

BISHAM PARISH COUNCIL

Clerk: Barry Malki
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Tel: 07751141223

Minutes of the Council meeting held on 15th March 2021 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).

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

Public Forum

One Member supported the planning refusal for Application 20/00064 (Little Croft) and was actively against the appeal, giving a history of the various applications for the property and reporting that the Planning Inspectorate had castigated the decision to allow Permitted Development on the site. They reported that the application under appeal would create a large wall in the aspect of the neighbours and increased the footprint of the property. They reported that they felt that the original 2018 application for the site was the most appropriate, and that it had been a mistake to refuse it.

One Member of the Public felt that the Permitted Development plans were a tactical application to force a negotiation regarding an alternative scheme. Flooding in this property is likely to occur every three years. The residents reported that they had felt very threatened and stressed by the process. They reported that they were not opposed to the works in principle but were concerned about the increase in footprint in a such a flood-prone area.

One member of the public gave an update on Bisham Brook, highlighting that there would be a work party on 29th March clearing growth near Quarry Wood Road, and reintroducing gravel beds. JC asked about the impact of the recent sewage floods. The resident reported that there was apparently no impact on the brook, and that the current water quality survey was ongoing.

One member of the public noted that Bisham Life was now going to be published electronically and asked if it could be promoted on the BPC website.

One member of the Public reported that they were taking over the management of the Friends of Bisham Church group and wished to introduce themselves to the Council. They asked for permission to put leaflets in the notice board. Cllrs agreed.

One Member of the Public gave an overview of the planned Tree Works on their property and the one adjoining them.

One Member of the Public reported that Bisham Roundabout was in a “horrendous state” and would like to see more done by the Highways agency to reduce litter and tidy planting. Another member of the Public reported that Cllr Brar had been dealing with the Highways Department to organise a clearance of the roundabout. Volker had been working on the roundabout but did not do any litter - picking or signpost repair.

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Part One

134) Apologies for absence

Cllr Mandy Brar

135) Declarations of interest

MC declared a non-prejudicial interest in applications 21/00586, 21/00587, 21/00592 and 21/00707

136) Minutes of Meeting Held on 18th January 2021 and 15th February 2021

The Council RESOLVED to approve the minutes as an accurate record of the meeting of the Council held on 18th January 2021 and 15th February 2021.

137) Matters arising

DO reported that there were more fencing works on Pound Meadow, including new gates. MRB agreed to speak to Arron Hitchens for an update on enforcement.

DO highlighted that there were emergency powers available to the Borough to halt works within a conservation or sensitive area.

ACTION – BM to see what powers are available.

138) Covid 19 Update

No update, playground to remain open.

Background – Cllrs voted (21/09/20) to give BM the authority to close the playground if the guidance changed, without waiting for a subsequent meeting.

139) Planning Matters

Appn. Date: 11th February 2021 Appn No.: **21/00435**

Type: Works To Trees Covered by TPO

Proposal: (T1) Ash - remove lower limb (T2) Ash - fell (T3) Oak - crown lift 3m and remove deadwood (T4) Oak - crown lift 3m and 1.5m tip reduction overhanging the property (T5) Maple - thin out laterals (T6) Oak - crown lift 4-5m, reduce limb by chimney pot and remove deadwood (T7) Oak - tip reduction 1.5m and remove deadwood (T8) Oak - tip reduction 1.5m and remove deadwood.

Location: Park House Marlow Road Pinkneys Green Maidenhead Marlow SL6 6NR

Determination Date: 8 April 2021

Cllrs Comments: The Cllrs had NO OBJECTION to this application subject to the Tree Officer's approval.

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Appn. Date: 26th February 2021 Appn No.: **21/00586**

Type: Cert of Lawfulness of Proposed Dev

Proposal: Certificate of lawfulness to determine whether the proposed outbuilding is lawful.

Location: Greetwell Burchetts Green Road Burchetts Green Maidenhead SL6 6QS

Determination Date: 23 April 2021

Cllrs Comments: The Cllrs are concerned about the size, position in relation to the road and potential future use of the development. The Cllrs wish to object to the design of the outbuilding which they feel should blend in better with the main building.

Appn. Date: 26th February 2021 Appn No.: **21/00587**

Type: Cert of Lawfulness of Proposed Dev

Proposal: Certificate of lawfulness to determine whether the proposed single storey front and side extensions, following demolition of the existing conservatory, is lawful

Location: Greetwell Burchetts Green Road Burchetts Green Maidenhead SL6 6QS

Determination Date: 23 April 2021

Cllrs Comments: The Cllrs felt that the roof should be pitched right up to the ridge to remain in keeping with the rest of the property. Cllrs recommended that the roof line needs to be consistent with the style of the existing house.

Appn. Date: 26th February 2021 Appn No.: **21/00592**

Type: Permitted Development Extended

Proposal: Two single storey rear extension no greater than 8.00m in depth, 3.60m high with an eaves height of 2.70m.

Location: Greetwell Burchetts Green Road Burchetts Green Maidenhead SL6 6QS

Determination Date: 9 April 2021

Cllrs Comments: The Cllrs felt that the roof should be pitched right up to the ridge to remain in keeping with the rest of the property. Cllrs recommended that the roof line needs to be consistent with the style of the existing house.

Appn. Date: 2nd March 2021 Appn No.: **21/00596**

Type: Full

Proposal: Garage conversion, new front entrance steps, new entrance canopy, single storey rear extension, new first floor side balcony and alterations to fenestration and to external finishes.

Location: The Thatched House Bisham Road Bisham Marlow SL7 1RL

Determination Date: 27 April 2021

Cllrs Comments: The Cllrs had NO OBJECTION to this application

Appn. Date: 2nd March 2021 Appn No.: **21/00607**

Type: Cert of Lawfulness of Proposed Dev

Proposal: Certificate of lawfulness to determine whether the proposed detached outbuilding ancillary to the main dwelling is lawful.

Location: Leigh Cottage Darlings Lane Maidenhead SL6 6PB

Determination Date: 27 April 2021

Cllrs Comments: The Cllrs OBJECT on the grounds that the proposed development may be used for a purpose that is not ancillary to the main dwelling. Also, the Cllrs felt that the design was out of keeping with the surrounding area.

Appn. Date: 8th March 2021 Appn No.: **21/00501**

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Type: Works To Trees In Conservation Area

Proposal: T1- Eucalyptus - reduce canopy by 2m to old pruning points to a final height of 6m and spread of 6m, T2 - Alder - reduce canopy by 2m to a final height of 6m and spread of 5m , T3 - Purple plum - reduce canopy by 2m to a final height of 6.5m and spread of 6m, T4 - Magnolia - reduce canopy by 1.5m to a final height of 6m and spread of 4m, T5 - Spruce - reduce height by 3m to a final height of 10m, T6 - Thuja - reduce canopy by 2 m to a final height of 8m, T7- Lime - prune back overhang of neighbours tree to near fence by 4m, T8 - Cedar - raise canopy to 3 m, T9 - Copper beech - reduce crown by 2.5 m to a final height of 12m and spread of 10m.

Location: Bridge Cottage And Woodcotte Bisham Road Bisham Marlow

Determination Date: 19 April 2021

Cllrs Comments: The Cllrs had NO OBJECTION to this application, subject to the Tree Officers approval.

Appn. Date: 3rd March 2021 Appn No.: **21/00622**

Type: Full

Proposal: x5 new dwellings following demolition of existing agricultural barn and existing cottage.

Location: Park Farm Cottage And Agricultural Building And Yard At Park Farm Marlow

Road Pinkneys Green Maidenhead

Determination Date: 28 April 2021

Cllrs Comments: Bisham Parish Council asks the Borough officers note that any applications relating to Park Farm should be added to the Property History of both the Marlow Road and the Winter Hill Road addresses, as both addresses are confusingly used for applications at Park Farm.

The 2020 Agricultural Permitted Development Application 20/00804/CLASSM was to convert a redundant modern agricultural barn into four two-bedroomed terrace cottages. Bisham Parish Council had serious concerns about this application, since it would add four new dwellings on agricultural Green Belt land. The application was Approved.

This new application seeks to take this plan for housing development on the farm site much further, first by demolishing the house, now described as Park Farm Cottage, which is sited some distance from the barn and nearer to the main house. This cottage was built during the 1960s for the tenant farmer, as the small dwelling at the end of the much older timber barn was in too bad a state to be habitable; the cottage has one approved Permitted Development extension at the back of the house, which has not been built. Other Permitted Development extensions are shown on the plans but applications for these have not been made. Park Farm's previous owner had renovated and substantially extended the second major building, the old wooden barn, so with the cottage, there are two dwelling units on the site.

To suggest now that that the cottage should be demolished as well as the redundant modern barn which was to house the four terrace cottages, and instead that a completely separate substantial development, with bigger units, should be permitted on more land and further away from the farm house is disingenuous, and would be totally against Green Belt principles. Unit 1 would have four bedrooms with 4 bathrooms, Units 2 and 3 would each have two bedrooms and two bathrooms, Unit 4 would have two bedrooms and one bathroom, and Unit 5 would have two bedrooms and two bathrooms. Each house would have a garden. This development would be out of keeping with the site of Park Farm in the Green Belt.

Park Farm is still designated as a farm and has the planning advantages of a farm, even though

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much of its farmed land has been sold off, and it is Bisham Parish Council's view that it would be totally wrong to build such a housing development on some of its remaining agricultural Green Belt land. Using the redundant modern barn for four dwellings was, in the parish council's view, both inappropriate and undesirable, but if Approved, this proposed development would open the floodgates for other applications for dwellings on Green Belt agricultural land around the Borough.

Bisham Parish Council OBJECTS to this proposal on the following grounds:

- The proposed development does not accord with the emerging Local Plan for the Borough.
- It is inappropriate for the owners to seek to use the permitted development rights they enjoy in relation to the barn under Permitted Development Application 20/00804/CLASSM as a sacrificial pawn to attempt to secure a more valuable form of development.
- Similarly, the introduction of the cottage into the picture is an artificial contrivance that should be resisted as there is no planning nexus between the demolition of the cottage and the change of use of the former barn nor has any planning justification been advanced to support the demolition of the cottage.
- The proposed development would have a significantly greater spatial impact on the Green Belt as there would be a new and larger overall area of built-on land which would be sited on land that has always been open and green.
- This negative spatial impact would be exacerbated by the additional Green Belt land that would be associated with the proposed development i.e. the courtyard and track over the field to the five new houses.
- The overall spatial impact of the proposed development on the Green Belt would also be detrimental to the visual appeal of the site. At present, the visual impact of the farm buildings is limited and in keeping with what might be expected i.e. a farmhouse and barn, albeit an unattractive, modern structure. These buildings are in close proximity to each other in a more or less central position on the expanse of greensward on the slope that runs from the wood down to Winter Hill Road. By contrast, the proposed development would create two separate clusters of buildings which would be spread over a wider extent of the site and create a much stronger built-up visual impression. The particular open aspect of this field is a key part of the character of the site which should not be impaired by the construction creep envisaged in the application.
- If permitted, the proposed development would also open up the possibility that the owners would argue in future that it would be appropriate to build more houses in the space between the farm house and the new units as they would suggest that filling this gap would have a limited visual impact on the site as it would then appear.

For the reasons outlined above, Bisham Parish Council asks that this Application be Refused, but if the officer is minded to Approve it, that the Application be taken to the Development Management Panel.

Bisham Parish Council further requests that if the RBWM decides to approve this application, that in order to prevent any further degradation of the site and its position on Green Belt land: the size of any garden or other land attached to each house is limited in extent to the same footprint as the building it serves; that no other land on the site may be sold, leased or otherwise transferred to use in conjunction with any of the houses; and

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the RBWM exercises its power under Article 4 of the GPDO to restrict the permitted development rights that would otherwise be enjoyed by the owners of the properties to ensure that the RBWM would have the opportunity to assess the impact that any such development would have on the site and its setting in the Green Belt.

Appn. Date: 10th March 2021 Appn No.: **21/00655**

Type: Full

Proposal: Single storey front and side extensions.

Location: Meadfoot Burchetts Green Road Burchetts Green Maidenhead SL6 6QS

Determination Date: 5 May 2021

Clrs Comments: The Clrs had NO OBJECTION to this application.

Appn. Date: 9th March 2021 Appn No.: **21/00707**

Type: Cert of Lawfulness of Proposed Dev

Proposal: Certificate of lawfulness to determine whether the proposed conversion from one dwelling to two dwellings, 2 No. front rooflights, 1 No. additional rear rooflight and cycle/bin store is lawful.

Location: 2 Stubbings Farm Cottages Burchetts Green Road Burchetts Green Maidenhead SL6 6QT

Determination Date: 4 May 2021

Clrs Comments: The Clrs had NO OBJECTION to this application.

Appn. Date: 9th March 2021 Appn No.: **21/00709**

Type: Full

Proposal: Single storey front extension, x2 front rooflights, x1 rear dormer and alterations to fenestration.

Location: 40 Temple Mill Island Bisham Marlow SL7 1SQ

Determination Date: 4 May 2021

Clrs Comments: The Clrs had NO OBJECTION to this application.

The Clrs discussed the Planning Appeal for application 20/00064 (Little Croft) noting that

- the Planning Inspector should have more information about the flood risk in the area
- the Clrs maintain their position regarding the application
- that the Inspector should consider cancelling the Permitted Development certificate
- the Inspector should instruct the Borough to negotiate with the resident to find a suitable outcome.

ACTION – DO and AK to liaise regarding a response to the appeal.

BM gave an update on the issues raised with the Planning Department and the Monitoring Officer. Only one response to date from the three items of correspondence.

AK suggested that the Council should escalate the situation if the Borough has not followed its

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published guidelines for complaints.

ACTION – BM to see what the published time frames are and give the Borough a deadline to respond.

AK gave an update on Hurley House explaining that the Building Control agency were planning to take action.

140) Highways matters

MRB reported that a local resident has recommended extending the 30mph limit along Quarry Wood Road up to the school.

ACTION – BM to liaise with the Highways Department and Cllr Clark

ACTION – BM to report roundabout concerns to Highways England

JC reported on the Marlow Society discussion regarding Marlow Bridge, noting that:

- increased signage had been objected to by the Council
- Marlow Town Council were happy with the traffic flow
- the ANPR scheme was to be dropped
- there was to be a £1.4M refurbishment scheme which would improve drainage on the Bisham end

GW believes that the bollards need to be altered to make them more visible. JC agreed to liaise with the Marlow Society for a possible solution.

GW gave an update on the results of the traffic survey on Burchetts Green Road, noting that there should be more efforts to signify the speed limit on the road. GW also noted that there was excess and unnecessary use of the road and would attempt to provide pictures for Cllr Brar.

MC agreed that there had been increased noise associated with large vehicles on the speed-bumps and suggested that the right of way permissions at the end of the road are a root cause of the issues. MC noted that there had previously been a width restriction in place.

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141) Parish land

BM updated on retendering the Grounds Maintenance contract in Q3. DO recommended reviewing the current contract to ensure that the service is at the correct level.

DO reported that there were piles of debris in the slipway. MRB confirmed that they were not related to any activity at the church.

JC thanks GW for doing an interim Playground Inspection.

ACTION – BM to speak to Sovereign about replacing cleats on the climbing wall.

142) Flooding

Colin Lemming (CL) gave an update on the flood plan, reporting that there had been no further response from Bisham Abbey. If no response was forthcoming, then there would be an alternate “virtual hub” put in place.

143) Finance

No update pending Year End.

144) Conservation Appraisal

No update

145) Coffin Bier

BM gave an update on the ownership options for the bier to be decided by the Council.

146) Correspondence

None

147) Information reports

GW reported a log at the side of the road towards the end of Green Lane which forces cars towards the stream.

Part 1 of the meeting closed at 22.52

-----End-----

Date Agreed:

Signed:

Position: – Chair/Vice Chair/Councillor