



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 1ST MARCH 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, M Pierce, K Elvin
Holyport Ward:	Cllrs D Coppinger, A Monks, C Landridge
Fifield & Oakley Green:	Cllrs G Annetts, J Foulger
	The Clerk - Mrs J Eden-Bagley
	5 members of the public

33/2010. 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.

34/2010. APOLOGIES FOR ABSENCE AND DECLARATION OF INTERESTS

Apologies for absence were received from Cllr Janikoun and Cllr Basterfield. No interests were declared.

35/2010. TO APPROVE THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meeting held on the 1st February 2010 were signed as a true record.

36/2010. PROPOSALS FOR COUNCILLORS' FORUM

Cllr Coppinger – Crown Court decision on Rubbish
Cllr Annetts – Land in the Green Belt
Cllr Howard – Byways extension to deadline

37/2010. CONSIDERATION OF APPLICATIONS

Applications were considered as at Appendix A. Two applications were brought forward to accommodate attending members of the public:

Cllr Foulger stood in as Chairman whilst Cllr Graham presented the first application for Bray Ward.

10/00184 - First floor rear Extension. Single storey rear bay extension. Front entrance Porch. Front boundary Wall and Gates. Roof alterations to rear dormer at 144 Windsor Rd, Maidenhead SL6 2DW

Cllr Graham presented the plan and reminded the members that a previous application had been approved by the RBWM. Further changes have been made to this application to address a number of issues affecting the neighbouring property. The Applicant then addressed the meeting in support of the application. The application was then opened for discussion by the Planning Committee. A number of concerns were raised about the size of the Garage and Parking. Cllr Aspey complemented the Applicant on taking into consideration the impact on the neighbouring property.

After further discussion Cllr Graham proposed recommendation for approval with the following conditions:

- 1) This Planning Application replaces all existing permissions that have been granted.
- 2) That 3 parking spaces are guaranteed on this site.
- 3) Softening to the Landscaping at the front of the property including moving the Front Wall away from the road.

The proposal was seconded by Cllr Annetts and unanimously AGREED.
Cllr Graham thanked Cllr Foulger for his assistance and resumed chairing the meeting.

10/00174 - Single storey rear extension at Sliver Firs Farm, Ascot Rd, SL6 3JX

Cllr Landridge presented the application and proposed recommendation for approval. The was seconded by Cllr Hornby and AGREED on a vote of 8 in favour, 1 against and 1 abstention.

This concluded the applications that were of interest to members of the Public, therefore the Committee continued with items as per the Agenda.

10/00158 - Reserved matters application (all matters) for the construction of a three Bedroom detached dwelling at Land at Byways, Fifield Rd, Fifield

Cllr Howard presented the application and after further discussion proposed recommendation for approval. This was seconded by Cllr Pierce and AGREED on a vote of 9 in favour and 2 against.

10/00183 - New entrance Gates, piers and boundary Wall to replace timber gate, detached triple Garage with habitable accommodation and front extension with conversion of integral Garage to create additional living space at Clairvaux Oakley Green Rd, Oakley Green, Windsor SL4 4QF

Cllr Howard presented the plan and reminded the members there had been 2 previous planning applications. Concerns about the position of the Garage where discussed which is forward of the and also adversely impacts the neighbouring property. In addition a number of Trees will need to be removed. Therefore, Cllr Annetts proposed recommendation for refusal on the following grounds:

- 1) Over development in the Green Belt.
- 2) Impact on the Street Scene.
- 3) Garage is forward of the building line and in close proximity to the boundary which will impact the neighbouring property.
- 4) The proposed removal of Trees, currently acting as a screen between the two properties, to allow the garage to be built will create an unneighbourly and overbearing structure close to the neighbouring property.

The proposal was seconded by Cllr Howard and unanimously AGREED.

10/00084 - Single storey rear extension forming a Garden Room and Loggia at The Cottage, Lower Farm, St Leonards Hill, Windsor SL4 4AN

Cllr Howard presented the application and advised that a Loggia does not require planning permission. Cllr Howard proposed recommendation for approval, which was seconded by Cllr Annetts and unanimously AGREED.

10/00081 - Demolition of Garage and Store and the construction of a single storey side extension, two storey rear extension and a loft conversion at Byways Fifield Rd, Fifield

The RBWM had agreed to an extension of the deadline so that the Planning Committee could review the application and comment. However, due to an oversight the RBWM determined the decision prior to this meeting. Therefore this application was not reviewed.

This concluded the applications for Alexander, Dedworth, Oakley Green & Fifield.

Cllr Foulger took over the Chairing the meeting whilst Cllr Graham presented the applications for Bray Ward.

10/00230 - Two storey side extension at Halcyon Cottage, Hibbert Rd, SL6 1UT

Cllr Graham presented the application and confirmed the dimensions of the extension. Further discussion took place about the roof line and after a debate Cllr Graham proposed recommendation for approval with the condition that the Roofline is lowered. This was seconded by Cllr Hornby and AGREED on a vote of 7 in favor and 2 abstentions.

10/00214 - Alterations and extension to include, demolition of existing side extension, erection of a single storey side extension, repairs and extension of basement and alterations to existing garage at Chantry House, High Street Bray

Cllr Graham advised the members that the previous application, which the committee had approved, had been voided as pre-planning conditions had not been met. As this is a re-application Cllr Graham proposed recommendation for approval. This was seconded by Cllr Annetts and unanimously AGREED.

10/00196 - Single storey side/rear extension at The Corner House, Canon Hill Close, Bray

Cllr Graham presented the application and reminded the members have seen a previous application which was rejected. Cllr Graham pointed out the roofline has been changed on this application and as there have not been objections from local residents proposed recommendation for approval. This was seconded by Cllr Aspey and AGREED on a vote of 10 in favour and 1 against.

10/00100 - Part two storey part single storey rear Extension. Replacement of roof over Garage and dwelling to match existing profiles at Rivers Reach, Old Mill Lane Bray

Cllr Graham presented the application and pointed out that the drawings were inaccurate making it hard to evaluate the application. A number of concerns were discussed and after further debate Cllr Graham proposed recommendation for refusal as this is over development on the Flood Plain. New build totals 40 square metres, allow for existing brick shed to be demolished at 7.5 square metres, is still above 30 square metres allowance. BPC believe that all of the proposed development is in the flood plain. In addition the drawings are of poor quality and are factually inaccurate making it hard to evaluate the application. This proposal was seconded by Cllr Pierce and unanimously AGREED.

10/00112 - Provision of Off Street Parking Bays at 123-127 Windsor Rd

Cllr Graham presented the application which is to increase the number of parking spaces. Cllr Graham proposed recommendation for approval which was seconded by Cllr Aspey and unanimously AGREED.

This concluded the applications for Bray Ward. Cllr Graham thanked Cllr Foulger for his assistance and resumed chairing the meeting.

10/00233 - Conversion of existing agricultural building into a single residential unit at Lodge Farm, Ascot Rd, Holyport

Cllr Langridge presented the application and highlighted that whilst there was a large amount of paper work, there was actually insufficient detail about the proposed works. After further discussion Cllr Langridge proposed recommendation for refusal on the following grounds:

- 1) There is insufficient detailed information about the proposed works to the building and the proposed construction of the new access road, both of which are in the Flood Plain.
- 2) BPC believes that this Application is in conflict with Structure Plan Policies C4, LD3 and EN5, Local Plan Policies GB1, GB2, GB8, and CA2 and the advice in PPG2.

The proposal was seconded by Cllr Hornby and AGREED on a vote of 10 in favour and 1 against.

38/2010. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS

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

39/2010. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

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

40/2010. ACTION UPDATE

Meeting with RBWM Enforcement Team

Cllr Langridge gave an overview of the meeting which had taken place with Graham Stallwood RBWM, Cllr Graham, and the Clerk. The meeting was very helpful in understanding the processes that the RBWM have to follow and highlighted the frustration they also face when dealing with difficult situations and working within the court structure.

41/2010. COUNCILLORS' FORUM

Crown Court decision to overturn notice served on resident

Cllr Coppinger reported on the recent decision to overturn a notice served on a local resident whose garden was overrun with rubbish and the adverse impact this may have on other situations.

Land for sale in the Green Belt

Cllr Annetts reported that parcels of land are being put forward as potential sites and asked if this information is made available to the public. Cllr Hornby confirmed this information can be found on the RBWM website and agreed to circulate the details to members.

Byways and the issue with the extension to deadline

Cllr Howard re-iterated the issues with Planning Application 10/00081 and that the Ward Councillors views had not been taken into account by the RBWM Planning Department.

42/2010. DATE OF NEXT MEETING

Monday 12th April at 7.30pm in the Braywood Memorial Hall.
The meeting closed at 9.50pm.