Bishops Farm Close, Oakley Green

It was unanimously agreed to recommend Refusal on the grounds of over-development of the site, since it was considered that the proposed garage should remain single, not double.

09/00634 – 94 Tithe Barn Drive

It was AGREED that the Parish Council recommends refusal on the grounds of over-development of the site and out of keeping since it would create a terracing effect with neighbouring properties. Cllr Janikoun voted against this recommendation.

09/00792 – The Orchard, Cannon Hill Way, Bray

It was reported that this property had been given approval to extend the house earlier in the year but the garage has been built in the wrong place, hence this application. Objections by the neighbouring property that the screening had been removed and floodlighting was obtrusive, were noted. Cllr Mrs Pierce recommended that the Parish Council accepts this application with alterations. Cllr Hornby proposed rejection making the objection that the garage is in an incorrect position and unacceptable being obtrusive, un-neighbourly and overbearing to the adjacent property, seconded by Cllr Basterfield. AGREED.

82/2009. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS

A list as at Appendix B had been circulated to Councillors in advance of the meeting. Cllr Graham highlighted the decisions relating to Braywick House, Stewart Close as well as the appeals relating to 13 Bray Court and the Queens Head Public House on the A308.

83/2009. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

A report was given by the Clerk as at Appendix C.

Witchford Gate, Windsor Road

Cllr Graham reported that the Parish Council had made a complaint about the process by the Borough to address the Parish's concerns in this matter. Cllr Mrs Aspey explained that despite initial planning requirements, the road into Witchford Gate remains un-adopted and the gates remain in place although are open. The play area in this development is still expected by the Borough to be adopted for future maintenance by the Parish Council and the Highways Section RBWM has suggested signs at the entrance to the development to point out the direction of the play area. The Parish Council has therefore queried access over a private road and has yet to learn why it has not been adopted. Although RBWM would like the Parish Council to take over the play area, the Parish is not obliged to. After discussion, Cllr Graham proposed that the Parish Council does not take over the future running and maintenance of the play area at Witchford Gate unless the road becomes adopted as public highway. AGREED. Cllr Mrs Aspey commented that the Tithe Barn Drive is in need of a local play area.

84/2009. ACTION UPDATE

The bad state of the area between The Queens Head Pub on the A308 Windsor Road and the Jet Garage. Cllr Mrs Aspey suggested involving the Environment Agency. The levelling of land at the rear of the old farm shop next to Brayfield Farm. The Enforcement Team RBWM is investigating.

85/2009. COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr A Monks – RBWM list of Enforcement Notices – Cllr Monks suggested obtaining a full list of currently valid Enforcement Notices in respect of Bray Parish. The Clerk will request this.

Cllr G Annetts – Certificate of Lawful Use for Willow Court – commented that this matter had not been followed up by RBWM Enforcement Team in the first instance and now there is an application for a Certificate of Lawful Use and the Borough commented that the Parish Council should have addressed this earlier in order to bring pressure to bear on the Enforcement Team. Two other sites were also named where there had been a condition to remove a property but now the landowners want to keep them, namely the bungalow at the Cardinal Clinic and the property next to the Red Lion pub along the Oakley Green Road. After discussion, Cllr Moores agreed to provide a survey as to the status of the property next to the Red Lion pub, for consideration by the Parish Council.

Cllr C Aspey – clay pigeon shoot at Brayfield Farm – confirmed that she had asked for a police patrol and the police came back to confirm that the activity is safe. However the firing of the guns creates an ear splitting disturbance to residents in and around Monkey Island Lane and continues for three hour stretches. The Borough's

Environmental Protection Dept is already investigating and will measure the level of noise. They were surprised that a licence for this activity had been given without consultation. The Clerk will add this matter to the Parish Enforcement List.

Cllr C Graham – 5 applications with deadlines before next meeting – Cllr Graham explained that 5 applications have now been received whose deadlines for comment expire before the next Parish Planning meeting. In particular, the application for five new houses at Water Oakley Cottages, Water Oakley was highlighted and it was agreed that this would in any event, be called to Panel. The Clerk will check with the case officer when this will be, in order for the Parish Council to comment before hand.

Borough Planning Lists

It was agreed that the Clerk/Deputy Clerk forwards a copy of the weekly Planning List to Parish Councillors.

86/2009. DATE OF NEXT MEETING

Monday 8th June 2009 at 7.30pm in the Braywood Memorial Hall.

The meeting closed at 9.22pm.