



# Bray Parish Council

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## MINUTES OF THE MAIN COUNCIL MEETING OF BRAY PARISH COUNCIL HELD AT 7:00PM ON MONDAY 22<sup>nd</sup> July 2019 IN BRAYWOOD MEMORIAL HALL, FIFIELD ROAD, FIFIELD, BERKS.

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### PRESENT:

Dedworth Ward:	Cllr N Pellew
Bray Ward:	Cllrs K Elvin (Chairman), C Graham, S Kiely, B Millin, M Pierce
Fisheries Ward:	Cllr J Phillips
Holyport Ward:	Cllrs L Kneen, L Walters, D Wilson
Oakley Green & Fifield Ward:	Cllr N Marsh
	1 - The Press
	10 - Members of the public
	The Clerk - Mrs S Cook

### 022/2019 Chairman's request

The Chairman requested that all mobile devices were switched off for the duration of the meeting and advised of the meeting places in the event of a fire.

### 023/2019. Apologies for Absence, Declarations of Interest and Dispensations

Apologies were received from Cllr J Glover.

There were no declarations of interest made;

### 024/2019 Health and Safety

The Clerk advised that there were no high-risk items on the June playgrounds report. An accident had been reported at Bray allotments, and this will be reviewed by the Land management Committee at its next meeting.

### 025/2019 Minutes of previous meeting

Cllr Pierce asked if an amendment could be made to 11.14 of the minutes for 13<sup>th</sup> May to read; Cllr Walters asked for some further information as the Council had not previously received a request for a grant from Holyport Fair.

The amendment was agreed, and signing of the minutes was approved.

Cllr Pellew arrived along with a member of the public.

### 026/2019 Public Question Time

#### 26.1 Presentation by RBWM Officers Ian Motuel and Melissa Spriggs on the Additional Regulation 18 consultation on the potential allocation of Bray Quarry Extension for the Joint Minerals and Waste Plan

Cllr Elvin introduced Ian Motuel from RBWM and Melissa Spriggs from Hampshire Services who is working with the Berkshire Authorities to produce the Joint Minerals and Waste Plan. Melissa gave some background to the reasons for producing the plan, which are set out in the National Planning Policy Framework, explaining the current plan is very out of date. Melissa advised that there are similarities regarding the policies for planning and minerals and waste apart from sand and gravel extraction which is not considered inappropriate development in the green belt.

There has been an additional call for sites as there were not quite enough sites in the plan, which has led to the additional potential site at Bray being put forward for consultation. Comments on the site and its potential restoration are sought from local residents so the Berkshire Authorities can decide if it should go through to the next stage of the plan. Information will also be sought from Environment Agency, Natural England, Historic England and Highways Agency.

Comments are only being asked for the Bray site itself and there will be a meeting at Bray Village Hall on 1<sup>st</sup> August which Councillors were requested to spread the word about. The proposal is for 600,000 tonnes of sand and gravel to be transported by conveyor belt over a period of three years starting in 2029 following the extraction of minerals at Water Oakley. The restoration of the area is likely to be as an area of water.

Some key planning issues have been identified such as Oak trees with TPOs, foraging and breeding of local birds, hedgerows, SSSIs, local wildlife sites and biodiversity opportunity area. The village as a conservation area, views from Old Mill Lane and Jesus Hospital as a Grade 1 listed building, ground water protection zones and the flood zone.

Some mitigation ideas have been put forward such as a buffer zone, screening bunds, the intention to try to preserve the Oak trees and hedgerows and working hours to only be 8:00 to 4:00 Monday to Friday.

Cllr Graham had put some thoughts together and presented these to the meeting. Firstly advising that he was not happy that the company would only try to retain the trees and that as these were substantial trees would have a big impact on the area if they were lost. He was concerned the proposal does not mention the Cut due to the impact which it has on flooding in the local fields. He confirmed the whole area is in flood zone 3. Cllr Graham then went on to mention transport, advising that the use of the conveyor belt would be fine, but that heavy machinery would still need to access the site at various times and suggested the site is access through the existing access to the 'triangle site' on Upper Bray Road not via the field access on the village side over the Bailey Bridge. The historic environment is incorrect as it only lists Jesus Hospital as a listed building; there is in fact 26 listed buildings within the conservation area. Cllr Graham had noticed that to date there has been no previous attempt to grow any screening on the site, unlike at other local sites. Cllr Graham asked if the bunds would be removed at the end of the project or if they would remain? He also advised that Councillors had asked for public access at the 'Triangle Site' at the end of the project and were told they couldn't have that. A request for a lake at Water Oakley had been refused advising that the area would be back filled. Cllr Graham said that better determination of the restoration of the land would be welcomed, preferably with public access, some positive leisure activity such as at Bray Lake although this had not yet been discussed.

Cllr Graham asked who determines the order in which the sites are developed and was advised that there is a mix of factors, depending on when industry submits planning applications. An expectation can be included in the plan but it does depend on economics and national scales.

Cllr Graham mentioned that a local archaeological survey condition had been removed from another RBWM site and asked that this did not happen at this site.

Cllr Pierce raised her concern about traffic through the village and asked what was meant by sustainable traffic. It was explained that sustainable traffic included rail links, although there are no local rail links, but there was also an option of using rivers and water ways.

Cllr Walters asked what the word consultation meant, asking if residents did not want the quarry would this be respected. He was advised that good planning reasons would need to be given for any such request to be considered. Cllr Graham advised that the response from the parish council would be very strongly worded. Cllr Elvin asked that the meeting at the village hall be extended to 8:30 and Ian Motuel agreed to find out if the hall would be available. Cllr Elvin also challenged the length of the consultation and Mr Motuel advised that 6 weeks is the standard length for a consultation.

Cllr Elvin also asked about other works in Maidenhead, which it had been expected would be moved by barge. Cllr Wilson gave more information advising Peter Prior had been supportive. Cllr Elvin then advised that this would no longer happen instead gravel would be moved by truck, which would not work with the carbon neutral initiative mentioned by RBWM and which would also go through the area with the highest AQMA. Melissa explained that the new plan will have strong transport policies and carbon neutral policies.

Cllr Elvin asked about the preservation of any bunds and trees, and was advised that development conditions would any planning applications would address these, also that the relevant mineral planning authority monitors and enforces the conditions.

Cllr Wilson advised that the Maidenhead civic Society are also concerned about the number of lorry movements and asked if the area purchased by RBWM has been designated.

Cllr Kiely asked that traffic is not directed along Mill Lane due to pollution issues being experienced in the area and was advised that there should be no lorry movements as the material will be moved by conveyor belt.

Cllr Elvin asked about the use of the conveyor belt at Water Oakley, and was advised that there are a number of issues but that it is being revisited.

A member of the public spoke about issues experienced recently by neighbours after Summerlease cut down screening trees and removed the bund, which remain outstanding. Cllr Elvin asked Cllr Coppinger what RBWM is doing and was advised that an enforcement action is being pursued but he could not discuss further.

Cllr Pierce if there can be a definite end to an extraction and was advised that there can be, however where deeper reserves are found the end date can be extended.

A member asked if consideration would be given to the pollution that will come from the Heathrow extension over the top of the area combined with the pollution caused by the extraction of gravel.

Cllr Elvin thanked the officers for attending and they were applauded by the Councillors and audience.

Two members of the public left the meeting.

26.2 Update from Cllr Coppinger on traffic issues such as A308 study document, expected outcome for the 7.5 tonne weight limit on B3024 Oakley Green Road, speed limit reductions across the parish. Highways issues such as repairs to verges on Holyport Green, trimming in Holyport Street. Planning issues such as Lodge Farm Inquiry, Bray gravel extraction, Holyport Green Planning Application, DMP meetings and enforcement issues.

Cllr Elvin welcomed Cllr Coppinger to the meeting advising Cllr Coppinger was there to answer questions from the Parish Councillors, that he did not know what the questions would be and that Cllr Coppinger may have to provide an answer following the meeting.

Cllr Coppinger firstly mentioned that the Bray Quarry Consultation Extension is not a planning application. He also mentioned that the number of sites in the draft has changed due to comments from the public.

Cllr Elvin asked about the 7.5 tonne weight limit on the Oakley Green Road and Cllr Coppinger replied that the consultation is due to finish in two weeks and that the restriction is likely to be in place by the end of August. He was asked why it stopped at the Dedworth Road and told the meeting that this was because there is no weight restriction on the Dedworth Road and so HGVs needed to be able to access the A308 from the Dedworth Road.

Cllr Kneen mentioned her disappointment that Holyport Street verges are not being cut, despite assurances that these were on the work sheet. Cllr Coppinger replied that there have been problems with a contractor who are now on final warning and asked to be advised of such issues. Cllr Marsh mentioned problems with the lack of verge cutting at the junction of Fifield Road and Windsor Road. Cllr Coppinger mentioned that there is a motion for all verges to be planted with wild flowers, but he will ask that this does not happen at road junctions. Cllr Elvin mentioned that he had reported over hanging trees to the RBWM 'report it' portal and the work had been carried out. Cllr Coppinger agreed that the portal should be used.

Cllr Marsh mentioned her concern about the deferment to Officers regarding a recent item at a panel meeting, feeling that Councillors had not read their papers and were not making a decision. Cllr Coppinger advised that Councillors would have received the Offices briefing notes and attended a technical briefing meeting prior to the meeting. He suggested Cllr Marsh discuss with Jenifer Jackson if she was still unhappy.

Cllr Wilson asked about the planning application for Holyport Green and asked for a speedy resolution to the application. Cllr Coppinger suggested the Clerk chase up with the Planning Officer. Cllr Graham had raised this with Jenifer Jackson who had told him he was not the applicant, even though the Clerk acts on behalf of the Councillors.

Cllr Kiely asked about the stance RBWM intends to take regarding Lodge Farm. Cllr Coppinger advised the applicant had made a number of amendments to the application and that officers had been working with the applicant on the application. Cllr Coppinger advised that any decision made will be the same as that made if it had gone to panel.

Cllr Graham asked for an update about the A308 study, and was advised that the study has not gone any further as Surrey County Council had not responded to the study brief and so funding had not been provided.

Cllr Coppinger was thanked for visiting a local resident living next to the processing plant at Monkey Island Lane and experiencing the problems first hand. He asked what plans there are for improving the situation and was advised that Cllr Coppinger could not discuss further in public.

A member of the public expressed his disappointment that Cllr Dudley had felt it appropriate to discuss a planning application.

A member of the public expressed his concern about the speed limit on the Drift Road, advising of a recent fatal road accident along with the number of HGVs using the road. He asked for the Drift Road to be regulated down from its current 60mph, mentioning that planning loop hole that allows waste regulations to fill land for agricultural, equine or amenity purposes puts a huge strain on the Drift and that the cost of repairs is being paid by tax payers. Cllr Coppinger agreed to look into this problem.

Cllr Elvin thanked Cllr Coppinger for attending.

Three members of the public left the meeting.

### **027/2019 Clerks Report**

The Clerk updated the Councillors (Please refer to Appendix a)

### **028/2019 Report from the Strategy Group**

A meeting took place on 17th June 2019 (Please refer to Appendix b)

Cllr Graham advised he had put a paper together regarding actions by the Parish Council regarding the Boundaries Commission.

Cllr Wilson replied to Cllr Grahams query regarding the use by RBWM for housing at the Queens Head, advising that he still awaited a reply.

#### 28.1 Calendar of Meetings

Cllr Elvin proposed acceptance of the recommendation by the Strategy Group for the calendar of meetings for the Council year to May 2020, seconded by Cllr Graham; Vote; Unanimous

### **029/2019 Parish Finance**

#### 29.1 Proposal to sanction payments for preapproved budget lines

Cllr Elvin proposed acceptance of the recommendation for the Clerk to pay the following items during 2019/20 without further prior approval from the Council; Salaries, Car Allowances, Employers National Insurance, Pensions Contributions, Training, Parish Office Costs, Audit Fees, Handyman Contract Fees, Grass Cutting Contract Fees, Traffic management, IT service fees, seconded by Cllr Kneen; Vote; Unanimous

#### 29.2 Spending Decision Report

Details of the following expenditure can be found on the Spending Decision Report (Please refer to Appendix c)

#### 29.3 Tree Works across Parish

Cllr Wilson declared an interest as his home overlooks Springfield Park. Cllr Kneen proposed acceptance of the recommendation for the Clerk to incur costs of up to £1,800 for tree works at Biffa Park, Aysgarth Park, Manor Grove, Springfield Park, seconded by Cllr Walters; Vote; Unanimous

One member of the public left the meeting

#### 29.4 Replacement of dog waste bins

Cllr Kneen proposed acceptance of the recommendation for the Clerk to incur costs of up to £1,500 to replace 3 of the dog waste bins at Springfield Park, Aysgarth Park and Jubilee Field with waste bins, seconded by Cllr Walters; Vote; Unanimous

#### 29.5 Duck platform for Holyport Pond

Cllr Kneen gave some background to the request from residents, advising that platforms were recommended rather than a duck house. Cllr Elvin proposed acceptance of the recommendation for the Clerk to incur costs of up to £250 for the purchase and installation of a duck platform on Holyport Pond, seconded by Cllr Marsh; Vote; 10 For; 0 Against, 1 Abstained

Cllr Walters left the meeting due to his involvement with RBWM on the following items.

Item 31.8 was brought forward with the agreement of Councillors.

Cllr Kneen updated Councillors on the meeting held earlier in the day with Mr Lerner and the Clerk regarding a proposal to employ him and a QC at the public inquiry. Mr Lerner advised it would be a good idea to work with local resident groups, he advised that anyone standing up would be cross examined at the meeting. He will put together a Rule 6 submission on our behalf.

Cllr Kiely asked if the Council should be spending money, when it was possible RBWM would be making the same argument following their meeting on 6<sup>th</sup> August.

Cllr Graham advised that it is the single piece of land that can be defended most readily because it has the right set of circumstances, saying it would be very sad if something should go wrong and so the Parish Council should make as much effort as it reasonably can to put across the view of the Parish Council.

Cllr Kneen advised this is a piece of land that is edge of settlement and that the implication for this being allowed could open up all sorts of problems within the Parish and that the Council has spent funds in this way before, when it supported OGAFCA with an application on Forest Green Road. She further advised that the work needs to be prepared and to leave it until 6<sup>th</sup> August would be too late.

Cllr Marsh felt that the Parish Council has a duty to its parishioners to be represented and that it would be wrong to leave it to RBWM.

Cllr Wilson advised that the best approach would be 'the more the merrier' again citing the edge of settlement issue which is a strong case, and also that he felt the £5,000 was a very reasonable cost. He advised that the applicant is using the number one planning barrister in the country, who will going all out to get the site developed.

The Clerk advised Councillors that at the meeting earlier, Mr Lerner had advised that there was a possibility that he could also be acting on behalf of other clients for the same inquiry who had the same stance as the parish Council.

#### 29.6 Lodge Farm

It was resolved that the Parish Council would employ Peter Lerner and John Hobson to represent Bray Parish Council at the Lodge Farm Public Inquiry and for the Clerk to incur costs of up to £5,000. Proposed Cllr Elvin, seconded by Cllr Graham; Vote; 10 For, 0 Against, 0 Abstained

Cllr Walters returned to the meeting.

#### 29.7 Hedge Cutting

Cllr Elvn proposed acceptance of the recommendation for the Clerk to incur costs of up to £800 for the cutting of hedges in Bray and the cemetery, seconded by Cllr Phillips; Vote; Unanimous

### **030/ 2019 Land Management Committee**

A meeting took place on 10<sup>th</sup> June 2019 (Please refer to Appendix d)

#### **031/2019 General Matters**

##### 31.1 Signing of Allotment Lease for Bray

Cllr Pierce proposed the Chairman and Cllr Millin sign the new lease for the allotments at Bray witnessed by the Clerk, seconded by Cllr Wilson; Vote; Unanimous

##### 31.2 RBWM Blue and Green Infrastructure Meeting

Cllr Millin explained that the meeting identified where the Borough currently has blue (Rivers) and Green (Land) assets across the Borough. The green land included gardens, privately and publically owned land. There were over 87 invitees in total less than half attended. Attendees were grouped into workshops, there was not methodology of how the groups were put together, and there were a number of discussions with suggestion stickers put forward on a board. The report that came out indicated that members voted on the suggestions, but this is not the case. A number of delegates have contacted Cllr Millin and he is due to meet with them to go through the report with a view to writing a letter to RBWM to refute some of the conclusions in the report. Cllr Millin will circulate a copy of the letter to Councillors.

One member of the public left the meeting.

##### 31.3 Parish Conference

Cllr Graham apologised that he had not put together a report for the meeting, but would forward a note to Councillors following the meeting.

##### 31.4 Strategic Policy for South West Maidenhead Meeting – Councillor briefing

Cllr Elvin attended three meetings, the first a councillor briefing to which Bray Parish Council and Cox Green were invited. Cllr Elvin advised who had attended, and the areas covered. There are two areas Covered under the Strategic Policy, the Centre of Maidenhead, which covers St Marys Ward and South West Maidenhead, which covers Braywick Park, the Golf Course, the sloping Triangle to the motorway and Priors Way. The consultant had been asked to look at these areas during the pause period of the BLP, to provide an area action plan for the Town Centre, linking parks to the town centre, a tall buildings strategy, density and volume analysis and to consider flood issues. Looking to have a town

centre plan and strategic policy, transport improvements, problems with HGVs in the town and the impact of cross rail.

The South West area policy is to include how to access the centre as it is not all within walking distance of town centre and the boundary area is fluid. The housing density must be more than the surrounding area, so looking to house 6,000 people averaging 2.4 people per household = 2,500 dwellings at 46 dwellings per hectare, so 3 or 4 storey dwellings in a concentrated area. Cllr Elvin considers this is BLP mark 2.

Cllr Elvin then attended the South West Maidenhead place making meeting where they were told they were looking to put 2,600 houses on the golf course and the land down to the motorway. Did not consider there were about 1,000 houses to be built across Bray Parish just off the A308. Attendees were then split into table and asked to design how they would put these houses on the area, Cllr Elvin's table gave up and walked away, Cllr Grahams table was more compliant and managed to fit them in at a height of 8 storeys along with two schools, retails area and green space. Pick stickers were used for bad ideas and yellow for good ideas, there were more pink stickers, but there has been no follow up report.

Cllr Elvin finally attended the Stakeholders meeting, where the parish charter was discussed as it applies to planning. Cllr Elvin would like the parish charter to work, but at the stakeholders meeting it appeared there would need to be an approved channel for communication, which was looking to be the Clerk. Cllr Elvin mentioned that this was not good enough as it would overload the office, and so an alternative is to be found. Cllr Elvin feels strongly that if only limited Councillors are able to contact planning, this would give other Councillors less access than ordinary members of the public, which cannot be correct.

#### 31.5 Domain Name retention

Cllr Elvin proposed the Bray Parish Council should continue to maintain the domain name for the Bray plan website, annual fee is currently £14.00, seconded by Cllr Wilson; Vote; Unanimous

#### 31.6 Response to Airport Expansion Consultation

Cllr Elvin Proposed Cllrs Kneen, Kiely, Pellew and Elvin form a working group to respond to the consultation, which closes on 1<sup>st</sup> September 2019, seconded Cllr Marsh, Vote 10 for, 0 Against, 1 Abstained.

Cllr Graham abstained from the following item.

#### 31.7 Allotment Judging

Cllr Pierce and Cllr Wilson offered to judge both Bray Allotments and Gays Lane allotment on 31<sup>st</sup> July at 4:00pm. Cllr Elvin proposed acceptance, seconded Cllr Phillips, Vote 10 for, 0 Against, 1 Abstained.

#### 31.8 Lodge Farm Inquiry

This item had been previously discussed at Item 29.6

#### 31.9 M4 Smart Motorway Lighting Consultation

Cllr Elvin proposed the response is delegated to the Clerk in line with the papers provided. Seconded Cllr Walters, Vote 10 for, 1 Against, 0 Abstained.

### **032/2019 Bray**

No items to report

### **033/2019 Holyport**

No items to report

### **034/2019 Fifield**

No items to report

### **035/2019 Chairman's Business**

No items to report

### **036/2018 RBWM Update**

Councillors Kneen, Wilson and Kiely are to attend the panel meeting on 6<sup>th</sup> August regarding Lodge Farm.

### **037/2019 Action List**

The Clerk is to update the report

**038/2019 Correspondence and Councillors Forum**

The Clerk mentioned that OGAFCA had sent an email asking if they could advertise the Fifield Fun Day on the Fifield Open Space, to which Councillors agreed.

Cllr Wilson advised that Sharepoint does not work on his tablet, he has discussed the problem with IT QED who advised that the memory has gone. Cllr Elvin agreed that he had a couple of issues to be resolved and asked that Councillors let the Clerk know of any issues that need to be resolved so these can be collated and a time arranged for IT QED to meet with Councillors to resolve issues. Cllr Millin mentioned that he and the Clerk need to meet and may have some solutions.

**039/2019 Date of next Main Council Meeting**

The next Meeting of the Council will be on Monday 2<sup>nd</sup> September 2019 at 7:30pm.

The meeting finished at 9:35pm

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