



# Bray Parish Council

## **MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 1<sup>ST</sup> JUNE 2015 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.**

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### **PRESENT:**

Alexander Ward:	Vacancy
Dedworth Ward:	Cllr M Airey - Chairman
Bray Ward:	Cllrs M Pierce, C Graham, S Kiely, D Burbage
Holyport Ward:	Cllrs D Wilson, S Dudley, B Bou-Sreih, P Janikoun
Oakley Green & Fifield Ward:	Vacant
	The Clerk – J Eden-Bagley
	25 members of the public

### **116/2015. CHAIRMANS REQUEST**

The Chairman welcomed everyone and asked the public and members of the parish council to switch off mobile phones for the duration of them meeting.

### **117/2015. HEALTH AND SAFETY INTRODUCTION**

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

### **118/2015. APOLOGIES FOR ABSENCE, DECLARATION OF INTERESTS AND DISPENSATIONS**

Apologies for absence were received from Cllr Kneen, Cllr Walters and Cllr Elvin. The following declarations of interest were made:

#### **Personal:**

Councillor	Agenda Item/Planning Application No.	Interest
Cllr Airey	15/01263	The applicant is known to the councillor.
Cllr Dudley Cllr Wilson	15/00801	* Councillors are on the RWBM Development Control Panel*

#### **Pecuniary:**

Bray Parish Council	15/01185	The applicant is a former member of the parish council. The Clerk has issued a dispensation to allow members to consider and vote on this matter.
Cllr Janikoun Cllr Bou-Sreih	15/01506 & 15/01373	The councillors live in the same street as the application.

\* Cllr Dudley stated that he will be expressing a view and voting on application 15/00801 as a member of the parish council. However, should the application be called to panel, Cllr Dudley will exercise his right to speak at the meeting and then he will not participate in the debate or vote on the matter.

\* Cllr Wilson also stated that he will be participating in the discussion as a parish councillor. Should it be called to panel and new information presented at that time, Cllr Wilson will go to the meeting with an open mind and will review the decision at that time.

Cllr Burbage stated that he substitutes members on the Development Control Panel, and if called to do so when this application is discussed, would exercise the same protocol as expressed by Cllr Wilson.

Before moving on the Chairman asked that parish councillors state their name and the wards they represent for the benefit of members of the public.

### 119/2015. PROPOSALS FOR COUNCILLORS' FORUM

The Chairman asked for proposals for councillors' forum and none were stated.

### 120/2015. TO APPROVE THE MINUTES OF THE PREVIOUS PLANNING MEETING

Cllr Airey, who was not present at the last planning meeting on 27<sup>th</sup> April, asked members if the minutes were a true and accurate record.

Cllr Burbage, who was also not at the meeting, stated that he was disturbed about the content on the discussion about localism (88/2015 Devolution of Planning) and therefore Cllr Burbage will be taking this further within the borough. Cllr Wilson also added the whole point of localism is to devolve powers to the parish level, which clearly has not happened and therefore he has raised this with his planning colleagues and requested that action is taken as soon as possible.

The minutes of the Planning Meeting held on 27<sup>th</sup> April 2015 were approved and signed as a true record.

### 121/2015. CONSIDERATION OF APPLICATIONS

Planning No.	Applicant / Officer	Address	Proposal	Vote
15/00801	Bellevue Place Education Trust/ Sharman	Braywick Court School And Braywick Nature Centre And RBWM Braywick Park Car Park Hibbert Road Maidenhead	Erection of extension to existing school, change of use of Braywick Nature Centre to school, and erection of replacement Nature Centre, with associated external works and use of 8 existing car parking spaces by the school. Demolition of part of existing school	
	BPC:	<p>Cllr Graham presented the application which was followed by an address from Sir Michael Alcock, who spoke on behalf of local residents, stating the reasons for objection.</p> <p>The parish council considered the application and recommended for refusal on the following grounds:</p> <ul style="list-style-type: none"><li>- Contravenes GB1 and GB2.</li><li>- The very special circumstances do not outweigh the harm to the green belt.</li><li>- Significant adverse impact on the neighbouring area from traffic.</li><li>- Loss of amenity and impact on the 5 grade II listed cottages.</li><li>- Objections from local residents and community.</li></ul> <p>Note: If the borough is minded to approve the application, the Parish Council would suggest the Hibbert Rd Wall is retained and the new pathway is reinstated if it is blocked by the new nature centre.</p>		Proposed: Cllr Graham Seconded: Cllr Janikoun Vote: 8 in favour 0 against 1 abstention

Whilst presenting application 15/00801, Cllr Graham reminded members about the Chairman's request to turn off mobile phones at the start of the meeting and requested that Cllr Dudley refrain from using his phone. Cllr Dudley responded that it was an important matter requiring immediate attention and subsequently left the meeting at 8.40pm to attend to the matter. Cllr Graham requested that Cllr Burbage also turn off his mobile phone which Cllr Burbage refused to do. The Clerk was asked to record this in the minutes and members of the public expressed their dissatisfaction at the response from Cllr Burbage.

Cllr Dudley re-joined the meeting at 8.45pm.

Cllr Graham chaired the meeting whilst Cllr Airey presented the applications for Alexander, Dedworth, and Oakley Green & Fifield.

15/01185	Pellew/ DeJoux	Land At Excelsior Rowing Club Maidenhead Road	Outline application with some matters reserved (Appearance, Landscaping, Layout and Scale) for the development for a health ad leisure club with new access	Proposed: Cllr Airey Seconded: Cllr Pierce Vote: 7 in favour 0 against 2 abstentions
	BPC:	Cllr Airey presented the application which was followed by an address from the applicant who spoke in support of the application.  Recommended for approval, subject to the completion of a traffic plan and submission of other reports.		
15/01365 LBC	Morgan- Dewar/ Currie	Tarbay Farm House Tarbay Lane Oakley Green SL4 4QG	Single storey side extension following removal of the existing modern extension and out buildings. Internal alterations at ground level and associated landscaping works	Proposed: Cllr Airey Seconded: Cllr Wilson Vote: unanimous
	BPC:	Recommended for approval.		
15/01362	Morgan- Dewar/ Currie	Tarbay Farm House Tarbay Lane Oakley Green SL4 4QG	Single storey side extension following removal of the existing modern extension and out buildings. Internal alterations at ground level and associated landscaping works.	Proposed: Cllr Airey Seconded: Cllr Wilson Vote: unanimous
	BPC:	Recommended for approval.		
15/01277	O'Leary/ Cox	Willow Court Farm Oakley Green Road SL4 4PZ	Certificate of lawfulness to determine whether a existing replacement concrete floor in 3 poultry sheds is lawful	Proposed: Cllr Airey Seconded: Cllr Dudley Vote: 3 in favour 1 against 5 abstentions
	BPC:	Recommended for approval.		
15/01263	Hunter/ Johnson	The Beren Lower Farm St Leonards Hill SL4 4AN	Two storey porch and balcony	Proposed: Cllr Janikoun Seconded: Cllr Burbage Vote: unanimous
	BPC:	Recommended for approval.		

Cllr Airey resumed chairing the meeting.

15/01470	Devaney/ Currie	Shadyoak Upper Bray Road SL6 2DB	First floor side and rear extension	Proposed: Cllr Graham Seconded: Cllr Dudley Vote: unanimous
	BPC:	Recommended for approval.		
15/01523 VAR	Punto Oeste Co Ltd/Dobey	Land at Noel Farm at jcn of Forest Green Road & Long Lane SL6 3LH	Change of use of existing building to stables and associated land to private equestrian use as approved under planning permission 14/04060/FULL without complying with condition 3 for use of the field areas surrounding stables and within the red line to be used for private equestrian purposes and not be used for any public matches or events.	Proposed: Cllr Janikoun Seconded Cllr Burbage Vote: unanimous
	BPC:	Recommended for approval.		
15/01506	Kohi/Cox	1 Aysgarth Park SL6 2HQ	Rear conservatory	Proposed: Cllr Wilson Seconded: Cllr Graham Vote: unanimous
	BPC:	Cllr Wilson presented the application and recommended for approval.  Note: Cllr Janikoun did not take part in the vote.		
15/01463	Fern/Bowen	Braywood Cottage Long Lane SL6 3TA	Proposed carport and outbuilding	Proposed: Cllr Janikoun Seconded Cllr Wilson Vote: unanimous
	BPC:	Recommended for approval.		
15/01423	Datamead/ Goldberg	Former Hawthorne Hill Filling Station Ascot Road Hawthorn Hill SL6 3SY	Retention of palisade security fencing to front of property (retrospective).	Proposed: Cllr Janikoun Seconded Cllr Burbage Vote: unanimous
	BPC:	Recommended for approval.		
15/01386	Bowlerbray/ Jackson	Garth Cottage Ascot Road	Single storey rear extension	N/A
	BPC:	The application had been withdrawn and therefore the matter was not discussed.		
15/01373	Clements/Cox	55 Aysgarth Park SL6 2HQ	Two storey side extension and single storey front extension	Proposed: Cllr Wilson Seconded: Cllr Burbage Vote: unanimous
	BPC:	Cllr Wilson presented the application and recommended for approval.  Note: Cllr Janikoun and Cllr Bou-Sreih did not take part in the vote		

15/01359	Gilbert/ Jackson	Pooks Corner 27 Stompits Road SL6 2LD	Two storey side extension, single storey front extension, garage conversion into habitable accommodation and alterations to first floor rear elevation.	Proposed: Cllr Janikoun Seconded Cllr Wilson Vote: 8 in favour 0 against 1 abstention
	BPC:	Recommended for approval.		
15/01303	Abbott/Currie	Little Pipers Bartletts Lane SL6 2NB	Single storey rear extension	Proposed: Cllr Janikoun Seconded Cllr Burbage Vote: unanimous
	BPC:	Recommended for approval.		
15/00921	Cope/Currie	5 The Fieldings Holyport SL6 2NL	Replacement of flat window with shallow window at front	Proposed: Cllr Janikoun Seconded Cllr Burbage Vote: unanimous
	BPC:	Recommended for approval.		

### **122/2015. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.**

The Clerk reported the Decision Notice (please refer to Appendix A) is usually posted on Drop Box, however due to technical issues this was not possible. The issue has been resolved and the Clerk will publish this next week.

### **123/2015. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH**

The Clerk referred to the Enforcement Report (please refer to Appendix B) which had been circulated at the meeting. Cllr Janikoun reported that gates have been installed at the development of the land formerly known as High Trees. As there were no gates in the planning application it was generally agreed the Clerk would raise this with the borough.

### **124/2015. ACTION UPDATE**

Planning Legislation - clarification on the cumulative effect when considering planning applications.

Cllr Wilson apologised for the delay in providing this information and confirmed that he has distributed the General Permitted Development Order and related Technical Guide which details the planning legislation to councillors.

### **125/2015. PLANNING AWARD NOMINATIONS**

The Clerk reported that Cllr Kneen would like to nominate two applications 14/03509 - Fernygrove Farm and 12/00982 - Bluebell Cottage. Members discussed the criteria and the time frame of the development. Cllr Graham advised there is no time frame, however it is preferable to consider more recent developments, ideally within the last year. The Clerk confirmed that multiple awards can be given. As Cllr Janikoun may have two more nominations it was generally agreed to delay this to the next planning meeting to consider others.

### **126/2015. COUNCILLORS' FORUM AND CORRESPONDENCE**

There was no councillors' forum.

#### M4 Smart Motorway Project

The Clerk reported that a Consent Notice Order has been served on the parish council as owners of the land at Aysgarth Park which borders the M4. The Clerk will post a copy of the order on Drop Box for councillors to review.

### **127/2015 BRAY NEIGHBOURHOOD PLAN**

No update to report.

### **128/2015. DATE OF NEXT MEETING**

The next planning meeting will take place on Monday 6<sup>th</sup> July at 7.30pm in Braywood Memorial Hall. The meeting closed at 9.45pm.