



# Bray Parish Council

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## **MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 6<sup>th</sup> SEPTEMBER 2010 AT THE BRAYWOOD MEMORIAL HALL, FIFIELD ROAD, FIFIELD, BERKS.**

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<b>PRESENT:</b>	Cllr Graham - Chairman
Alexander Ward:	Cllr H Howard
Dedworth Ward:	Cllr Smith
Bray Ward:	Cllrs C Aspey, K Elvin, M Hornby
Holyport Ward:	Cllrs Coppinger, P Janikoun, L Kneen Cllrs N Basterfield, A Monks (arrived at 7.35pm)
Oakley Green & Fifield Ward:	Cllrs G Annetts, J Foulger The Clerk - Mrs J Eden-Bagley 1 Member of the Public

### **239/2010. HEALTH AND SAFETY INTRODUCTION**

Cllr Graham opened the meeting and thanked Cllr Hornby for his assistance with previous Planning meetings and acting as Chairman. Cllr Graham also welcomed Cllr Kneen to her first meeting as a Holyport Ward Councillor and then proceeded with the usual Health and Safety advice in respect of our attendance in the Braywood Memorial Hall.

### **240/2010. APOLOGIES FOR ABSENCE AND DECLARATION OF INTERESTS**

Apologies for absence were received from Cllr Pierce. Cllr Coppinger declared a Personal interest in respect of 10/0184, as the Applicant is known to him and he had discussed details of the application with the Applicant on site.

### **214/2010. TO APPROVE THE MINUTES OF THE PREVIOUS PLANNING MEETING**

The minutes of the Planning Meeting held on the 9<sup>th</sup> August 2010 were signed as a true record.

### **242/2010. PROPOSALS FOR COUNCILLORS' FORUM**

Cllr Coppinger – Tree Planting  
Cllr Hornby – Sea Containers  
Cllr Annetts – Bray Pipeline and Crutchfield Manor  
Cllr Elvin – Water Oakley Consultation

### **243/2010. CONSIDERATION OF APPLICATIONS**

Applications were considered as at Appendix A. One application was brought forward to accommodate a member of the Public:

10/01753 - Two storey side extension at Feldborough Cottage, Sturt Green, Holyport

Cllr Basterfield presented the plan and a number of questions were raised by Members. The Applicant, who was present at the meeting, was able to clarify questions relating to the history of the property. Cllr Basterfield then proposed recommendation for approval, which was seconded by Cllr Hornby and unanimously AGREED.

The Applicant left the meeting at 7.45pm and the Committee continued with the remaining Agenda items and continued with applications for Holyport Ward:

10/01793 - Single storey side extension at 84 Springfield Park, Holyport

Cllr Basterfield presented the plan and Members discussed the size of the extension, proximity to the boundary and Pavement. After further debate, Cllr Basterfield proposed recommendation for approval, which was seconded by Cllr Janikoun and AGREED on a vote of 10 in favour and 3 against.

10/01761 - Single storey rear extension at Penny Haven, Moneyrow Green Holyport

Cllr Basterfield presented the plan and explained how the property has been developed over time. It was also noted that neither Cllr Basterfield nor the Clerk are aware of objections from local residents. After further debate, Cllr Basterfield proposed recommendation for approval, which was seconded by Cllr Janikoun and AGREED on a vote of 8 in favour, 1 against and 3 abstentions.

10/01640 - Two storey side extension and first floor extension to existing garage at The Old Forge, Paley Street, Holyport

Cllr Basterfield presented the plan and explained the location of the property. Members raised a number of questions and discussed issues about the size of the extension and the original purpose of the structure. Cllr Basterfield proposed recommendation for refusal on the grounds of GB2 and GB4, the development is a disproportionate size and objection to the construction of separate habitable accommodation above what was originally a storage structure in the Green Belt. This proposal was seconded by Cllr Monks and AGREED on a vote of 12 in favour and 1 abstention.

10/01834 - Alteration and extension to existing outbuilding and new house for house manager and staff accommodation as approved under planning permission 09/01971/FULL without complying with condition 4 of that permission so that the existing staff flat within the principal nursing home building shall not be used for staff accommodation without the prior written approval of the local planning authority at Foxleigh Grove Nursing Home Forest Green Road Holyport

Cllr Basterfield presented the plan and explained condition 4 of the granted permission states: "The existing staff flat within the principle Nursing Home Building shall not be used as sleeping accommodation without prior approval". Some Members raised concerns and felt the condition should still apply. After further debate, Cllr Basterfield proposed the recommendation of 'No Objection'. This proposal was seconded by Cllr Coppinger and AGREED on a vote of 6 in favour, 5 against and 2 abstentions.

10/01845- Notification to determine whether prior approval is required for the erection of an agricultural building at Long Lane Farm Long Lane Holyport

Cllr Basterfield presented the application and proposed a recommendation of 'No Objection'. This proposal was seconded by Cllr Monks and unanimously AGREED.

10/01806 - Single storey rear and two storey side extension at Trais Fluors, Brayfield, Road Bray

Cllr Hornby presented the plan and explained the application had been approved in 2006 and as there are no changes, proposed recommendation for approval which was unanimously AGREED.

10/01699 - Two storey rear extension at 22 Priors Way, Bray

Cllr Hornby presented the plan and as there are no major issues proposed recommendation for approval. This was seconded by Cllr Aspey and unanimously AGREED.

10/01674 - Erection of a new bike shelter, canopy over year 1 classroom and a gazebo in foundation unit playground at Alexander First School Kenneally Road Windsor

Cllr Smith presented the plan and as there are no major issues proposed recommendation for approval, which was seconded by Cllr Monks and unanimously AGREED.

## **244/2010. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS**

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

## **245/2010. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH**

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

### Wayside Stables, Fifield Rd

The Clerk reported that Ms Grimster and Agent have met with a Planning Officer to discuss a planning application for a new dwelling. They have given assurances that the mobile homes will be removed as part of the process. The Enforcement Office has confirmed this is not acceptable and the mobile homes must be removed irrespective of any planning application.

### Witchford Gate

The Clerk reported on the removal of the gates and advised that RBWM are having problems serving papers as there appears to be multiple companies involved. Cllr Graham re-stated the complexities of the situation and advised the removal of the Gates will be dealt with by a high court injunction and the S106 funding dealt with as a civil matter. It was agreed that a meeting should take place with RBWM to review the issues of the open space which will be arranged by Cllr Graham and the Clerk.

## **246/2010. ACTION UPDATE**

### Goods Vehicle Operator's Licence - C. Doyle

Cllr Annetts reported the concerns of the Parish Council have been submitted to Mr Brewster (RBWM), however no decision has been made as yet.

### Electronic Planning

Cllr Hornby reported on the process to use electronic plans and highlighted a number of key issues:

- It was impossible to review the plans on a screen, therefore Cllr Hornby had to revert to printing copies to see the full picture.
- It is not possible to take drawings to local residents unless they are printed off first.
- There are 3 different scales on a plan which makes it very complicated.
- There are problems accessing plans on the RBWM website which often results in an error message.

Members discussed the issues and the implications on the Parish Council and local residents. It was agreed that Cllr Graham and the Clerk would write to RBWM stating these concerns.

## **247/2010. COUNCILLORS' FORUM**

### Cllr Coppinger – Tree Planting

Cllr Coppinger thanked Cllr Graham for the opportunity to raise this non planning matter. In response to the RBWM letter about Tree Planting in the Parish, Councillors were asked to put forward suggestions on the location and species of Tree for planting. The RBWM are also offering an alternative proposal which is the offer of a Financial Grant of a £1,000 and it has been suggested that the Parish Council take this option as opposed to RBWM planting Trees. Members discussed the option and Cllr Foulger proposed taking the Financial Grant, which was seconded by Cllr Basterfield and AGREED on a vote of 9 in favour, 2 against and 2 abstentions.

### Cllr Hornby – Sea Containers

Cllr Hornby reported that on further investigation there are clear rules about the use of Sea Containers and that local Authorities work on their interpretation of these rules. The rules states their use is considered 'Temporary' and only for up to 28days. As there are a number of containers in permanent use around the Parish, it was agreed further action should be taken and instances reported to the Clerk.

Cllr Annetts – Bray Pipeline

Cllr Annetts reported on a letter from South East Water which in essence stated the project was completed. This statement is incorrect and remedial work is still required. Therefore, Cllr Annetts has been in touch with South East Water to arrange a meeting to discuss the work and agree a course of action.

Cllr Annetts - Crutchfield Manor Enforcement Issues

Cllr Annetts presented a plan that clearly shows the boundary between RBWM and Bracknell Forest which goes right through the property. Cllr Annetts also outlined the various activities on the site and reported there are currently 3 Enforcement Issues logged with Bracknell Forest. From the RBWM perspective, there appears to be 3 activities taking place which should be investigated further, 1) Sale of Used Cars 2) White Bus Operation 3) Use of Storage Containers, which includes the operation of a large Crane. Cllr Annetts is due to meet with local residents to discuss further.

Cllr Elvin – Water Oakley Consultation

Cllr Elvin referred to the Public Consultation, which the Clerk recently sent out, asking for views about potential development of the area. The involvement of the Parish Council was discussed and it was agreed that it is not appropriate for the Council to comment at this stage.

**248/2010. DATE OF NEXT MEETING**

Monday 4<sup>th</sup> October 2010 at 7.30pm in the Braywood Memorial Hall.

The meeting closed at 09.35