



# 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 1<sup>st</sup>  
November 2010 OCTOBER 2010 AT THE BRAYWOOD  
MEMORIAL HALL, FIFIELD ROAD, FIFIELD, BERKS.**

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<b>PRESENT:</b>	Cllr C Graham - Chairman
Alexander Ward:	Cllr H Howard
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
	3 Members of the Public

**271/2010. HEALTH AND SAFETY INTRODUCTION**

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

**272/2010. APOLOGIES FOR ABSENCE AND DECLARATION OF INTERESTS**

Apologies for absence were received from Cllr Smith. The Clerk declared a Personal interest on behalf of the Parish Council in respect of App. No 10/02415 and 10/02246 as the Applicants are known to Members.

**273/2010. TO APPROVE THE MINUTES OF THE PREVIOUS PLANNING MEETING**

The Clerk reported on two amendments to the Draft Minutes:

1. Cllr Pierce's name was removed from section 262/2010.
2. The date of the next meeting was changed from 4<sup>th</sup> October 2010 to 1<sup>st</sup> November.

The Minutes were then signed as a true record.

**274/2010. PROPOSALS FOR COUNCILLORS' FORUM**

Cllr Foulger - Byways, Fifield  
Cllr Aspey - Queens Head Pub, Windsor Rd  
Cllr Pierce - The Crown Pub, Bray  
Cllr Aspey - Fat Duck, Bray

**275/2010. CONSIDERATION OF APPLICATIONS**

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

10/02280 - Single storey front extension and porch canopy. Raising the height of the roof to provide first floor extension at Broadwell Cottage, Ledger Lane Fifield

Cllr Annetts presented the application and explained the raising of the Roof Height is to comply with Building Regulations. The Applicant then addressed the Committee in support of the application. The Clerk reported that a letter of support had been received from neighbour. After a brief discussion, Cllr Annetts proposed recommendation for approval which was seconded by Cllr Monks and unanimously AGREED.

10/02186 – Construction of a replacement detached house and garage at Badgers Mead, Maidenhead Road

Cllr Annetts presented the proposal and explained that whilst the new structure is 3 levels, the height will only be approximately 1 meter higher than the current building. A number of issues were raised about the design and the significant increase in size. Cllr Annetts reported that in addition to taking pre-application advice, a great deal of effort had been made to attempt to make the design fit into a rural setting. After further debate, Cllr Annetts proposed recommendation for approval, which was seconded by Cllr Coppinger and subsequently REJECTED on a vote of 5 in favour and 6 against. As this motion had failed, Cllr Foulger proposed recommendation for refusal on the grounds of inappropriate and over development in the Green Belt and negative impact on Trees. This was seconded by Cllr Aspey and REJECTED on a vote of 5 in favour and 5 against with 1 abstention. Further debate took place and Cllr Graham proposed recommendation for refusal on the following grounds:

Over development in the Green Belt and construction of a triple Garage

- Inappropriate style which is out of keeping with the area
- Negative impact on Trees on the site

This proposal was seconded by Cllr Monks and AGREED on a vote of 5 in favour and 4 against.

This concluded the applications that were of interest to members of the Public, who left the meeting at 7.50pm. The committee then continued with the remaining Agenda items.

10/02414 – Construction of a balcony to first floor east elevation at 2 Dairy Cottages, Maidenhead Road

Cllr Annetts presented the application and explained there is no negative impact on neighbouring properties or any other specific issues. Therefore, Cllr Annetts proposed recommendation for approval, which was seconded by Cllr Coppinger and unanimously AGREED.

10/02420 – Outline application for the construction of a detached bungalow at Former Garage Site Adjacent 14 Meadow Way, Fifield

Cllr Annetts reminded Members that a previous Outline Application had been reviewed favourably by the Committee and was then subsequently withdrawn. Therefore, Cllr Annetts proposed recommendation for approval, which was seconded by Cllr Foulger and AGREED on a vote of 8 in favour, 2 against and 1 abstention.

10/02263 – Single storey side extension at 11 Manor Grove, Fifield

Cllr Annetts presented the plan and proposed recommendation for approval. This was seconded by Cllr Janikoun and unanimously AGREED.

10/02248 – Construction of a detached two storey dwelling at Land Adjacent to Wyldesmead, Dedworth Road, Windsor

Cllr Annetts presented the plan and went through the extensive history associated with the site. A number of concerns were raised about the height of the structure, size of the plot and the impact this will have on a very busy road. After further debate, Cllr Annetts proposed recommendation for refusal on the following grounds:

- No justification for a dwelling in the Green Belt
- Overdevelopment and impact on the openness of the Green Belt
- Negative impact on the Street Scene
- Unneighbourly to nearby residents

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

10/02312 – Change of use of building from storage of packing cases and contents to storage of packing cases and contents and vehicles (retrospective) at Unit 1 Cruchfield Manor Farm, Ascot Road, Warfield

Cllr Annetts presented the plan and reminded Members the boundary of RBWM and Bracknell Forest runs through this site. This application has been submitted as the result of investigation by the RBWM Enforcement Team to a number of activities at this site. Cllr Annetts explained the implications of the change of use and after further debate proposed recommendation for refusal on the following grounds:

- Increased commercial activity in the Green Belt.
- Objection from local residents

This was seconded by Cllr Foulger and unanimously AGREED.

10/02415 – Construction of a detached double garage (Retrospective) at Old Cricketers, Ascot Road, Holyport

Cllr Coppinger explained the application has been submitted as the result of action by the Enforcement Team. A number of concerns were discussed and Cllr Coppinger reminded Members this would not be considered Permitted Development as it is in a Conservation Area. It was also noted that the structure is only obscured from Holyport Green by a Hedge. After further debate, Cllr Coppinger proposed recommendation for refusal as this has a negative impact on the Green Belt and Conservation Area. This was seconded by Cllr Kneen and AGREED on a vote of 10 in favour and 1 abstention. It was also agreed to include a note to RBWM that if they are minded to approve, there should be a condition to maintain the Hedge at its current height as any reduction would have a negative impact on the Street Scene.

10/02443 – Two storey side extension at The Old Forge, Paley Street, Holyport

Cllr Coppinger presented the application and concerns were discussed about the cumulative size and closeness to the Ascot Rd. After further debate, Cllr Coppinger proposed recommendation for refusal on the grounds of GB2 and GB4, the development is a disproportionate size in the Green Belt. This was seconded by Cllr Monks and AGREED on a vote of 9 in favour, 1 against and 1 abstention.

10/02246 – Construction of a Gazebo at Holyport Youth Club Moneyrow Green, Holyport

Cllr Coppinger reported this was taken approved under 'Delegated Authority'.

As the next applications to be reviewed were for Bray Village Ward, Cllr Foulger took the Chair to enable Cllr Graham to present to the Committee.

10/02249 – Extensions to existing house and conversion into 2 no. semi-detached dwellings (amendments to permission 10/01558) at 2 Hasting Close, Bray

Cllr Graham presented the application and reminded Members of previous applications which have been refused by RBWM. Members discussed a number of concerns and after debate Cllr Graham proposed Recommended for refusal on the following grounds:

- Over intensification of housing development in the area
- No additional S106 with respect to 2 x Four Bedroom properties

This proposal was seconded by Cllr Elvin and unanimously AGREED.

10/02300 – Part two storey, part single storey side extension with garage conversion into habitable accommodation at 30 Priors Way, Bray

Cllr Graham presented the application and advised this conforms to RBWM rules and there is a Certificate of Lawfulness for the Garage. Cllr Graham proposed recommendation for approval, which was seconded by Cllr Coppinger and AGREED on a vote of 10 in favour and 1 abstention.

10/02155 – Erection of a single storey storage unit for a temporary 5 year period at Unit 1 and Unit 2, Priors Way, Bray

Cllr Graham presented the application and outlined the types of Business's in the Trade Park. Members discussed the 5 year period and suggested a shorter period of time would be more acceptable. Cllr Graham proposed recommendation for approval with the additional comment that a shorter initial period of 3 years should be granted. This was seconded by Cllr Elvin and unanimously AGREED.

10/02346 – Replacement double garage at Hanover Cottage and new double garage at Hanover House and rebuild walls to facilitate a wider access to Hines Head car park at Hanover Cottage, High Street, Bray

Cllr Graham presented the application and explained the ownership of the existing Garages and the location of the new Garages. Cllr Graham also pointed out that wider access is required to enable Rubbish Collection Vehicles to gain access to the Bins which are stored at the rear of the Car Park. Currently the Bins have to be left outside the Hines Head. Members raised a number of concerns which included the construction of a new Double Garage in a Conservation Area. After further debate, Cllr Graham proposed recommendation for approval, which was seconded by Cllr Pierce and REJECTED on a vote of 2 in favour, 7 against and 2 abstentions. As the motion was not carried, Cllr Aspey proposed recommended for refusal as this is a new Double Garage in a recognised settlement in the Green Belt and a Conservation Area. This was seconded by Cllr Monks and AGREED on a vote of 8 in favour, 2 against and 1 abstention.

**276/2010. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS**

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

**277/2010. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH**

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

**278/2010. ACTION UPDATE**

Use of Sea Containers

The Clerk reported on the feedback from Councillors on the use of Sea Containers and confirmed these sites have been added to the Enforcement List.

Electronic Planning

The Clerk reported on the response from Graham Stallwood to the Parish Councils concerns about the move to Electronic Planning. The response outlined the reasons behind the decision and offered support during the transition.

Planning Stakeholders Meeting

Cllr Graham gave a verbal report on the Planning and Development Stakeholders Meeting which took place on 20<sup>th</sup> October 2010.

**279/2010. COUNCILLORS' FORUM**

Cllr Foulger – Byways, Fifield

Cllr Foulger raised concerns about the removal of Shrubbery, particularly as one of the conditions of the approved application was to maintain Tree cover. Cllr Annetts agreed to look at the Decision Notice.

Cllr Aspey – Queens Head Pub, Windsor Rd

Cllr Aspey reported that for the past 2 weeks 6/8 vehicles have been permanently parked at the front of the Pub and have subsequently been moved round the back. Other Members also reported seeing the vehicles and it is believed the Pub is no longer in operation. Members agreed to monitor the situation.

Cllr Pierce – The Crown Pub, Bray

Cllr Pierce reported on an application to vary the Licence to extend hours and include an Entertainment Licence. As this will have a negative impact on local residents, Cllr Pierce requested approval for the Ward Councillors to construct a response in addition to the comments which will be made by local residents. Members discussed this request and felt that it would not be an appropriate course of action for the Parish Council.

Cllr Aspey – Fat Duck, Bray

Cllr Aspey reported there had been significant amendments to a recent planning application which are intended to address concerns. However, these are major changes which under the normal process will not be reviewed by the Parish Council, unless a new application is submitted. Therefore, Cllr Aspey asked how should the Parish Council deal with this type of situation. Members discussed the most suitable course of action and Cllr Graham proposed delegating power to the Ward Councillors to make comment. This proposal was seconded by Cllr Pierce and unanimously AGREED. Cllr Graham agreed to submit a proposal to change the Standing Orders at the next Main Council meeting.”

**280/2010. DATE OF NEXT MEETING**

Monday 6th December 2010 at 7.30pm in the Braywood Memorial Hall.

The meeting closed at 09.50