



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 4th January 2016 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

PRESENT:

Alexander Ward:	CLr J Glover
Dedworth Ward:	CLr M Airey
Bray Ward:	CLrs C Graham, S Kiely, K Elvin, D Burbage, M Pierce
Holyport Ward:	CLr Kneen (Chair)
	CLrs D Wilson, B Bou-Sreih
Oakley Green & Fifield Ward:	CLr N Marsh
	Five members of the public
	Clerk – Susan Cook

001/2016. HEALTH AND SAFETY INTRODUCTION

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

002/2016. APOLOGIES FOR ABSENCE, DECLARATIONS OF INTERESTS AND DISPENSATIONS

Apologies for absence were received from CLrs Dudley and Janikoun.
The following declarations of interest were made:

Personal:

Councillor	Agenda Item/Planning Application No.	Interest
CLr Kneen	15/04086	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.
CLr Graham	15/04156	The applicant is known to the Councillor.
CLr Wilson	All	All applications are known to the Councillor in role as a Borough Councillor, has come to the meeting with an open mind and considered as a Parish Councillor, may come forward to the Borough to be considered.
CLr Airey	All	Member of Windsor DCP, comes to meeting with an open mind.
CLr Airey	15/04189	The applicant is known to the Councillor.

Pecuniary:

CLr Graham	15/04034	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.
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003/2016. APPROVAL OF THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meeting held on 7th December 2015 were approved and signed as a true record.

004/2016. CONSIDERATION OF APPLICATIONS

The Land adjacent to Rose Cottage application was brought forward to accommodate attending members of the public, a member of the public spoke against the application.

Planning No.	Applicant / Officer	Address	Proposal	Vote

15/04086	Mr Neil Burgess / TBC	Land Adjacent To Rose Cottage Holyport Street Holyport	New rose trellis, following demolition/relocation of small section of existing picket fence.	Proposal DW Seconded NM Vote: 9 In favour 0 Against 1 Abstention
	BPC:	Move for refusal on the grounds CA1 against conservation policy, to protect street scene and article 4 directions		

3 members of the public left the meeting.

The application for 40 Maidenhead Road application was brought forward to accommodate attending members of the public, a member of the public spoke for the application.

Planning No.	Applicant / Officer	Address	Proposal	Vote
15/04096	Mr And Mrs S Jales / Seaman	40 Windsor Road Maidenhead SL6 2EP	Construction of two storey side extension and replacement and extension to roof to accommodate 2 front and 2 rear dormers and roof light	Proposal CG Seconded DB Vote: 10 In favour 0 Against 0 Abstention
	BPC:	Recommended for approval		

2 members of the public left the meeting

005/2016. Devolution of Planning

The item on Devolution of Planning was brought forward to accommodate the presenter, Jennifer Jackson, Principle Planning Advisor from RBWM.

Cllr Kneen explained the background for the proposed devolution for the benefit of Councillors who had not been part of the original consultation.

Ms Jackson further explained that the Bray Parish planning committee would be a sub-committee of RBWM with members co-opted onto the new committee and that RBWM standing orders would be used. Councillors would be expected to complete RBWM training in order to be co-opted to the sub-committee. The types of application that would be devolved would include smaller scale applications – household applications, not change of use and no controversial applications. Cllr Burbage suggested that ward councillors would make the recommendation for contentious issues to be called in and that it was the intention that all councillors would be co-opted.

Further discussion followed with a number of items to be actioned by Ms Jackson before the Main Council Meeting on 29th February.

Ms Jackson was thanked for her presentation and she left the meeting.

006/2016. CONSIDERATION OF APPLICATIONS

Planning No.	Applicant/ Officer	Address	Proposal	Vote
15/04096	Mr And Mrs S Jales / Seaman	40 Windsor Road Maidenhead SL6 2EP	Construction of two storey side extension and replacement and extension to roof to accommodate 2 front and 2 rear dormers and roof light	Proposal CG Seconded DB Vote: 10 In favour 0 Against 0 Abstention
	BPC:	Recommended for approval		

15/04156	Mr Watson / Lancaster	2 Waterside Cottages Ferry Road Bray SL6 2AU	Construction of new front porch.	Proposal CG Seconded MP 10 In favour 0 Against 0 Abstention
	BPC:	Recommended for approval		
15/04034	The Fat Duck Ltd / Liu	1 Oldfield View High Street Bray Maidenhead SL6 2AG	Change of use to provide overnight accommodation	Proposal CG Seconded DB 10 In favour 0 Against 0 Abstention
	BPC:	Recommended for approval with condition that the rear fence is maintained without access between the two properties		
15/04251	Mr & Mrs Dhanoa / O'Farrell	137 Windsor Road Maidenhead SL6 2DP	Single storey rear extension with two roof lights	Proposal CG Seconded DW 10 In favour 0 Against 0 Abstention
	BPC:	Recommended for approval		
15/03867	Mr Iain Bailey / Dobey	2 Hearne Drive Holyport Maidenhead SL6 2HZ	First floor extension at south facing elevation to form additional habitable accommodation.	Proposal DW Seconded KE 9 In favour 1 Against 0 Abstention
	BPC:	Recommended for refusal as out of character for street scene (CA2) and that there ought to be windows on the north elevation (DG1)		
15/04067	Mr & Mrs Blunden / Lancaster	Greenfields Holyport Road Maidenhead SL6 2HA	Part two part single storey rear extension, single storey side extension, front porch and 9 rooflights following demolition of existing detached garage	Proposal DW Seconded CG 10 In favour 0 Against 0 Abstention
	BPC:	Recommended for approval		
15/04189	Mr Holmes-Clough / Bowen	Bretts Meadow View Lane Holyport SL6 2JG	Single storey rear extension.	Proposal DW Seconded BB-S 9 In favour 0 Against 1 Abstention
	BPC:	Recommended for approval		

007/2016. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.

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

008/2016. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

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

009/2016. BPNP

Councillor Graham reminded Councillors that the BPNP steering group would be having a briefing meeting on 12th January and that any comments on the plan should be forwarded to Steve Adams by 8th January.

010/2016.COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr Elvin – Notice of meeting planned at M4 bridge, time may be amended.

Time possibly to be changed from 10:00 to 11:30am for the meeting on 7th January

Cllr Elvin – How do we know that buildings are built in accordance with approved plans

Councillor Elvin raised a point of interest regarding the enforcing of approved planning following a complaint that approved plans had been blatantly ignored. Councillor Graham

advised that the builders are responsible for ensuring approved plans are complied with, if this does not happen it becomes a matter for enforcement by Local Authority.

011/2016. DATE OF NEXT MEETING

The next planning meeting will take place on Monday 1st February 2016 at 7.30pm in Braywood Memorial Hall.

The meeting closed at 9.47pm.