

BISHAM PARISH COUNCIL

Clerk: Barry Malki
Email: clerk@bishamparishcouncil.org.uk
Tel: 07751141223

Minutes of the Council meeting held on 15th June 2020 at 7:30pm via Video Conference.

Attendees

Councillors: Cllr Jim Cooke (JC) (Chair), Cllr Alan Keene (AK) Cllr Ged Wylie (GW), Cllr Mandy Robson Brown (MRB), Cllr Mary Cooper (MC), Cllr Derek Oliver (DO).

Cllr Mandy Brar (RBWM)

Officers of the Council: Barry Malki (BM) – Clerk

Public Forum

One member of the public reported an instance of drug-use in the churchyard at Bisham. MC reported that there had been a similar issue at Stubbings Church.

One member of the public updated on disturbances from Hurley House, specifying problems with noise pollution. Highlighted that the issue has been occurring for approximately three years and were concerned with the application for a permanent structure.

JC asked for clarification of the distance between the proposed structure and their property. The residents claim the distance is around two metres to the garden room, but noise is also evident within the main house requiring a two- or three-fold increase in television or music volume.

JC asked for clarification of how often the disturbances occur. The residents claim that during the peak season, there can be two or three events per week.

One member of the public was sympathetic to the residents, reporting that the music is clearly audible 350 metres away, causing upset to farm animals in the area.

Part One

14) Apologies for absence

None

15) Declarations of interest

AK declared an interest in application 20/00809
GW declared an interest in application 20/01116
DO declared an interest in application 20/01095

16) Minutes of Meeting Held on 18th May 2020

The Council RESOLVED to approve the minutes as an accurate record of the meeting of the Council held on 18th May 2020

17) Matters arising

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BM gave an update on the Action List.

DO mentioned instances of crafts being launched at the slipway, and suggested speaking to the Environment Agency for guidance.

JC reported that there was a public right of way to the river via the Slipway, and BPC's obligations are to retain the use of the land for Bisham Parishioners.

JC commented that restrictions were difficult to enforce.

DO believed that BPC should make the rights clear on signage at the Slipway entrance.

ACTION – BM to speak to Environment Agency

JC reported that he had been asked to chair a consultation session over the BCA strategy, as an impartial party.

MRB and MC believed that this may be perceived as a conflict to others.

GW believed that it would be acceptable so long as impartiality was made explicit.

DO agreed that this would be a minimum requirement but recommended avoiding altogether.

JC asked to put an apology to BCA due to potential perception of interest.

AK suggested that it might be useful for a Cllr to attend as an observer.

ACTION – BM to email BCA

18) Covid 19 Update

BM asked that Cllrs give consideration to the reopening of the playground and the reinstatement of physical meetings in the near future.

JC suggested that there would need to be additional groundworks in the playground prior to reopening.

ACTION – BM to gather information about playground reopening prior to July meeting.

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JC gave an update on meeting with RBWM, that looked at Covid driven changes that touched on the current financial position, amendments to planning processes and local support services.

JC reported that there had been a concession on the number of planning panel members going forward but noted that call-in timeframes had been reduced to three weeks. Cllr Brar stated that this decision had been reversed and would remain at 28 days.

19) Planning matters

Appn. Date: 11th May 2020 Appn No.: **20/00809**

Type: Full

Proposal: Construction of a marquee to the rear of the main building for associated event space

(Retrospective).

Location: Hurley House Hotel Henley Road Hurley Maidenhead SL6 5LH

Determination Date: 6 July 2020

Cllrs Comments:

Bisham Parish Council's objections to this application are:

1. It is over development of the site and over intensification of the use. The built footprint has increased by 150% under the current owner over a period of 3 years, much of which has been without planning permission. The site infrastructure is inadequate to support the resulting increase in use. The 64 car parking spaces apparently have to cater for up to 52 staff and up to 180 guests. This is clearly not possible and, as a result, overflow car parking has been used at the Apple Hill Hospital on the other side of the busy A-road. This mental health hospital is supposed to be a secure and tranquil facility and use of its car park for this purpose is not appropriate. The sewerage system at the hotel was last upgraded over 20 years ago and is inadequate for the current use, let alone the increased use for the marquee. Foul odours from the overloaded system are expelled up pipes attached to the trees, taking them away from the site and depositing them on the neighbouring properties. The site is over supplied with intrusive lighting which results in serious light pollution in the area.

2. It is inappropriate development in the Green Belt. One of the purposes of the Green Belt is to assist in safeguarding the countryside from encroachment (NPPF S13 para 134), but almost all of the green space on the site has now vanished. It is claimed that the marquee is screened by a row of trees and hedgerow, but the hedgerow on its western side, which was planted as a condition of a previous planning consent, has been destroyed by the present owner to create views across the adjacent private land. Therefore, at ground level, the marquee is completely visible from that direction. In any case, harm to the openness of

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the Green Belt cannot be overcome by screening because building on a green space removes that space whether or not it is visible.

3. The case for "very special" circumstances is flawed. It is claimed that the development is required in order to turn round a failing business, which is not a material consideration in planning terms. In any case, the marquee has been in place and fully operational for over two years and has apparently failed to attract the desired business level during that time, and gaining of retrospective permission alone is unlikely to rescue the business without further inappropriate intensification of the use. It is also claimed that there is a local need for this facility. However, there are plenty of equivalent venues in the immediate area, based in permanent buildings, all of which also struggle to generate business. In fact, the hotel does not appeal to local trade and is apparently styled on a well-known London nightclub.

4. The marquee is not compliant with building regulations. As a temporary structure, intended to be in place for less than two years, the marquee would be exempt from some parts of the building regulations. However, it has already been in place for over two years and the application for full permission would suggest that it is intended to remain in place indefinitely. Therefore, it would require building regulations approval, but no details are given in the application about how this could be achieved. The structure is not thermally insulated but is nevertheless regularly heated during the winter by two large oil-fired furnaces. This is not allowed by the building regulations and does not accord with the Council's Climate Emergency. It also has no acoustic insulation, and, as acknowledged by the noise assessment, noise created inside it has the same effect as if it were created in the open air. A temporary structure would not normally attract Community Infrastructure Levy, but this building clearly should do. Full planning permission should not be granted for a temporary structure.

5. The noise assessment is flawed. The noise assessment calculations are based on a distance to the neighbouring property of 20 metres. In fact, the distance from the rear wall of the marquee to the nearest habitable accommodation is only 6 feet. The calculations are also based on figures relevant to weddings, which it claims create lower noise volumes than other events. However, the use of the marquee is not restricted to weddings, and other events exceed the calculated noise levels. The noise assessment suggests various measures that could be used to mitigate the effect on the neighbours, but there is no commitment in the planning application to installing or using these. Reliance on subsequent planning or licensing conditions is likely to be ineffective and lead to ongoing disputes as has been seen in other parts of Bisham Parish. Regardless of the calculations, it has been clearly demonstrated over the last two years that the noise is not acceptable, to the neighbours, to livestock in the neighbouring fields and to local wildlife. It is ludicrous to claim that loud music played at all times of the day and night, that is audible as far away as Burchetts Green, can be acceptable in a residential property almost within touching distance. The lives of the family who live there have been blighted over the last two years by events in the marquee, They, the neighbouring community mental health hospital, and other neighbours have complained regularly to the hotel about the noise but the disturbance has continued. Nothing in the planning application suggests that this situation would be improved if permission were to be granted.

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In summary, the decision whether or not to grant permission turns on whether the desire of an individual to make money outweighs the right of residents to enjoy their homes in peace. The Council believes that it should be refused.

Please note that the Cllrs also requested that Cllr Mandy Brar call this application in.

Appn. Date: 14th May 2020 Appn No.: **20/01095**

Type: Full

Proposal: Replacement dwelling with double garage and boathouse, following demolition of all

existing buildings.

Location: Lowater Church Lane Bisham Marlow SL7 1RW

Crowthorne RG45 6DS

Determination Date: 9 July 2020

Cllrs Comments:

The Cllrs wished to make NO COMMENT.

Appn. Date: 15th May 2020 Appn No.: **20/01116**

Type: Full

Proposal: Part single part two storey side/rear extension with alterations to fenestration, following demolition of the existing single storey rear element.

Location: July Cottage Burchetts Green Road Burchetts Green Maidenhead SL6 6QS

Determination Date: 10 July 2020

Cllrs Comments:

The Cllrs have NO OBJECTION to application 20/01116, provided that there is no opportunity or provision for future additions/extensions to the property.

Appn. Date: 22nd May 2020 Appn No.: **20/00979**

Type: Full

Proposal: Extension to the lower ground floor to facilitate 20 additional new patient and ancillary

rooms, alterations to fenestration, raised patio, external plant, log cabin, 3no. additional

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car parking spaces and associated landscaping works.

Location: Apple Hill Henley Road Hurley Maidenhead SL6 5LH

Determination Date: 17 July 2020

Cllrs Comments:

*The Cllrs wish to **OBJECT** to this application, citing the following specific concerns:*

- *that the application represented an over-intensification of the site, and were apprehensive about the apparent lack of recreation space for residents.*
- *that the application should only be granted if the applicant can demonstrate that the design and proposed use of the space meets the appropriate guidelines concerning the well-being and safety of the residents.*

The Cllrs requested that Cllr Brar call this application in.

Appn. Date: 20th May 2020 Appn No.: **20/01106**

Type: Listed Building Consent

Proposal: Consent for a brick wall and trellis to the rear garden to reinstate the boundary with No. 14 Bisham Village.

Location: Plumtree Cottage 15 Bisham Village Marlow Road Bisham Marlow SL7 1RR

Determination Date: 15 July 2020

Cllrs Comments:

*The Cllrs have **NO OBJECTION***

Appn. Date: 22nd May 2020 Appn No.: **20/01105**

Type: Full

Proposal: Single storey side/rear extension, new front porch and alterations to fenestration.

Location: 5 Temple Mill Cottages Temple Lane Temple Marlow SL7 1SA

Determination Date: 17 July 2020

Cllrs Comments:

*The Cllrs have **NO OBJECTION***

Appn. Date: 21st May 2020 Appn No.: **20/01165**

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Type: Listed Building Consent

Proposal: Consent for internal alterations.

Location: 23 Bisham Village Marlow Road Bisham Marlow SL7 1RR

Determination Date: 16 July 2020

Cllrs Comments:

Already withdrawn

Appn. Date: 22nd May 2020 Appn No.: **20/01184**

Type: Works To Trees In Conservation Area

Proposal: (T1) Robinia - fell.

Location: The Coach House Bisham Grange Temple Lane Bisham Marlow SL7 1RS

Determination Date: 3 July 2020

Cllrs Comments:

The Cllrs have NO OBJECTION to application 20/01184 subject to Tree Officer approval.

Appn. Date: 27th May 2020 Appn No.: **20/01208**

Type: Certificate of Lawfulness of Development

Proposal: Certificate of lawfulness to determine whether the existing impermeable raised terrace area to the rear is lawful.

Location: Bisham CE Primary School Church Lane Bisham Marlow SL7 1RW

Marlow SL7 2NB

Determination Date: 22 July 2020

Cllrs Comments:

The Cllrs had NO COMMENT on application 20/01208, but highlighted inconsistencies in the documentation regarding the length of time that the terrace had been in place.

Appn. Date: 1st June 2020 Appn No.: **20/01168**

Type: Works To Trees In Conservation Area

Proposal: Horse Chestnut - crown lift the lower limbs 4.5 metres from the lawn.

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Location: 5 Vansittart Road Bisham Marlow SL7 1RU

Determination Date: 13 July 2020

Cllrs Comments:

The Cllrs have NO OBJECTION to application 20/01168 subject to Tree Officer approval.

Appn. Date: 27th May 2020 Appn No.: **20/01199**

Type: Cert of Lawfulness of Proposed Dev

Proposal: Certificate of lawfulness to determine whether the proposed side porch, single storey side extension, two storey rear extension and detached outbuilding ancillary to the main dwelling is lawful.

Location: Hockett Corner Hockett Lane Cookham Maidenhead SL6 9UF

Determination Date: 22 July 2020

Cllrs Comments:

The Cllrs were concerned that the garages could be turned into habitable accommodation, which would intensify the use of the site. The Cllrs also stipulated that the Ridge Height should NOT be higher than the existing structure.

20) Highways matters

AK reported that there was a traffic monitoring device on Henley Road, and asked if we could get more information about why it had been placed there.

ACTION – BM to speak to RBWM Highways

MC reported an overgrown sign on Henley Road as you enter Stubbings.

GW reported that there had been representations made by local residents regarding heavy vehicles proceeding along Burchetts Green Road.

JC reported that Marlow Bridge had now reopened

21) Parish land

JC gave an update on the meeting with the Tree Surgeon in the Orchard.

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JC recommended approving the proposed works to the fallen tree and the Hazel, totalling £430.
Cllrs approved.

JC asked for an update on the Slipway Boundary with the Church, which was due to be planted. MRB reported that the area was primarily weeds and nettles.

22) Flooding

No update

23) Finance

BM gave an update on the internal audit and the timescales for the external audit.

BM stated that the Council had £10,168.37

24) Correspondence

None

25) Information reports

MRB reported a local resident had personally paid a contractor to cut back the vegetation around the school which was causing an obstruction.

GW reported a theft from Burchetts Green Road by someone dressed in workmen's clothing.

MC reported that St James the Less will not be opening yet, following relaxation of the lockdown.

Cllrs asked BM to speak to consultant regarding the Conservation Statement work.

Part 1 of the meeting closed at 22:30

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Date Agreed:

Signed:

Position: – Chair/Vice Chair/Councillor