



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 12th July 2010 AT THE BRAYWOOD MEMORIAL HALL, FIFIELD ROAD, FIFIELD, BERKS

PRESENT:	Cllr M Hornby – Vice Chairman
Alexander Ward:	Cllr H Howard
Dedworth Ward:	Cllr Smith
Bray Ward:	Cllrs C Aspey, M Pierce
Holyport Ward:	Cllrs Coppinger, P Janikoun, A Monks
	Cllr Basterfield
Oakley Green & Fifield Ward:	Cllrs G Annetts, J Foulger
	The Clerk - Mrs J Eden-Bagley
	1 member of the Public

207/2010. HEALTH AND SAFETY INTRODUCTION

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

208/2010. APOLOGIES FOR ABSENCE AND DECLARATION OF INTERESTS

Apologies for absence were received from Cllr Graham. Cllr Basterfield and Cllr Smith declared a personal interest in respect of application 10/01224.

209/2010. TO APPROVE THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meeting held on the 7th June 2010 were signed as a true record.

210/2010. PROPOSALS FOR COUNCILLORS' FORUM

Cllr Howard – The occupancy of ancillary buildings prior to the application for a Certificate of Lawfulness.

Cllr Janikoun – Paybuilder Project Consultation.

211/2010. CONSIDERATION OF APPLICATIONS

Applications were considered as at Appendix A.

10/01224 - Single storey rear extension at Penha-Longa, Moneyrow Green, Holyport

Cllr Coppinger presented the plan and explained that initial work had started on the extension in 2006, when it was considered Permitted Development, but was never completed. The Applicant is now seeking to complete the extension. However, since the changes to planning rules in 2008 this is now considered illegal and is in breach of H14 due to the size, the maximum is 3.02 meters and the extension is 4.7 meters. Based on these grounds, the application should be refused. However, Members were asked to give consideration on the impact of the change in the planning rules and the fact the foundations had been started under Permitted Development Rights. In addition, the neighbour has written in support of the application. The Applicant then addressed the meeting in support of the application. Members raised a number of questions and the overall size of the extension was discussed in more detail. After further debate, Cllr Coppinger proposed recommendation for approval. This was seconded by Cllr Basterfield and AGREED on a vote of 7 in favour, 3 against and 1 abstention.

10/01231 - First floor side balcony at The Beren, Lower Farm, St Leonards Hill
Cllr Annetts presented the application and explained the location of the Balcony. Members raised a number of concerns about the plan which did not appear to be accurate, nor does it fully describe the work that will be carried out. However, as the Balcony does not have any impact on neighbouring properties and does not contravene any planning rules, Cllr Annetts proposed recommendation for approval. This was seconded by Cllr Pierce and AGREED on a vote of 8 in favour, 2 against and 1 abstention. The Clerk was asked to note the member's comments about the inaccuracy of the plan when making the recommendation to the RBWM Planning Team.

10/01260 - Single storey side extension, removal of existing rear conservatory. Relocation of main entrance to front elevation. An additional 2 rear windows on the first and second floors. First floor sky light and second floor roof light. Removal of 2 garden outbuildings. Low level storage outbuilding to front at Braydene End, Ferry Road, Bray

Cllr Pierce presented the plan and reminded Members that a similar application 10/00371 had been made 2/3 months ago which was recommended for refusal on a number of grounds and subsequently withdrawn. As there have been no major changes to the application, Cllr Pierce proposed recommendation for refusal on the same grounds as previous application:

- Inappropriate development which is not in keeping with a conservation area.
- Objections from local Residents.

The proposal was seconded by Cllr Foulger and AGREED on a vote of 8 in favour and 1 against.

10/01355 - To carry out the development granted by Listed Building Consent 08/02656 dated 12th January 2009 without complying with conditions 4 and 8 of that consent at 1 Oldfield View, High Street, Bray

Cllr Pierce reminded Members the original planning application 08/02656, had been granted with a number of conditions and provided specific details of conditions 4 & 8. Members raised concerns that work has already been carried out contrary to the conditions and that such controls should not be relaxed. Cllr Pierce also confirmed there are objections from local residents and proposed recommendation for refusal as conditions 4 and 8 were put in place for a valid reason and should therefore not be relaxed. This was seconded Cllr Coppinger and unanimously AGREED. The Clerk was asked to advise the Planning Officer that work has already carried out which should be looked into further.

10/01329 - Consent to demolish Harvest Hill Cottage at Harvest Hill Cottage Harvest Hill Road

Cllr Pierce reminded Members there is outline planning permission for 2 houses on this site. Whilst it is considered a listed building the RBWM have no issues with this application. Cllr Pierce proposed recommendation for approval, which was seconded by Cllr Janikoun and unanimously AGREED.

10/01225 - Single storey side/rear extension The Corner House, Canon Hill Close Bray

Cllr Pierce presented the application which is a variation on 10/00196 which was recommended for approval by the Parish Council and subsequently granted permission by the RBWM. Therefore, it was unanimously AGREED to recommend for approval as previously stated.

10/01241 - Construction of a detached house and garage at the land at Ridgemont, 18 Court Close, Maidenhead

Cllr Pierce presented the application and reminded Members that other developments had been approved on this site. Cllr Aspey outlined the previous application for a two storey side and rear extension and other works. Whilst Bray Parish Council recommended refusal of this application it was granted by the RBWM. Members raised a number of concerns about the impact and over development of the site if this application was also granted permission. After further debate Cllr Basterfield proposed recommendation for approval with the condition that the development which was granted on Planning Application 09/02596 is not permitted.

This was seconded by Cllr Coppinger and was put to a vote which was 5 in favour and 5 against with 1 abstention. As the vote was tied, the Chairman was called upon to make the casting vote, which based on his previous vote was in favour and the motion was carried.

10/01103 - First floor extension comprising raising of walls and roof to provide first floor accommodation at Karina, River Gardens, Bray

Cllr Pierce reminded Members this application has been seen before. However, the plans were incomplete due to minor matters which have now been corrected. Cllr Pierce proposed recommendation for approval which was seconded by Cllr Aspey and unanimously AGREED.

10/01146 - Front boundary wall at 144 Windsor Rd

Cllr Pierce reminded Members that a previous application was presented in March for extensive work to the property. Whilst permission was granted, the Front Boundary Wall was withdrawn at that time. The position of the Wall has been moved away from the Windsor Rd and planting has been included to soften the impact. A number of questions were raised and Cllr Pierce confirmed that the application does not include Gates. Some Members raised concerns that Gates could be added at a later date which could have a negative impact and restrict access to the property. After further debate Cllr Pierce proposed recommended for approval with the condition that gates are not added at a later date as they could restrict access which would impact the footpath and traffic on the Windsor Rd.

212/2010. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS

A list as at Appendix B had been circulated to Councillors in advance of the meeting. The Clerk asked for feedback on the format of the new report. Members requested that the font be made slightly larger.

213/2010. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

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

214/2010. ACTION UPDATE

Wayside Stables

The Clerk reported the first court appearance is scheduled for 30th July 2010.

Storage Containers

The Clerk was asked to follow up on use of Sea Storage Containers by private individuals and any controls that are in place.

Rye Peck, Bray

In response to the item on the Enforcement Report, the Clerk was asked to verify if Rye Peck has planning permission to provide Hotel Accommodation.

215/2010. COUNCILLORS' FORUM

Cllr Howard – Occupancy of ancillary buildings before application for a Certificate of Lawfulness.

Cllr Howard asked for clarification on how the Parish Council should notify the RBWM when residency has already been established in ancillary buildings before seeking a Certificate of Lawfulness. Members agreed that this should be dealt with as an Enforcement Issue.

Cllr Janikoun – Playbuilder Project Consultation

Cllr Janikoun invited Members to the Playbuilder Public Consultation which will take place on 20th July at 5pm at Holyport War Memorial Hall.

216/2010. DATE OF NEXT MEETING

Monday 9th August at 7.30pm in the Braywood Memorial Hall.

The meeting closed at 9.15pm