

COOKHAM PARISH COUNCIL
Minutes of a Meeting of the Cookham Parish Council held in the
Community Room, Cookham Library, Tuesday 5th September 2023, at 7.30pm

PRESENT: Cllr M. Howard (Chairman)
 Cllrs L. Austin, C. Aisladie, M. Brar, E. Bune, T. Caen, J. Edwards, J. Moore, B Perry,
 H. Pleming and L. Tull.

Also Present: There was 20 members of the public present.
 One member of the Press was present.

OPEN FORUM:

Members of public present raised concerns about pl/aps:

- 23/02022/OUT Site B Open Field North of Lower Mount Farm Long Lane Cookham: Full application for 34 dwellings with an outline application for 1 self-build dwelling.
- 23/02019/OUT Site A Open Field North of Lower Mount Farm Long Lane Cookham: Full application for 160 dwellings with an outline application for 5 self-build dwellings.

Particularly in relation to concerns about increased traffic and road network planning.

Cllr M. Howard urged the public to respond to the Planning Authority directly with objections to the development with a reminder to ensure that objections are planning related.

Cllr M. Brar left the meeting at 7.45pm.

1. APOLOGIES:

Apologies were received from Cllrs M-L. Kellaway, R. Kellaway and A-L. Regan

2. DECLARATIONS OF INTEREST:

Cllr M. Brar	Item 6	RBWM Maidenhead Development Management Committee member.
Cllr B. Perry	Item 13	Cookham Society member
Cllr B. Perry	Item 7	Personal
Cllr H. Pleming	Item 9	Pecuniary

3. APPROVAL OF MINUTES:

The minutes of the Full Council meeting (including Part II), held on 1st August 2023 were approved as a true record of the meeting, on the proposal of Cllr C. Aisladie, seconded by Cllr L. Austin.

4. COMMITTEE REPORTS:

The minutes of the Planning Committee meeting held on 8th August 2023, were approved as a true record of the meeting, on the proposal of Cllr B. Perry, seconded by Cllr C. Aisladie. The minutes of the General Purposes Committee meeting held on 15th August 2023, were approved as a true record of the meeting, on the proposal of Cllr C. Aisladie, seconded by Cllr L. Austin.

5. FINANCE:

- a. To approve payments / receipts in August 2023:** The list of payments and receipts made in August 2023 were unanimously approved.

6. **PLANS TO BE CONSIDERED AND DISCUSSED FOR LAND AT BLP SITE AL37, CANNONDOWN ROAD:**

Application Number	Current Planning Applications	Planning Policies
23/02022/OUT App date 11/8/23 Comments to RBWM 13/09/23	A hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access. Address: Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead Applicant: Bellway Homes Limited (Thames Valley) Agent: Mrs Karen Barnes Turley The Pinnacle 20 Tudor Road Reading RG1 1NH	BLP Borough Wide Design Guide VDS Guidance.

Application Number	Current Planning Applications	Planning Policies
23/02019/OUT App date 11/8/23 Comments to RBWM 20/09/23	A hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access. Address: Site A Open Field North of Lower Mount Farm Long Lane Cookham Applicant: Bellway Homes (Thames Valley) And TA Copas Family Settlement Agent: Mrs Karen Barnes Turley The Pinnacle 20 Tudor Road Reading RG1 1NH	BLP Borough Wide Design Guide VDS Guidance.

Cllr B. Perry recapped on the work that the Parish Council had been doing related to the site and the objections raised at each point of the process: the inclusion of the site in the BLP, Inspectors hearings, the Stakeholder Masterplanning document, and representation at Cabinet for the approval of that document. It had been felt that the PC's objections have been largely disregarded though out the process.

With regards to the planning applications, the council were unanimous in the desire to object. Traffic appears to be an area that could be challenged, and to do that successfully CPC would need the help of an expert. Cllrs also considered engaging Troy Planning and Design, who have worked with the PC on the Neighbourhood Plan and other related planning matters, to write the councils formal response. Cllrs put forward other concerns about the applications and these will be incorporated into the objection.

On the proposal of Cllr Howard, Cllrs unanimously resolved to OBJECT to the two pl/ap 23/02022/OUT and 23/02019/OUT.

Cllr H Fleming left the meeting at 8.30pm

On the proposal of Cllr Howard, Cllrs unanimously resolved to engage Troy Planning + Design to write the formal response.

On the proposal of Cllr Howard, Cllrs unanimously resolved to engage a professional Traffic Consultant at a cost of £5,000, to test the truth, fairness and accuracy of the Bellway traffic reports.

Funds will be met by the Planning and Legal budget with surplus coming from the General Reserve. Cllrs resolved to accept a donation which could be offset against the traffic report, should one be forthcoming.

Cllr Brar, in her capacity as Borough Cllr would be asked to call in the application if it wasn't already to be decided at a Maidenhead Development Management Committee.

On the proposal of Cllr Howard item 7 was moved down the agenda.

8. TO RECEIVE A REPORT FROM CLLR B. PERRY REGARDING THE NEIGHBOURHOOD PLAN WP:

Since the last Council meeting, developments needing report and/or approval are as follows:

1. The draft Foreword and Acknowledgements section has been agreed.
2. Due to holidays, we still have to discuss further with Troy the question of compulsory rather than advisory (e.g. 'must' as against 'will be encouraged') language which Troy considers RBWM and/or the Examiner may want removed. The WP simply seeks the maximum possible leverage in such matters.
3. We are also still (same reason) seeking owner names and addresses for the owners of the remainder of the designated sites so that we can write to them about this. This will be done as soon as practicable.
4. Similarly, we have not yet written to the 'original' consultees but will do so as soon as the Administrator has time.
5. As previous reported, on 3.7.23 the current draft was sent to the 'large landowners'. On 27.7.23 a draft was sent to Edward Richardson of Get Golfing, the new owners of the Winter Hill Golf Course. So far only one response has been received which had no substantive comment on it.
6. We are also awaiting copyright approval etc. from Peter Borrows at Marlow Archaeological Society in respect of Appendix 7, which came from them.
7. Once all that is complete, the WP will consider any final desirable changes.
8. The Plan will then be ready for proper Regulation 14 consultation.

I ask for approval of this report and the decisions made and/or actions taken or to be taken by and on behalf of the Working Party.

9. TO RECEIVE A PROPOSAL FROM MS H PLEMING, IN HER CAPACITY AS A PRIVATE INDIVIDUAL, TO ASK COOKHAM PARISH COUNCIL TO CONTRIBUTE £1,500 TOWARDS AN INDEPENDENT ASSESSMENT OF THE ARDENT TRAFFIC MODEL/BELLWAY HOMES APPLICATION FOR CANNONDOWN ROAD (200 HOMES):

Following the decisions made in item 6, Cllrs unanimously rejected the proposal to make a contribution of £1,500 towards Ms Fleming's request.

The Parish Council will instruct its own traffic consultant.

Cllr M. Brar returned to the meeting 8.40pm

Cllr H. Fleming returned to the meeting 8.40pm

10. TO ACKNOWLEDGE THE CHANGE OF DATE OF THE NEXT FINANCE COMMITTEE MEETING IN OCTOBER FROM 21ST TO 28TH:

The date change was acknowledged. Cllrs have been given a revised meeting schedule.

11. TO RECEIVE AN UPDATE FROM THE TRAFFIC WORKING PARTY:

The group have met to discuss ideas, the next meeting is being planned but no date yet. Cllr M-L Kellaway has joined the group.

12. TO CONSIDER WHETHER THE PARISH COUNCIL TAKES PART IN THE BEACON LIGHTING CELEBRATION TO COMMEMORATE THE 80TH ANNIVERSARY OF THE DD LANDINGS ON 6TH JUNE 2024:

Cllrs were asked if they wanted the council to take part in this event either by running an event or partnering with another group. Cllr Bune volunteered to look into the options with Cllr Howard and report back at the October Full Council meeting.

13. TO RECEIVE AN UPDATE OF THE MEETING OF 18TH AUGUST WITH THE COOKHAM SOCIETY AND THE ENVIRONMENT AGENCY REGARDING ACCESS OVER ODNEY WEIR:

Those who attended the meeting reported that it was positive move forward, however there was still a long way to go before the EA will agree to reopen access over the weir. It appears that although there was lots of issues stated for the closure, there was little documentary evidence to support the claims.

There was also a discussion about the fencing that the EA had intended to erect on the common side. Their plans appear to now be more in keeping with the setting.

A second meeting will be held on 16th October.

7. TO INTERVIEW AND APPROVE THE CO-OPTION OF ONE COUNCILLOR FOR COOKHAM RISE WARD:

Conducted under Standing Order 3d, exclusion of press and public.

Three candidates applied for the position of Councillor and after interviewing each candidate Cllrs voted:

Mrs J. Perry was proposed by Cllr B. Perry, seconded by Cllr J. Edwards,

Mr N. Bedwell was proposed by Cllr L. Tull, seconded by Cllr M. Brar,

Mr R. Margison was proposed by Cllr E. Bune, seconded by Cllr C. Aisladie.

On a majority vote, Mr N. Bedwell was co-opted as Councillor of Cookham Rise Ward for Cookham Parish Council.

Standing Order 3d, exclusion of press and public was concluded.

The Declaration of Acceptance of Office was duly signed.

14. OUTSIDE BODIES, BOROUGH CLLR AND CLERK'S REPORTS:

Clerks Report **Strande Park letters:** Advertiser – added to letters page, MP: Letter acknowledged and is already aware, Lord Young: letter acknowledged, Lord Vaisey: No response. Police – Acknowledged and passed to Local Police Area Commander, RBWM: Response forwarded to Cllrs on 18th July. RBWM dealing with multiple issues.

Corporate Plan: First meeting July 7th. Format of report is WIP, awaiting a date for a follow up meeting. To be reviewed by Council in October.

Audit: PKF Littlejohn have concluded their Audit, the audit is signed off.

15. CHAIRMAN'S SUBMISSIONS:

None.

The meeting closed at 9.40pm