

**Minutes of the Meeting of the Parish Council held on 17<sup>th</sup> November 2025 at 7:30pm at Bisham Abbey.**

**Attendees: Councillors: Jim Cooke (JC) (Chair), Alan Keene (AK), Ged Wylie (GW), Jo Kersey (JK), and Colin Lemmings (CL).**

**Ward Councillors: Cllr Brar. Cllr Howard**

**Officer of the Council: Barry Malki**

## **Public Forum**

One member of the Public stated that the Council's decision to disallow fishing on the Slipway went against the original covenants on the land, which states that Fishing is protected for residents of Bisham Village presenting evidence of a document from 1891 granting rights in perpetuity.

One member of the Public gave an update on application 25/02747/FULL, noting that the application had been called into the Development Panel. GW noted that there had been a series of coordinated objection, but that the resident had done an outreach exercise which had turned some of the objections around. Cllr Howard confirmed that the application had been called in for review.

One member of the Public wished to ask that 25/02747/FULL be called into the Development Panel, noting that that had already happened. The resident gave a history of the applications for the site, reporting several rejected applications and citing a number of objections from Council departments. The resident stated that they did not believe that there was sufficient evidence of exceptional circumstances for development in the Green Belt, citing various articles from the National Planning Policy Framework. GW asked why the resident felt this property was different from other, surrounding properties. One resident stated that the modernity of the development set it apart from the existing properties.

One member of the Public stated that the development of the site would remove the only safe vehicle turning space in the lane, which they felt would present a safety risk for emergency vehicles. GW asked if the resident had spoken to the emergency services, noting that this had been addressed in the traffic analysis.

One member of the Public stated that this was not a personal objection, and was based on practical considerations, noting that the applicant had changed the design following consultation with local residents, but could not understand why the property was as large as it was. Cllr Howard gave an update on how the representations can be made to the panel, with three speakers allowed per side of the discussion.

## **Part One**

### **94. APOLOGIES FOR ABSENCE**

Cllr Derek Oliver

## **95. DECLARATIONS OF INTEREST**

None

## **96. MINUTES OF MEETING held on 20<sup>th</sup> October 2025**

The minutes were resolved to be a true and accurate record of the meeting.

### **97. MATTERS ARISING from meeting held on 20<sup>th</sup> October 2025 including Action List**

GW asked if there had been any feedback from the management of The Bull regarding the excess waste deposited at the playground. JC noted that he had not received any. CL reported that he had been taking any overflow waste and depositing into other bins. JK reported that a Thames Water van driver was regularly emptying his van into the bins.

GW suggested that the council should adopt a policy with regards to rough sleeping on Parish Land. JC stated that this would be a future agenda item. BM to look at existing policies.

GW gave an update on the phone box quotes, reported that he had asked the contractor to price the original specification with the L-shaped brackets.

AK asked about the hornets' nests. BM reported that he was still waiting for information from RBWM.

AK asked about the lock for the Slipway gate. BM reported that he had the lock, but thought the gate needed to be repaired before fitting. CL reported that there had been a fire and a vehicle on the slipway.

BM updated on the volunteer policy and would follow up with CL to get the relevant information.

GW reported that he had looked into the costings for a space frame and thought it would be around £10,000.

CL suggested that the defibrillator cabinets could do with cleaning.

BM asked for clarification about what noticeboards would need replacing to obtain a quote. Cllrs asked for a price to replace the Village and Quarry Wood boards. BM to get cleaning quotes.

BM reported that he had set up a Bisham Parish Council community group on WhatsApp and wished to test it with Cllrs prior to publishing.

## **98. PLANNING MATTERS**

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Appn. Date: 28th October 2025 Appn No.: 25/02594

Type: Full

Proposal: Two storey rear extension with first floor rear balcony.

Location: The White House Stoney Ware Bisham Road Bisham Marlow SL7 1RN

Determination Date: 23 December 202

**Cllrs Comments: Cllrs were negative to this application and raised the following concerns**

- That the balcony may overlook the neighbours property

- That there was insufficient information on items like biodiversity, conservation, flooding etc,

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Appn. Date: 22nd October 2025 Appn No.: 25/02687

Type: Listed Building Consent

Proposal: Consent for repair works to the chalk stone and the replacement of the lean-to open

store to the west gable of the Stable block.

Location: Stable Block Bisham Village Bisham Abbey Marlow Road Bisham Marlow SL7 1RR

Determination Date: 17 December 2025

**Cllrs Comments: Cllrs were positive to this application and had no comment**

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Appn. Date: 29th October 2025 Appn No.: 25/02770

Type: Full

Proposal: Blocking up the rear stable door.

Location: 5 Bisham Village Marlow Road Bisham Marlow SL7 1RR

Determination Date: 24 December 2025

**Cllrs Comments: Cllrs were neutral to this application and had no objection.**

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Appn. Date: 29th October 2025 Appn No.: 25/02771

Type: Listed Building Consent

Proposal: Consent for blocking up the rear stable door, internal alterations to include removal of

partition wall between kitchen and dining room, blocking up access between living and dining room and level out floors.

Location: 5 Bisham Village Marlow Road Bisham Marlow SL7 1RR

Determination Date: 24 December 2025

**Cllrs Comments: Cllrs were neutral to this application and had no objection.**

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Appn. Date: 29th October 2025 Appn No.: 25/02804

Type: Works To Trees In Conservation Area

Proposal: Works as per Tree Survey report.

Location: Eight Garages Rear of Abbey Lodge Bisham Village Marlow Road Bisham Marlow

Determination Date: 10 December 2025

**Cllrs Comments: Cllrs were neutral to this application and had no objection subject to Tree Officer approval.**

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Appn. Date: 27th October 2025 Appn No.: 25/02846

Type: Works To Trees Covered by TPO

Proposal: Fell 7 Lawsonia Pine trees (010/1990/TPO)

Location: Compton Elms Marlow Road Pinkneys Green Maidenhead Marlow SL6 6NR

Determination Date: 22 December 2025

**Cllrs Comments: Cllrs were neutral to this application and had no objection subject to Tree Officer approval.**

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Appn. Date: 4th November 2025 Appn No.: 25/02787

Type: Listed Building Consent

Proposal: Consent for alterations to the internal layout to include enlargement and repositioning of the kitchen area, new WCs, kitchen extraction vents, alterations to fenestration,

reconfigured delivery and refuse area with new kitchen store and external seating.

Location: Stubbings Nursery And Cafe Stubbings Estate Stubbings Lane Maidenhead SL6 6QL

Determination Date: 30 December 2025

**Cllrs Comments: Cllrs were neutral to this application and had no comment**

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Appn. Date: 4th November 2025 Appn No.: 25/02786

Type: Full

Proposal: New kitchen extraction vents, alterations to fenestration, reconfigured delivery and refuse area with new kitchen store and external seating.

Location: Stubbings Nursery And Cafe Stubbings Estate Stubbings Lane Maidenhead SL6 6QL

Determination Date: 30 December 2025

**Cllrs Comments: Cllrs were neutral to this application and had no objection**

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Appn. Date: 4th November 2025 Appn No.: 25/02828

Type: Works To Trees In Conservation Area

Proposal: Ash tree - fell.

Location: The Orchard 30 Bisham Village Marlow Road Bisham Marlow SL7 1RR

Determination Date: 16 December 2025

**Cllrs Comments: Cllrs were neutral to this application and had no objection subject to Tree Officer approval.**

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Appn. Date: 3rd November 2025 Appn No.: 25/02897

Type: Class R - Prior Approval

Proposal: Change of use of the existing agricultural buildings into a flexible commercial use (Class E(d)).

Location: Challen's Chickens Land Adjacent Honey House Winter Hill Road Cookham Maidenhead SL6 6PJ

Determination Date: 29 December 2025

**Cllrs Comments: Cllrs were negative to this application, and objected to the following concerns:**

- That the noise analysis was insufficient due to the "flexible use" stipulation.
  - That the polytunnels have been established as not being classed as buildings.
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Appn. Date: 10th November 2025 Appn No.: 25/02505

Type: Full

Proposal: Outdoor swimming pool

Location: Hideaway Quarry Wood Bisham Marlow SL7 1RF

Determination Date: 5 January 2026

**Cllrs Comments: The Cllrs objected on the grounds that there was too little information about the pump, drainage, heating, filtering machinery etc.**

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Appn. Date: 10th November 2025 Appn No.: 25/02454/TCA

Type: TCA

Proposal: Various works to trees as detailed on the notification form

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

Determination Date: 5 January 2026

**Cllrs Comments: Cllrs were neutral to this application but were concerned that some of the trees marked as “hazardous” had been given a three-year timescale for removal. Also, it was noted that there was no detailed plan regarding the replanting scheme.**

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Appn. Date: 10th November 2025 Appn No.: 25/02747/FULL

Type: Full

Proposal: 1no. detached self build dwelling, solar panels, air source heat pump, EV charging point, pergola, bin and cycle storage, landscaping and hardstanding

Location: Land To The North of Stubbings Farm Cottages Burchetts Green Road Burchetts Green Maidenhead

Determination Date: 5 January 2026

**Cllrs Comments: Cllrs noted that this application had already been called in to the development panel.**

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**Ward: Hurley And Walthams**

**Parish: Hurley Parish**

Appn. Date: 13th October 2025 Appn No.: 25/02706

Type: Discharge of Condition

Proposal: Details required by Condition 6 (CEMP) and 7 (LEMP) of planning permission 23/02360/FULL for a New bridge over the Bisham Brook and new footpath.

Location: Culham Farms Frogmill Stables Frogmill Farm Black Boy Lane Hurley Maidenhead SL6 5NJ

Determination Date: 8 December 2025

**Cllrs Comments: Cllrs discussed this application but had no comment.**

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AK reported that there had been no ruling from RBWM regarding the legality of the entrance to 1 Pond Cottage.

## **99. HIGHWAYS MATTERS**

Cllr Howard updated the Cllrs on the columns on Bisham Court, stating that there had been no progress and that it was not a priority for RBWM. Cllr Brar to liaise with residents. JK believes that it was a stipulation of the conservation area that they could not be full-size lights.

Cllr Howard reported that issues with the contractor had resulted in the delays to the line-painting on Bisham Road.

Cllr Brar reported that the 30mph Limit was on the Cabinet Agenda for 25<sup>th</sup> November.

CL reported that Marlow Bridge was closed on Remembrance Sunday, and that cars were parking on both sides, and were allowed to on the road itself, which caused a standstill. The issue was raised with the Road Safety Officer who stated that he’d had no luck liaising with Marlow Town Council.

JK asked about sweeping and drainage clearance in the village as some areas were particularly bad. Cllr Howard suggested using Report It on the RBWM website but will not clear up until the leaves are wet and clumped.

**100. PARISH LAND**

.BM to speak to a local resident for information about the Deed of Covenant regarding fishing.

BM to liaise with a local resident regarding ideas for managing fishing on the slipway.

GW reported that the latest raft of tree works had been completed.

GW noted that the walnut overhanging the neighbouring property had been quoted by M&J at £1020, and by Holdfords at £650.

GW to arrange a further site visit with M&J after SSEN work. CL confirmed that SSEN were shutting off the power on 3<sup>rd</sup> December, so this was the possible date for tree works.

**101. PLAYGROUND**

No update

**102. FLOODING**

CL reported that there had been nothing received from JEPu or RBWM regarding the flood strategy, JC and CL to meet to discuss updated plan.

BM to write to Serco and thank them for storage of the flood equipment.

CL reported that the Environment Agency had not responded regarding the culvert and had not attended the previous flood meeting.

**103. BUDGET PRE-DISCUSSION**

Cllrs discussed expenditure for 2026-27.

GW to obtain three quotes for a space frame before December meeting.

GW to gauge urgent and non-urgent tree works.

**104. FINANCE**

BM reported that the online finance document was up to date.

**105. CORRESPONDENCE**

GW reported on correspondence with BGVA regarding Maidenhead Office Park stating that they were dismayed by the planning process.

**106. INFORMATION REPORTS**

JK asked if there was an update on the slate fence. BM noted that he was still waiting on the multi-departmental site meeting.

JK asked if there was any update on Temple Bridge, JC reported that the central span had been removed.

AK asked if anyone had any suggestions for the Christmas lights. CL and JK offered to help put them up.

JC proposed allowing £50 for replacement lights and batteries.

JK seconded

Cllrs agreed.

**107. NEWS ITEMS**

CL suggested putting a newsletter in the noticeboard.

**Part 1 of the meeting closed at 22:15**

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**Date Agreed:**

**Signed:**

**Position: – Chair/Vice Chair/Councillor**