



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 6th December 2010 AT THE BRAYWOOD MEMORIAL HALL, FIFIELD ROAD, FIFIELD, BERKS.

PRESENT:	Cllr C Graham - Chairman
Dedworth Ward:	Cllr G Smith
Bray Ward:	Cllrs C Aspey, M Pierce, K Elvin
Holyport Ward:	Cllrs D Coppinger, P Janikoun, L Kneen Cllr A Monks
Oakley Green & Fifield Ward:	Cllr G Annetts, J Foulger The Clerk - Mrs J Eden-Bagley 1 Member of the Public The Press

303/2010. HEALTH AND SAFETY INTRODUCTION

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

304/2010. APOLOGIES FOR ABSENCE AND DECLARATION OF INTERESTS

Apologies for absence were received from Cllr Howard. Cllr Annetts declared a Personal and Prejudicial interest in respect of App. No 10/02769. Cllr Coppinger declared a Personal interest in respect of App. No 10/02488.

305/2010. TO APPROVE THE MINUTES OF THE PREVIOUS PLANNING MEETING

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

306/2010. PROPOSALS FOR COUNCILLORS' FORUM

Cllr Janikoun – Advertising Signs on the A308 Windsor Rd
Cllr Aspey – Painted Poppy in Bray Village and Farmglade Public Consultation
Cllr Annetts - RBWM Development Control Panel Agenda
Cllr Graham – Christmas Tree Sales at Dormtiki, Old Mill Lane, Bray

Before proceeding with the Planning Applications, Cllr Graham referred to an item raised by Cllr Janikoun on Amendments and specifically 29 (G) of the Standing Orders. This paragraph states in the version revised in December 2009 that:

29 G} If an amendment be carried, the resolution, as amended, shall take the place of the original resolution and shall become the resolution upon which any further amendment may be moved.

Cllr Graham suggested the Amendments are more suited to a Resolution that has been tabled in the Agenda and where, following discussion, modification of the words might be appropriate. However, this is not the practice at Planning Meetings, where to avoid pre-determination resolutions are not tabled in the Agenda. Cllr Graham reported that Cllr Coppinger is currently reviewing the Standing Orders and asked that this particular item be included in the review. In the meantime, the current practice to refuse amendments will continue.

307/2010. CONSIDERATION OF APPLICATIONS

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

10/02769 - Change of use of part of existing barn to provide grooms accommodation for polo club at Fifield House Farm, Oakley Green Road

Cllr Annetts retired to the Public Gallery having declared a Personal and Prejudicial interested in this application.

Cllr Foulger presented the plan and highlighted a number concerns about the provision for main drainage and removal of sewerage. The Committee was then addressed by Mr Bill Collier, Chairman of the Residents Association, who raised a number of objections on behalf of local residents. The application was then opened to the Committee for discussion and a number of issues and concerns were discussed.

Prior to a recommendation being made Cllr Annetts left the meeting at 7.50pm.

Cllr Foulger proposed recommendation for refusal on the following grounds:

- Creation of a new residence in the Green Belt
- This would require extensive reconstruction of the building GB8
- This is not supportive to any of the existing buildings GB3
- Over intensification of the site GB2
- Objections from local residents

This proposal was seconded by Cllr Monks and unanimously AGREED.

Cllr Annetts rejoined the meeting at 7.55pm and Mr Collier left the Public Gallery.

10/02716 – Erection of a shed/outbuilding and formation of a hard standing area (retrospective) at Kimbers Lane Farm, Oakley Green Road

Cllr Foulger described the location which is used to store and maintain Fairground Equipment. Members raised a number of concerns about the size of the new Shed. After further debate Cllr Foulger proposed recommendation for refusal on the following grounds:

- Overdevelopment and impact on the openness of the Green Belt
- Material increase in the scale of the development - No approval for use as Storage at this scale

This proposal was seconded by Cllr Annetts and AGREED on a vote of 10 in favour and 1 abstention.

10/02653 and 10/02649 - Insertion of two dormer windows at Stable Suites New Lodge, Drift Road

Cllr Foulger presented both plans and proposed recommendation for approval, which was seconded by Cllr Monks and unanimously AGREED.

10/02551 - Change of use of an outbuilding to a separate dwelling at 4 Stratton Cottages, Fifield Road

Cllr Foulger presented the application and reminded Members this site has been extended and the Garage has reverted to accommodation which has now been rented out. After further debate, Cllr Foulger proposed recommendation for refusal on the following grounds:

- Creation of a new dwelling in the Green Belt
- This would not be ancillary to other buildings on the site GB3

This proposal was seconded by Cllr Aspey and AGREED on a vote of 9 in favour, 1 against and 1 abstention.

10/02455 - Single storey side extension at The Tree House, Oakley Green Road

Cllr Foulger presented the application and Members raised a number of concerns about the size of the extension which is a 50% increase of the existing House. After further debate, Cllr Foulger proposed recommendation for refusal as this is overdevelopment and reduces the openness of the Green Belt. This proposal was seconded by Cllr Aspey and AGREED on a vote of 7 in favour, 2 against and 2 abstentions.

10/02479 - Single storey side extension at 8 Sidney Road, Alexander
Cllr Foulger explained the location of the property which is on the Broom Farm Estate. After taking a number of questions, Cllr Foulger proposed recommendation for approval, which was seconded by Cllr Pierce and unanimously AGREED.

10/02562 - Two storey side extension. Amendment to approval 10/01524 at 18 Stewart Close, Fifield

Cllr Foulger described the amendments and proposed recommendation for approval. This was seconded by Cllr Janikoun and AGREED on a vote of 10 in favour and 1 abstention.

10/02763 – Single storey rear extension and demolition of garage at 137 Windsor Road, Bray

Cllr Pierce presented the application and proposed recommendation for approval which was seconded by Cllr Smith and AGREED on a vote of 10 in favour and 1 abstention.

10/02611 - Erection of a gate and fence (retrospective) at 138 Windsor Road Bray

Cllr Pierce presented the application and Members discussed the on-going issue of Vehicle access and egress from properties on the A308 and the negative impact this has on traffic flow and pedestrians. After further debate, Cllr Pierce proposed recommendation for refusal as there will be insufficient room for cars to pull off the Windsor Rd which would impede traffic flow on the A308 and block the footpath. This was seconded by Cllr Aspey and AGREED on a vote of 10 in favour and 1 against.

10/02694 - Conversion of existing garage into habitable accommodation at 67 Tithe Barn Drive, Bray

Cllr Pierce presented the application and explained this is to formalise the use of the Garage as a study. Cllr Pierce proposed recommendation for approval which was seconded by Cllr Monks and unanimously AGREED.

10/02677 - Construction of two detached dwellings both with detached double garages with one new access on to Harvest Hill Road and one retained access from Braywick Road, following demolition of existing at Harvest Hill Cottage, Harvest Hill Road

Cllr Pierce reminded Members that Cllr Hornby had presented this application at a previous Planning Meeting which had been 'Delegated as recommended for approval'. Since then the plan has been revised and provision has been made for a second entrance which is away from the main road. Cllr Pierce proposed recommendation for approval, which was seconded by Cllr Monks and unanimously AGREED.

10/02477 - Two storey, part single storey side extension at 66 Tithe Barn Drive, Bray

Cllr Pierce presented the plan and a number of concerns were raised about the impact on the site and neighbours. After further debate, Cllr Pierce proposed recommendation for refusal as this is over development of the site and unneighbourly. This was seconded by Cllr Aspey and AGREED on a vote of 10 in favour and 1 against.

308/2010. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS

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

309/2010. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

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

310/2010. ACTION UPDATE

Amendments to Planning Applications

The change to Standing Orders, which will give Ward Councillors delegated powers to comment on changes to Planning Applications, will be submitted to Main Council on the 13th December for approval.

Byways

In response to the concerns raised by Cllr Foulger about the amount of shrubbery that has been removed, Cllr Annetts gave a verbal report on the landscaping and confirmed the Hedges had been removed to make the access safe.

Land At Eton Dorney Dorney Lake Court Lane

Cllr Graham reported on an application to vary condition 15 of consent SBD/8201/05 to allow increased noise levels between 28th July 2012 and 1st September 2012 for the Olympic and Para Olympic Games. Cllr Graham presented details on the noise levels and took several questions from Members. Cllr Graham then proposed supporting the variation which was seconded by Cllr Foulger and unanimously AGREED.

311/2010. COUNCILLORS' FORUM

Cllr Janikoun – Advertising Signs on A308 Windsor Rd

Cllr Janikoun suggested that as the Parish Council have objected to the sign by Brayfield Farm, the same action should be taken for the sign outside the Oakley Court Hotel. Cllr Graham confirmed this sign is allowed so no further action can be taken.

Cllr Aspey – Painted Poppy in Bray Village, and Farmglade Public Consultation

Cllr Aspey raised concerns that the Poppy on the front of a house in Bray has not been painted out. Cllr Graham reported the Enforcement Team are taking action, although they have been unable to contact the owner so far.

Cllr Aspey asked if anyone had attended the Farmglade Public Consultation. A number of Members confirmed they had as Private Individuals. The question as to whether Parish Council should be part of the consultation was raised again and whilst Cllr Coppinger reminded Members the Parish Council should not be part of the process at this stage, it was agreed that Cllr Graham would clarify this further with RBWM Head of Legal.

Cllr Annetts - RBWM Development Control Panel Agenda

Cllr Annetts reported the following applications are on the Agenda for the Development Control Panel meeting on 8th December:

10/02098 – The Fat Duck

10/02186 – Badgers Mead

10/02312 – Crutchfield Manor

Cllr Aspey, who presented the application for the Fat Duck is unavailable to attend the meeting, therefore Cllr Graham will represent the Parish Council. It was unanimously AGREED that Cllr Annetts will represent the Parish Council for the 2 other applications.

Cllr Graham – Dormtiki, Old Mill Lane, Bray

Cllr Graham reported on the illegal sale of Christmas Trees from this residential property and requested the Clerk write to the Owner asking them to cease this activity with a copy to the RBWM Enforcement Team.

312/2010. DATE OF NEXT MEETING

Monday 10th January 2011 at 7.30pm in the Braywood Memorial Hall.

The meeting closed at 09.25