



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 3RD AUGUST 2015 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

PRESENT:

Alexander Ward:	Councillor not present
Dedworth Ward:	Cllr M Airey
Bray Ward:	Cllrs K Elvin, M Pierce, D Burbage, C Graham
Holyport Ward:	Cllr Kneen (Chair)
	Cllrs D Wilson, S Dudley, P Janikoun
	Cllr L Walters (left the meeting at 9.30pm)
Oakley Green & Fifield Ward:	Cllrs N Marsh, C Yates
	The Clerk – J Eden-Bagley
	51 members of the public

Cllr Kneen welcomed members of the public.

158/2015. HEALTH AND SAFETY INTRODUCTION

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

159/2015. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apologies for absence were received from Cllr Glover and Cllr Kiely and Cllr Graham and Cllr Bou-Sreih. The following declarations of interest were made:

Personal:

Councillor	Agenda Item/Planning Application No.	Interest
Cllr Burbage	15/01919	The members spouse rents office accommodation on the site.
Cllr Janikoun	15/02165	The applicant is known to the member.

Pecuniary:

Bray Parish Council	15/01984 & 15/01989 (LBC)	Failure to grant a dispensation would impede the transaction of the business because of the number of members having the same disclosable pecuniary interest. Therefore, the Clerk has issued a dispensation.
Bray Parish Council	15/02107	Failure to grant a dispensation would impede the transaction of the business because of the number of members having the same disclosable pecuniary interest. Therefore, the Clerk has issued a dispensation.
Cllr Yates	15/02010	It is in the interest of the inhabitants in the council's area to allow this member to consider and vote on this matter, therefore the Clerk has issued a dispensation.

160/2015. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meeting held on 6th July 2015 were approved and signed as a true record.

161/2015. CONSIDERATION OF APPLICATIONS

Cllr Kneen stated that for the benefit of the public, members state their name and ward they represent.

One application was brought forward to accommodate attending members of the public.

Planning No.	Applicant/ Officer	Address	Proposal	Vote
15/02107	Bushell/ Gibson	Land To The North of Longlea Fifield Road SL6 2PG	Re-location of Phoenix gym club including building ,access, car parking and landscaping.	Proposed: Cllr Yates Seconded: Cllr Pierce Vote: 11 in favour 1 against 0 Abstentions
	BPC:	<p>Cllr Yates presented the application which was followed by an address from a representative of the Phoenix Gym and a number of objectors, including the Chairman of the Oakley Green & Fifield District Community Association (OGAFCA), a representative of Oakley Green & Fifield Residents Association (OGAFRA) and two other members of the public.</p> <p>Recommended for refusal on the following grounds:</p> <ul style="list-style-type: none"> - Over development in the Green Belt GB1 - In appropriate basic design DG1 - Increase in traffic on a busy and dangerous road - Impact on flooding in an area that has experienced and been subject to major flooding problems in recent years - Intrusive and unneighbourly - Negative impact on a public right of way <p>Members of the parish council complemented the Phoenix Gym on the facilities they provide. Cllr Dudley stated that he does not believe that every opportunity to find an alternative location has been explored and he would be happy to work with the Phoenix Gym to see what other opportunities are possible.</p>		
15/01984	Farmglade/ Gibson	Bray Studios Down Place Water Oakley SL4 5UG	Change of use, restoration, conversion and partial demolition of Down Place House including alterations and two storey extension to form 10 residential dwellings, Demolition of other existing buildings and removal of hardstanding to enable the construction of 11 detached dwellings and a terrace of 4 dwellings, garaging, car parking provision, open space, landscaping and other associated works.	Proposed: Cllr Yates Seconded: Cllr Elvin Vote: unanimous
	BPC:	<p>Cllr Yates presented the application which was followed by an address by the applicant and the Chairman of Oakley Green & Fifield District Community Association (OGAFCA) and the Chairman of Down Place Residents Association.</p> <p>Recommended for approval.</p>		

15/01989 LBC	Farmglade/ Gibson	Bray Studios Down Place Water Oakley SL4 5UG	Listed building consent for restoration and conversion of Down Place house to form 10 dwellings, comprising 8 x apartments and 2 x cottages, works to include reinstatement of original west entrance and entrance lobby connecting to main staircase, demolition of large studio building attached to the south of the east wing and replaced with new extension, demolition of block b building, single storey conservatory extension to the north elevation to block A and associated internal and external alterations.	Proposed: Cllr Yates Seconded: Cllr Elvin Vote: unanimous
	BPC:	Cllr Yates presented the application which was followed by an address by the applicant and the Chairman of Oakley Green & Fifield District Community Association (OGAFCA) and the Chairman of Down Place Residents Association. Recommended for approval.		
15/01919	Danescroft/ Pugh	Orchard Lea Winkfield Lane Drift Road SL4 4RP	Part redevelopment of existing office building to provide 14 residential units, together with garages, balconies, hard and soft landscaping, open space and reconfiguration of car park and closure of entrance off Winkfield Lane	Proposed: Cllr Yates Seconded: Cllr Graham Vote 11 in favour 0 against 1 abstention
	BPC:	Recommended for refusal due to the dangerous site lines onto the Drift Rd.		
15/02137	McGovern/ Dobey	Homefield Fifield Road SL6 2DY	Single storey side and single storey rear extension	Proposed: Cllr Yates Seconded: Cllr Wilson Vote 9 in favour 1 against 2 abstention
	BPC:	Recommended for approval.		
15/02010	Robertson/ Bowen	Braywood House Drift Road SL4 4RR	Single storey detached building to provide commercial office with B1 use following demolition of existing outbuilding.	Proposed: Cllr Yates Seconded: Cllr Graham Vote 10 in favour 1 abstention
	BPC:	Recommended for approval.		
15/02143	Parkinson/ Bowen	4 Waterside Cottages Ferry Road SL6 2AU	Replace existing ground floor rear doors with bi-fold doors and replace existing first floor rear window with double door and a Juliet balcony	Proposed: Cllr Burbage Seconded: Cllr Walters Vote: unanimous
		Recommended for approval.		
15/02186	Norman/ Bowen	The Orchard Canon Hill Way SL6 2EX	Two storey rear, side and single storey front extension, and new bay window to ground floor	Proposed: Cllr Burbage Seconded: Cllr Wilson Vote: unanimous
	BPC:	Recommended for approval.		

15/01959	Ellis/Bowen	Karina River Gardens SL6 2BJ	Addition of first floor following raising of existing roof with addition of 1 no. front dormer and 1 no. rear dormer	Proposed: Cllr Burbage Seconded: Cllr Yates Vote: 10 in favour 2 against 0 abstentions
	BPC:	Recommended for approval.		
15/02225	Sennett/Charlton	1 Creswells Farm Cottage And Mulberry Cottage Ascot Road SL6 2HY	1 no. detached dwelling, replacement double garage, swimming pool, new gates, brick piers and walls following demolition of 2 no. existing dwellings and garage	Proposed: Cllr Wilson Seconded: Cllr Yates Vote: 2 in favour 8 against 2 abstentions
	BPC:	Recommended for approval, which was put to the vote and failed.		
			Cllr Graham proposed an alternative and recommended for refusal as this is over development in the Green Belt, which was put to the vote and carried.	
15/02199	Clucas/Liu	Land adj Briar House Ascot Road	New vehicular access	Proposed: Cllr Airey Seconded: Cllr Elvin Vote: 10 in favour 2 against 0 abstentions
	BPC:	Recommended for refusal as this contravenes GB2 and has a negative impact on the protection of the character of the countryside and N7 hedgerow retention. If the borough are minded to approve the application this should be with the condition that the access is for agricultural use only.		
15/02163	Singh/Cox	Brambles Ascot Road SL6 2HY	Two storey rear extension, front porch, alterations to roof, and rear dormer to facilitate habitable accommodation in roof space	Proposed: Cllr Wilson Seconded: Cllr Graham Vote: 11 in favour 0 against 1 abstention
	BPC:	Recommended for refusal as this is over development in the Green Belt GB1 and the bulk and scale of the development contravenes DG1.		

Cllr Walters and 3 members of the public left the meeting.

15/02130	Johnson/Cox	The Withies 8 Stompits Road SL6 2LA	Single storey side extension	Proposed: Cllr Wilson Seconded: Cllr Burbage Vote: unanimous
	BPC:	Recommended for approval.		
15/01983	Owens/Cox	St Germain Moneyrow Green SL6 2NA	Hip to gable roof extension with addition of rear dormer	Proposed: Cllr Wilson Seconded: Cllr Pierce Vote: unanimous
	BPC:	Recommended for approval.		
15/01765	Vernon/Bowen	35 Reeve Road SL6 2LS	Single storey front extension and pitched roof to ground floor front elevation	Proposed: Cllr Wilson Seconded: Cllr Pierce Vote: 11 in favour 0 against 1 abstention
	BPC:	Recommended for approval.		

162/2015. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.

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

163/2015. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

The Enforcement Report as at Appendix B had been circulated at the meeting.

164/2015. ACTION UPDATE

CIL Preliminary Draft Charging Schedule Consultation

Cllr Airey and Cllr Janikoun have reviewed this and circulated comments to members.

Decision: It was generally agreed the Clerk will formally send these comments, which have been seen by Cllr Wilson, to the borough.

7.5 Tonne Weight Limit on A330

Cllr Burbage reported that details of the scheme have been circulated to members. Cllr Wilson advised the police are objecting to this as they will find it difficult to enforce.

Discussions will continue and a further update given at the next meeting.

165/2015. RBWM RIGHTS OF WAY MANAGEMENT AND IMPROVEMENT PLAN 2016-2026 CONSULTATION

The Clerk reported on the consultation and asked how the parish council would like to respond. Cllr Graham reported the plan looks very comprehensive and builds on the previous plan.

Decision: It was generally agreed that members will respond to the online consultation on an individual basis.

166/2015. COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr Burbage – Tree to the rear of no 7 & 8 Bray Bank

Cllr Burbage reported on confusion as to whether there is a Tree Preservation Order (TPO) on a tree at the rear of these two properties. It has since been confirmed there is no TPO in place and it is not in the conversation area.

The Clerk referred to the following two items:

HRA – Speed Limit on the A308

HRA requests that Bray Parish Council consider formally asking RBWM to advise why it is that the RBWM local traffic authority continues to support some earlier decision that the subject road is not a restricted road. Cllr Elvin reminded members about the other initiatives which are being under taken, such as the crossing on the Windsor Rd and weight limit restrictions etc.

Decision: Cllr Elvin proposed that the parish council do not to take this any further until such time as these other initiatives have been completed. Seconded Cllr Janikoun, vote unanimous.

HRA - Bray Parish Neighbourhood Development Plan

HRA requests that Bray Parish Council consider a quote from the Good Councillors Guide on Neighbourhood plans and the community right to build.

Decision: It was generally agreed this had been noted.

167/2015. DATE OF NEXT MEETING

The next planning meeting will take place on Monday 7th September 2015 at 7.30pm in Braywood Memorial Hall.

The meeting closed at 9.55pm.