



# 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 12<sup>th</sup> April 2010 AT THE BRAYWOOD MEMORIAL HALL, FIFIELD ROAD, FIFIELD, BERKS

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<b>PRESENT:</b>	Cllr J Foulger - Chairman
Bray Ward:	Cllrs C Aspey, M Hornby, K Elvin
Dedworth Ward:	Cllr G Smith
Holyport Ward:	Cllr Coppinger
Oakley Green & Fifield:	Cllr G Annetts
	The Clerk - Mrs J Eden-Bagley
	78 members of the Public
	2 members of the Press

### **55/2010. HEALTH AND SAFETY INTRODUCTION**

Cllr Foulger opened the meeting with the usual Health and Safety advice in respect of our attendance in the Braywood Memorial Hall.

### **56/2010. APOLOGIES FOR ABSENCE AND DECLARATION OF INTERESTS**

Apologies for absence were received from Cllr Pierce, Cllr Howard, Cllr Langridge, Cllr Graham and Cllr Monks.

Cllr Coppinger declared a personal interest in App No 10/00643 Long Chase Lodge, Ascot Rd. Cllr Hornby declared a personal interest in 10/00345 Wayside Stables, Fifield Rd. Cllr Annetts declared a prejudicial interest in 10/00364 Waterfield, Oakley Green Rd.

### **57/2010. TO APPROVE THE MINUTES OF THE PREVIOUS PLANNING MEETING**

The minutes of the Planning Meeting held on the 1<sup>st</sup> March 2010 were signed as a true record.

### **58/2010. PROPOSALS FOR COUNCILLORS' FORUM**

There were no proposals put forward for Councillors forum.

### **59/2010. CONSIDERATION OF APPLICATIONS**

Applications were considered as at Appendix A. Six applications were brought forward to accommodate attending members of the public:

10/00461 - Change of use of the land for 2 caravans and gypsy pitches with day rooms and ancillary hard standing, including improvements to access at Brayfield Stables, Windsor Rd.

Cllr Annetts outlined the plan and highlighted a number of significant issues which included development in the Green Belt, proximity to the Flood Plain, traffic and highway issues. Cllr Annetts also reported there had been a significant number of objections from local residents. The meeting was then opened to members of the public. One local resident raised concerns that the RBWM had only notified a small number of residents about this application. Another member of the public then addressed the Committee and voiced the objections of the local residents.

The application was then opened for discussion by the Planning Committee and after further debate Cllr Annetts proposed recommendation for refusal on the following grounds:

- GB1 there are no special circumstance to build in the Green Belt.
- GB2 this would reduce the openness of the green belt.
- GB3 the application does not comply with infilling in a recognised settlement
- It is in the Flood Plain
- N2 adverse impact on Thames Setting
- Issues with access to the site from the busy A308 Highway despite amendments proposed
- No provision of S106 funding
- Many objections from local Residents

This proposal was seconded by Cllr Hornby and unanimously AGREED.

Cllr Foulger thanked the interested members of the Public for attending and the meeting adjourned at 7.50pm to enable people to leave Hall.

The meeting reconvened at 8pm with 12 members of the Public in attendance.

10/00621 - Removal and replacement of existing pitched and flat roof finishes. Refurbishment of dormer Windows including replacement timber sash windows, fascias and lead work repairs at Bray Studios, Down Place, Water Oakley.

Cllr Annetts presented the plans to repair the listed building and explained that neighbouring properties share the same building structure. Members of the public then addressed the committee and a resident from a neighbouring property expressed approval at the repairs. Cllr Annetts proposed recommendation for approval, which was seconded by Cllr Aspey and unanimously agreed.

10/00429 - Raising of land including modifications to part of golf course layout  
10/00426 Partial raising of land to form an overflow car park at Birds Hill Golf Centre, Drift Road

Cllr Annetts presented both these plans and explained the proximity of the Golf Centre to residential properties. This was followed by a statement of objection from a local resident. The application was then opened for discussion by the Planning Committee and after further debate Cllr Annetts proposed the following:

10/00429 – Raising of land including modifications to part of golf course layout  
Recommended for Refusal on the following grounds:

- Impact on the openness of the Green Belt
- Conflicting information in the application on the amount of material that will be brought onto the land.

This proposal was seconded by Cllr Aspey and unanimously AGREED.

10/00426 Partial raising of land to form an overflow car park at Birds Hill Golf Centre Drift Road

Recommended for Refusal on the following grounds:

- Impact on the openness of the Green Belt
- Impact of laying Tarmac on a large area in the Green Belt
- There are already issues with flooding in this area.
- Issues with vehicle access to the site.
- Impact of the out of hour's operation on the local residents who are already affected by noise disturbance.
- Conflicting information in the application on the amount of material that will be brought onto the land.

This proposal was seconded by Cllr Aspey and unanimously AGREED.

10/00643 - Retrospective application for continued use of outbuildings for home office and storage, plus associated parking at Long Chase Lodge, Ascot Rd, Holyport

Cllr Coppinger presented the plan and explained the location of the property. Cllr Hornby proposed recommendation for approval with the following conditions:

- 1) The use is limited to the current Owners and is not transferable.
- 2) Removal of PD rights for any further development.

This proposal was seconded by Cllr Annetts and AGREED on a vote of 5 in favour and 2 abstentions.

10/00467 - Consent to make internal alterations comprising re-ordering of meeting, restaurant and reception rooms. Formation of additional 6 guest bedrooms, amendment and formation of toilet facilities. Re-decoration and changes to internal fittings at the Oakley Court Hotel, Windsor Rd

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

This concluded the applications that were of interest to members of the public. The Committee continued with the remaining Agenda items

10/00562 - First floor side and two storey rear extension (amendment to 09/01952, allowed on appeal) to insert a velux window in Bedroom 1 on south east elevation at Knowle House, Gas Lane

Cllr Hornby presented the application and reminded members that the Planning Committee had refused a previous application which then went to Appeal. The Appeal was granted and condition 5 states no additional windows in the South East elevation. Therefore Cllr Hornby proposed recommendation for refusal. This was seconded by Cllr Elvin and unanimously AGREED.

10/00570 - Change of use to restaurant staff facilities at PLC Opec House, High Street, Bray

Cllr Hornby outlined the application and proposed recommendation for approval. This was seconded by Cllr Coppinger and unanimously AGREED.

10/00510 - Erection of metal railings onto an existing brick wall at Flagpole House, High Street, Bray

Cllr Hornby presented the plan and a number of concerns were raised about the impact of the Wall. Cllr Hornby proposed recommendation for refusal as this is inappropriate development which is not in keeping with the Conservation Area. This was seconded by Cllr Elvin and unanimously AGREED.

10/00483 - Construction of a rear garden room with pitched roof, following demolition of existing garden room at Weir Lodge, River Gardens, Bray

Cllr Hornby presented the application and concerns about the height of the roof were discussed. After a further debate Cllr Hornby proposed recommendation for approval with the condition that the height of the pitched roof is lowered.

10/00473 - Two storey front extension and demolition of existing conservatory at 61 Windsor Rd

Cllr Hornby presented the application and proposed recommendation for approval. This was seconded by Cllr Coppinger and unanimously AGREED.

10/00493 - Two storey rear extension at 2 Autumn Place, 298 Windsor Rd

Cllr Hornby presented the application and reported there were objections for neighbouring properties. After further debate Cllr Hornby proposed recommendation for refusal on the following grounds:

- Over development of the site.
- Un-neighbourly and has a detrimental impact on other properties.
- The plans are inaccurate and do not clearly state the type of roof that will be used.
- Objections from local Residents.

This proposal was seconded by Cllr Aspey and unanimously AGREED.

10/00371 - Single storey side extension and removal of existing rear conservatory to provide new external dining area. Relocation of main entrance to front elevation, additional 2 rear windows on first and second floors, first floor sky light and second floor roof light at Braydene End, Ferry Rd, Bray

Cllr Hornby presented the application and a number of concerns were raised about the style of the development which will impact the view of St Michaels Church. After a further debate Cllr Hornby proposed recommendation for refusal on the following grounds:

- Inappropriate development which is not in keeping with a conservation area.
- Objections from local Residents.

This proposal was seconded by Cllr Smith and unanimously AGREED.

10/00361 - Listed Building Consent - Single storey extension, insertion of roof light and internal alterations at Lych Gate Cottage, Church Lane, Bray

Cllr Hornby presented the application and the members discussed the proposed changes. After further debate, the members concluded that in principle the committee would propose recommendation for approval. However due to the sensitive nature of the application the committee delegates the final decision to the RBWM Conservation Team.

10/00283 - Full - Construction of a single storey extension at Lych Gate Cottage, Church Lane, Bray

Cllr Hornby presented the application and proposed that as with the previous application the committee delegates the final decision to the RBWM Conservation Team. This proposal was seconded by Cllr Coppinger and AGREED on a vote of 5 in favour and 1 against.

10/00640 - Notification to determine whether prior approval is required for the erection of a Hay Store at Oak Tree Farm, Gays Lane

Cllr Coppinger reported that as the Farm is less than 5 Hectares, the Planning Officer intends to take this through the full planning process.

10/00609 - Insertion of two windows to the south elevation at Garth Cottage, Ascot Rd, Holyport

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

10/00521 - Consent to construct a 2 storey side and rear extension and minor alterations to existing structures and 10/00519 - 2 storey side and rear extension and minor alterations to existing structures at Rails, The Green, Holyport Road

Cllr Coppinger presented the applications to renovate the property and described the emergency work that has been carried out to make the building safe. The issue of parking was discussed and concerns were raised this would extend from the property onto The Green. After further debate, Cllr Coppinger proposed recommendation for approval of both these plans with the condition that parking is not permitted on Holyport Green. This was seconded by Cllr Aspey and AGREED on a vote of 6 in favour and 1 against.

10/00424 - Two storey side part first floor rear extension at Sarnia Stroud, Farm Road, Holyport

Cllr Coppinger presented the application and a number of concerns were raised. After further debate Cllr Coppinger proposed recommendation for refusal as this is over development and closes the gap in the street scene (H14).

This was seconded by Cllr Elvin and unanimously AGREED.

10/00423 - Two storey side and rear extension at Lavantie, Stroud Farm Rd

Cllr Coppinger presented the application and a number of concerns were raised discussed. After a further debate Cllr Coppinger proposed recommendation for refusal as this is over development and closes the gap in the street scene H14 This was seconded by Cllr Elvin and unanimously AGREED.

10/00465 - Single storey side extension at High Winds, Ascot Road

Cllr Coppinger apologised that this application was not on the agenda. The paperwork had been received whilst the Clerk was on holiday and was therefore not included on the Agenda. The Clerk distributed the details to the members (please refer to Appendix D). Cllr Coppinger presented the application and proposed recommendation for approval which was seconded by Cllr Hornby and AGREED on a vote of 6 in favour and 1 against.

10/00595 - Two storey side extension, incorporating a two storey side extension and single storey rear extension permitted by 09/00918 at 4 The Hatch, Windsor

Cllr Annetts presented the application and explained this variation which is to slightly move the Garage. Cllr Annetts proposed recommendation for approval which was seconded by Cllr Hornby and unanimously AGREED.

10/00486 - Erection of replacement buildings to include, cattery and kennels, office and grooming facilities together with additional parking and associated works at The Tarbay Centre, Tarbay Lane, Oakley Green

Cllr Annetts presented the application and described the work to update and improve the facilities which the Environment Agency and Animal Licensing had deemed not fit for purpose. Cllr Annetts proposed recommendation for approval which was seconded by Cllr Coppinger and unanimously AGREED.

At 9.55, Cllr Elvin proposed the meeting be extended by 20 minutes to conclude the remaining items on the Agenda. This proposal was seconded by Cllr Coppinger and unanimously AGREED.

10/00580 - Demolition of garage and store, construction of a single storey side extension and ridge alterations with loft conversion at Byways, Fifield Road, Fifield

Cllr Annetts presented the application and proposed recommendation for approval which was seconded by Cllr Smith and unanimously AGREED.

10/00529 - Demolition of existing canopy (422 metre square), erection of a covered walkway (344 metre square), replacement of existing gates at Wyevale Garden Centre, Dedworth Rd, Windsor

Cllr Annetts presented the plan and reminded members of the previous planning application. Cllr Annetts proposed recommendation for approval which was seconded by Cllr Elvin and unanimously AGREED.

10/00346 - Outline planning application with all matters reserved for the removal of temporary mobile homes and construction of a 3 bedroom dwelling linked to the equestrian use on this site and a new staff facilities' building at Wayside Stables, Fifield Rd, Fifield

Cllr Annetts reported that since the Agenda was published this application has been withdrawn.

As Cllr Annetts had declared a prejudicial interest in the following application, Cllr Foulger presented the plans as Ward Councillor for Oakley Green & Fifield. Cllr Coppinger chaired the meeting during this agenda item.

10/00364 - Single storey extension, single storey side in-fill extension and part conversion of existing garage into habitable accommodation including roof lights at Waterfield, Oakley Green Rd, Oakley Green

Cllr Foulger outlined the plans and a number of concerns were discussed about the size and design of the garage. Cllr Foulger proposed recommendation for approval which was seconded by Cllr Hornby. This proposal was REJECTED on a vote of 2 in favour, 3 against and 2 abstentions. After a further debate Cllr Aspey proposed recommendation for refusal as this does not comply with the Design Guidelines DG1. This proposal was seconded by Cllr Elvin and AGREED on a vote of 3 in favour, 2 against and 2 abstentions.

Cllr Foulger thanked Cllr Coppinger for his assistance and resumed chairing the meeting.

**60/2010. PLANNING DECISIONS AND NOTIFICATION OF DECISIONS ON APPEALS**

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

**61/2010. REPORT ON ENFORCEMENT MATTERS WITHIN THE PARISH**

The Clerk circulated the Enforcement Report (please refer to Appendix C). Due to the lateness of the meeting it was agreed that members would review the report and contact the Clerk with any queries.

**62/2010. ACTION UPDATE**

No action update to report.

**63/2010. COUNCILLORS' FORUM**

No items were discussed.

**64/2010. PLANNING AWARD PROPOSALS**

Due to the lateness of the meeting Cllr Coppinger proposed the decision on the Planning Awards be delegated to the Chairman, Cllr Graham and Cllr Foulger. This was unanimously agreed.

**65/2010. DATE OF NEXT MEETING**

Monday 10<sup>th</sup> May at 7.30pm in the Braywood Memorial Hall.  
The meeting closed at 10.20pm