



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 27TH APRIL 2015 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

PRESENT:

Alexander Ward:	Councillor not present
Dedworth Ward:	Councillor not present
Bray Ward:	Cllrs D Mellor, K Elvin, M Pierce, C Graham
Holyport Ward:	Cllr L Kneen (Chair of Planning) Cllrs P Janikoun, D Wilson, A Monks, L Walters (left the meeting at 8.20pm)
Oakley Green & Fifield Ward:	Cllrs C Yates, N Pellew The Clerk – J Eden-Bagley William Emmett (left the meeting at 8.20pm)

80/2015. HEALTH AND SAFETY INTRODUCTION

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

81/2015. APOLOGIES FOR ABSENCE, DECLARATION OF INTERESTS AND DISPENSATIONS

Apologies for absence were received from Cllr Airey, Cllr Adams and Cllr Howard. The following declarations of interest were made:

Personal:

Councillor	Agenda Item/Planning Application No.	Interest
Cllr Janikoun	15/00857	Applicant is a neighbour

Pecuniary:

Bray Parish Council	15/01000	Applicant is a member of the parish council. The Clerk has issued a dispensation to allow members to consider and vote on this matter.
---------------------	----------	--

82/2015. PROPOSALS FOR COUNCILLORS' FORUM

Cllrs Monks/Cllr Elvin/Cllr Graham – Devolution of Planning
Cllr Pellew – Relocation of Helston Squash Club

83/2015. TO APPROVE THE MINUTES OF THE PREVIOUS PLANNING MEETING

The minutes of the Planning Meeting held on the 30th March 2015 were approved and signed as a true record.

84/2015. CONSIDERATION OF APPLICATIONS

Planning No.	Applicant/ Officer	Address	Proposal	Vote
15/01007	Edwards/ Bowen	The Forresters Drift Road	Replacement garage	Proposed: Cllr Pellew Seconded: Cllr Mellor Vote: 2 in favour 5 against 4 abstentions
	BPC:	Recommendation for approval which was put to the vote and the motion failed.		
		Recommended for refusal as this is substantial overdevelopment in the Green Belt which was put to the vote and the motion was carried.		Proposed: Cllr Graham Seconded: Cllr Monks Vote: 6 in favour 0 against 5 abstentions

15/01000	Howard/ Dobey	Broadacre House Coningsby Lane	Single storey rear extension	Proposed: Cllr Pellew Seconded: Cllr Graham Vote: unanimous
	BPC:	Recommended for approval.		
15/00901	Morris/ Munday	The Galleries Tarbay Lane Oakley Green SL4 4QG	Construction of detached 3 bedroom bungalow following demolition of all existing building	Proposed: Cllr Pellew Seconded: Cllr Yates Vote: 2 in favour 9 against 0 abstentions
	BPC:	Recommended for approval which was put to the vote and the motion failed.		
			Recommended for refusal as this is overdevelopment in the green belt which was put to the vote and the motion was carried.	
15/00897	Morris/ Munday	The Galleries Tarbay Lane Oakley Green SL4 4QG	Construction of detached 3 bedroom bungalow following demolition of all existing building	Proposed: Cllr Graham Seconded: Cllr Kneen Vote: 9 in favour 0 against 2 abstentions
	BPC:	Recommended for refusal as this is overdevelopment in the green belt and in appropriate style for the area and contravenes GB1 & DG1.		
15/00811	Vorster/ Munday	Queens Head Windsor Road Water Oakley SL4 5UJ	Certificate of lawfulness to determine whether existing residential use of the old barn at the Queens Head is lawful	Proposed: Cllr Graham Seconded: Cllr Kneen Vote: unanimous
	BPC:	The Parish Council can neither confirm nor deny if the use is lawful. The defining factor is whether council tax has been paid which the borough is in a position to confirm.		
15/01111	Waller/Bowen	79 Priors Way SL6 2EN	Two storey rear extension	Proposed: Cllr Pierce Seconded: Cllr Monks Vote: unanimous
	BPC:	Recommended for approval.		
15/00931	Esso/Dobey	Esso Braywick Service Station 11 Windsor Road SL6 1UZ	Consent to display 5 No. wave signs (internally illuminated) 5 No. pump number signs and 5 No. Koala signs (non- illuminated)	Proposed: Cllr Pierce Seconded: none
	BPC:	Recommended for refusal on the grounds the red lighting is intrusive and unnecessary. As there was no seconder the motion failed.		
		Recommended for approval, subject to the condition that there is no increase to the existing ambient light which was put to the vote and the motion was carried.		Proposed: Cllr Yates Seconded: Cllr Pellew Vote: 10 in favour 0 against 1 abstention

15/00857	Cragg/Benzie	1 Eskdale Gardens SL6 2HE	Single storey extension and first floor extension with addition of one dormer to South elevation, single storey extension to East elevation and first floor extension with addition of one dormer to North elevation and conversion of existing garage into habitable accommodation with associated internal works and amendments to fenestration and provision of new hardstanding parking space	Proposed: Cllr Wilson Seconded: Cllr Mellor Vote: 9 in favour 0 against 2 abstentions
BPC:		Recommended for approval with the condition that it remains as a single dwelling and all future PD rights are removed.		

85/2015. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS.

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

86/2015. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH

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

87/2015. ACTION UPDATE

Planning Legislation - clarification on the accumulative affect when considering planning applications.

Cllr Wilson reported that he still had no update on this matter. As this has been on the agenda for a number of meetings, Cllr Wilson was asked if the information could be emailed to members as a priority, which was generally agreed.

88/2015.COUNCILLORS' FORUM AND CORRESPONDENCE

Cllr Monks/Cllr Elvin/Cllr Graham – Devolution of Planning

Cllr Elvin reported that Suki Coe had been instructed to meet with those parish councils that are interested in devolution of planning and so she called an urgent meeting, which was also attended by Cllr Graham. At the meeting Suki Coe confirmed that she was leaving the borough. Suki Coe also pointed out that only 22 applications submitted in the last year would actually fall under this remit and she agreed to provide the details. As this figure is quite low and given this was based on a proposal which was started several years ago it would seem the criteria and benefits may need to be redefined. Cllr Monks stated that it is disgraceful that the borough has reneged continually for the past 2 years in not taking forward any suggestion or input from the parish council. Cllr Monks also stated that working group members have spent a great deal of time and effort on this and have had no support or help from the borough and that an apology is required. Members generally agreed that if Cllr Burbage is supportive of this devolution he should be asked to explain the boroughs lack of support. Cllr Elvin stated that in view of the fact that Suki Coe is leaving and the forthcoming elections there is no point in taking this forward at this time, which was generally agreed.

Cllr Pellew – Relocation of Helston Lane Squash Club

Cllr Pellew reported that the borough gave permission for the site to be developed without following the policy to find a new location for the squash club. The development of the site has started and whilst the squash club is still operating a new location is being sought. A site has been found near the Excelsior Rowing Club and planning application was submitted last week.

89/2015 BRAY NEIGHBOURHOOD PLAN

No update.

90/2015. DATE OF NEXT MEETING

The next planning meeting will take place on Monday 1st June 7.30pm in Braywood Memorial Hall. The meeting closed at 9.20pm.