



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 11TH JANUARY 2010 AT THE BRAYWOOD MEMORIAL HALL, FIFIELD ROAD, FIFIELD, BERKS

PRESENT:	Cllr C Graham - Chairman
Alexander Ward:	Cllr H Howard
Bray Ward:	Cllrs C Aspey, M Hornby, K Elvin
Holyport Ward:	Cllrs D Coppinger, A Monks, C Langridge
Fifield and Oakley Green:	Cllrs G Annetts, J Foulger
	The Clerk - Mrs J Eden-Bagley
	1 member of the Press
	9 members of the public

1/2010. 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.

2/2010. APOLOGIES FOR ABSENCE AND DECLARATION OF INTERESTS

Apologies for absence were received from Cllr Pierce and Cllr Janikoun. The Clerk declared a personal interested on behalf of the Parish Council in respect of App. No 09/02701 as the Applicant carries out work for the Parish Council.

3/2010. TO APPROVE THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meeting held on the 7th December 2009 were signed as a true record.

4/2010. PROPOSALS FOR COUNCILLORS' FORUM

Cllr Aspey – Planning Officers contact details on Planning Applications
Cllr Howard – Wayfield Stables
Cllr Langridge – Holyport Green

5/2010. CONSIDERATION OF APPLICATIONS

Applications were considered as at Appendix A. To accommodate attending members of the public 3 applications were brought forward for discussion:

09/02648 - Change of use for further bedroom to Bed and Breakfast 'letting room' at 24 Bray Court, Maidenhead

Cllr Aspey presented the plan and concerns were discussed about the small size of the garage and the lack of parking. The Applicant then addressed the meeting and gave a statement in support of the application. This was followed by a statement of objection from a local resident. The application was then opened for discussion by the Planning Committee. Cllr Aspey proposed recommendation for approval with the condition that additional off road parking is created to accommodate a 3rd parking space. This was seconded by Cllr Coppinger and unanimously AGREED.

09/02702 - Erection of a side covered way/canopy (retrospective) at 7 The Fieldings, Holyport

Cllr Monks presented the plan and highlighted concerns with the impact on the extraction of fumes from an existing Gas Outlet. The Applicant then addressed the meeting and gave a statement in support of the application. This was followed by a statement of objection from a local resident. The application was then opened for discussion by the Planning Committee and after a further debate Cllr Monks proposed recommendation for refusal on the grounds of H14, this will have an adverse affect on the neighbour's property and the construction is out of keeping with the area. This was seconded by Cllr Aspey and AGREED on a vote of 6 in Favour, 0 Against and 3 Abstentions.

09/02701 - Application to determine whether the prior approval is required to erect an agricultural building off Green Lane by the Rinders of Stroud Farm, Stroud Farm Rd, Holyport

Cllr Annetts presented the application and pointed out that whilst the site details are listed as Stroud Farm, Holport, the new building would be situated off Green Lane next to an existing structure that was erected 2 years ago. Cllr Annetts also pointed out that the dimensions on the plan were incorrect and confirmed the actual size of the building. A member of the public then addressed the Committee and voiced the objections of local residents. The application was then opened for discussion by the Planning Committee and a number of concerns and issues were discussed. After further debate Cllr Annetts proposed this application is refused and goes through the full planning process on the following grounds:

- Impact on the openness of the Green Belt and intrusive industrial development
- Impact of increased road/traffic in and out of the site
- Large size of the Barn and visual proximity to a Bridle Path and to a main road
- Objections from local residents
- Requirement for development not justified

This motion was seconded by Cllr Hornby and unanimously AGREED.

This concluded the applications that were of interest to members of the Public. The Committee continued with the remaining Agenda items.

09/02596 - Two storey front, side and rear extension with rear terrace balcony. Front entrance porch and front canopy at Ridgemont 18 Court Close, Maidenhead

Cllr Aspey outlined the proposal and highlighted issues with the overall size of the development and proximity to the Flood Plain. After further debate Cllr Aspey proposed recommendation for refusal on the grounds of H14. The proposed changes look to increase the size of the property by about 100% which is unacceptable over development on this site in this location. This was seconded by Cllr Monks and unanimously AGREED.

09/02590 - First Floor rear extension at Hill House, Ferry Rd, Bray

Cllr Aspey outlined the proposal and issues were discussed. After a further debated Cllr Hornby proposed recommendation for refusal on the following grounds:

- H14 and loss of privacy on the neighbouring property
- Does not comply with Design Guidelines
- Objections from local residents

This motion was seconded by Cllr Langridge and unanimously AGREED.

09/02725 - Notification as to whether prior approval is required for the siting and design of a communications equipment cabinet at Land adjacent to No 1 Hearne Drive, Holyport

Cllr Monks explained the location and size of the cabinet and proposed recommendation for approval. This was seconded by Cllr Aspey and unanimously AGREED.

09/02577 - Erection of a covered walkway and replacement gates at Wyevale Garden, Dedworth Rd, Windsor

Cllr Annetts explained the location of the proposed covered walkway. As part of the proposal the existing canopy at the back of the Garden Centre will be removed, therefore there will be no increase on the overall area that is covered. Cllr Annetts proposed recommendation for approval, which was seconded by Cllr Hornby and unanimously agreed.

09/02447- Land adjacent to Marshal Place, Oakley Green Road

Cllr Annetts reported on the outcome of a special meeting of Ward Councillors that was convened on 31st December 2009 to meet the RBWM determination date. The Ward Councillors recommended for refusal on the following grounds:

- Devolvement in the Green Belt
- Contravenes GB1, GB2, GB3 and F1
- Outline Planning Permission for a detached Property was Refused in 2005 (05/00816). It was also Refused on Appeal (05/00141 November 2005)
- Adverse impact on local Street Scene.
- Site is very small (shown as 10 metres wide - but may be less - and is just 30 metres long) so will be very cramped for three "structures", two cars and a Van.
- Entrance to the site is very narrow causing access and egress issues with no room to turn on the site which poses a danger to traffic on Oakley Green Rd.
- Liable to flooding from the catchment area.
- Environmental impact and affect on local Wildlife. There is a large pond immediately adjacent to the West which may contain important wildlife (Great Crested Newt).
- Commercial use of this site
- Accompanying statement says the Applicant makes a living by "buying and selling through car boot sales, iron carting and doing any landscaping and building work he can get" - so there may be storage issues.
- Lack of S106 Agreement (Developer Contribution) relating to the development of this site. No application can be approved without a signed agreement in place.

In addition there are a number of concerns from 44 local residents. This information has been consolidated into a spreadsheet by Cllr Annetts which will be sent to you in a separate email. The key issues that have been expressed are as follows:

- Over 90% are concerned about the impact on the Green Belt and related issues.
- Over 60% are concerned about the access to the site, size and number of vehicles, lack of turning space and dangerous impact to traffic on Oakley Green Rd.
- Over 40% are concerned about the environmental impact and affect on the Wildlife.

Lack of S106 agreement as outlined above.

This motion was proposed by Cllr Annetts, seconded by Cllr Foulger and unanimously AGREED.

6/2010. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS

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

7/2010. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

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

8/2010. ACTION UPDATE

Wayfield Stables, Fifield Rd

Cllr Howard asked the Clerk to follow up with the RBWM as no action has been taken against the non compliance of the Enforcement Notice.

9/2010. COUNCILLORS' FORUM

Planning Applications

Cllr Aspey reported that the Planning Officers contact details have recently been replaced with the generic Customer Service Centre details. The Clerk will follow up with the RBWM on the reason for this change.

Holyport Green

Cllr Langridge reported on clearing work that has been taking place near Holyport Green. Cllr Coppinger confirmed that he had looked into this and observed the work is to clear the scrub hedge in a line from the Ascot Road up to the farm building.

Whilst no laws are been broken, we will continue to monitor the situation.

Cllr Langridge asked for an update on the Rails property and access across Holyport Green. The Clerk reported that we are still waiting for the draft agreement from Lovegrove Solicitors and this is being chased on a daily basis.

Nominations for Planning Award 2009

Cllr Graham asked the members to give consideration to nomination for the Planning Awards 2009.

10/2010. DATE OF NEXT MEETING

Monday 1st February 2010 at 7.30pm in the Braywood Memorial Hall.

The meeting closed at 21.05pm