

**COOKHAM PARISH COUNCIL****Minutes of a Meeting of the PLANNING COMMITTEE held in the Community Room at Cookham Library on Tuesday 12<sup>th</sup> March 2024, commencing at 7.30pm.**

**PRESENT:** Cllr B. Perry (Chairman)  
Cllrs E. Bune, J. Moore and H. Fleming  
Mr D. Scarff

**Also Present:** Cllr M. Howard  
There was 1 member of the public present.  
No members of the press were present.

**OPEN FORUM:**

The applicant for pl/ap 24/00494/Full - Round Copse, Alleyns Lane, Cookham spoke in support of his new application.

For the benefit of the applicant Pl/ap 24/00494/Full was discussed first.

**1. APOLOGIES:**

Apologies were received from Cllr C. Aisladie, L. Austin, T. Caen, J Edwards and R. Kellaway

**2. DECLARATIONS OF INTEREST:**

None

**3. PLANS TO BE CONSIDERED AND DISCUSSED:**

<b>Application Number</b>	<b>Current Planning Applications</b>	<b>Parish Council Decision</b>
24/00494/Full App date 20/2/23 Comments to RBWM 22/3/24	Replacement detached dwelling with solar panels. Round Copse Alleyns Lane Cookham SL6 9AE Mr and Mrs Tom Ridges	<b>NO OBJECTION</b> But ask for Permitted Development rights are removed on this permission.

<b><u>APPEAL:</u></b>	
Appeal By:	Young, Honeypots School Lane Cookham Dean SL6 9PQ
Site Address:	<b>Honeypots School Lane, Cookham Dean, SL6 9PQ</b>
Proposal:	Single storey side extension with new canopy, first floor side/front extension and alternations to fenestration
PINS Ref:	APP/t0355/D/23/3332136
RBWM Pl/ap:	23/01265/FULL
RBWM Decision	<b>23 October 2023: Refused</b>
CPC Comment	<b>13<sup>th</sup> June 2023: No objection</b>
Appeal to be decided on the basis of an exchange of Written Representations. Previously submitted comments on the planning application will be forwarded to the Planning Inspectorate and appellant(s). <b>As this appeal is proceeding under the Householder Appeals Service there is no opportunity to submit further comments.</b>	
CPC Comment	<b>12<sup>th</sup> March 2024: Information noted.</b>

Application Number	Current Planning Applications	Parish Council Decision
24/00305/FULL App date 08/2/23 Comments to RBWM 08/3/24 Extension for comments until 13/3/24.	Change of use of unit 13 from offices to educational use to include the stationing of two portacabins and two timber pods (Retrospective). Lower Mount Farm Long Lane Cookham Maidenhead SL6 9EE Mr Duncan Gibson	<b>STRONG OBJECTION</b>  <b>(see response below)</b>

**24/00305/FULL - STRONG OBJECTION**

The Parish Council **STRONGLY OBJECTS** to this application.

This is because:

1. It involves the development of the site by two portacabins and two timber pods. This is development in the green belt and there are no very special circumstances to justify it. These will be damaging to the open-ness of the green belt.
2. It is in any event an inappropriate use on this site and in the green belt.
3. The extra traffic generated, and the presence and transport of children to and from the site, will be dangerous on a single track lane such as Long Lane. Not is there proper parking and turning space provided/available for the safe set down and picking up of the children. This is especially the case granted the current use of the rest of the site which would be hazardous for children.
4. In the Council's views there are inadequate fire protection measures for this use at this site in this accommodation.
5. The Council sees no adequate access for disabled persons including pupils and on the contrary notes that there is at least one step of greater depth than the statutory maximum.
6. The Council sees no or no adequate play areas and/or recreation space for pupils.
7. The Council sees no adequate toilet facilities for pupils of both sexes.
8. No biodiversity gain is recorded from this development.
9. The Council is concerned about noise levels.

The Parish Council notes with regret that this is a retrospective application. If it is refused, it trusts that enforcement steps will be taken promptly in the circumstances.

Application Number	Current Planning Applications	Parish Council Decision
24/00365/FULL App date 09/2/23 Comments to RBWM 12/3/24 Extension for comments until 13/3/24.	1no. detached carport. Coney Meadow Spade Oak Reach Cookham Maidenhead SL6 9RQ Mr James Copas	<b>OBJECTION</b> Inappropriate development in the Green Belt and is therefore harmful to the openness of the Green Belt. No special circumstances exist.  CPC ask that enforcement action is taken to remove the containers that this application seeks to replace, as they are also inappropriate in the Green Belt.

Application Number	Current Planning Applications	Parish Council Decision
23/02908/FULL App date 09/2/23 Comments to RBWM 12/3/24. Extension for comments until 13/3/24.	<b>Additional Information received:</b> Change of use for temporary permission until 1st January 2026 for a mini zoo animal education centre and erection of associated buildings, enclosures and parking arrangements (Retrospective) Lower Mount Farm Long Lane Cookham SL6 9EE Wildway Wildlife Ltd	<b>CPC Comment from 12/2/2023:</b> The Parish Council <b>OBJECTS</b> to the change of use as it interferes with the openness of the Green Belt and loss of agricultural land without special circumstances, but would accept it, provided that a strict condition is imposed that requires the site to revert to agricultural land on the expiry of the temporary permission on 1st January 2026.  <b>Comment from 12/3/2024:</b> The Parish Council repeats its earlier <b>OBJECTION</b> as nothing significant has changed. The PC would like to add that the extra traffic visiting this facility on a single lane is not appropriate and that toilet/welfare facilities for visitors are lacking.  The PC has reason to believe someone is living on site and believes this should be investigated and enforcement action taken place.

Cllr Moore left the meeting at 8.05pm and returned at 8.10pm.

24/00411/Full App date 20/2/23 Comments to RBWM 22/3/24	1no. new canopy to west elevation, 1no. detached outbuilding ancillary to the main dwelling, 1no. pool room with outdoor kitchen and canopy, new swimming pool and alterations to fenestration. Fernley House High Street Cookham SL6 9SJ Mr A Sturt	<b>OBJECTION</b> The Information provided does not match the application. This is a sensitive development in a conservation area and further information is needed to clarify the application.  It is vital that there is a work schedule and traffic management scheme.
24/00429/REM App date 16/02/24 Comments to RBWM 19/3/24	Reserved matters (Landscaping) pursuant to outline planning permission 21/02331/OUT (allowed on appeal) for an Outline application for Access, Appearance, Layout and Scale only to be considered at this stage with all other matters to be reserved for the erection of 8 dwellings. Station Court High Rd Cookham SL6 9JF Mr Andrews, Sorbon Estates Ltd	The PC asks that planting should be predominantly native species and ensure that biodiversity net gain is achieved for this development.
24/00154/Full App date 4/3/23 Comments to RBWM 25/3/24	<b>AMENDED PLANS:</b> Ground floor side infill, first floor side/rear extension, side/rear roof terrace on top of existing orangery with rear external staircase and dormer to balcony door on the West elevation. 1 x front, 1 x side and 1 x rear dormer window, 1 x side rooflight and alterations to fenestration. Garage side extension and conversion with 2 x front dormer windows and 2 x rear rooflights. Landscaping, new steps, widened access and driveway. Wyx Cottage Startins Lane Cookham SL6 9AN	<b>NO COMMENT</b>

Application Number	Current Planning Applications Spheres of Mutual Interest	Parish Council Decision
<p>24/30004/SMI Comments to Buckingham council by 23/4/24</p> <p>BCC pl/ap 22/06443/FULEA</p>	<p>AMENDED/ADDITIONAL PLANS have been received in respect of the above proposal which is a Major Application and is accompanied by an Environmental Statement.</p> <p>Full planning permission for production space and supporting buildings for screen-based media and associated services/industries. The development of approximately 168,718 sqm GEA total floorspace comprising : sound stages, workshops , office accommodation, studio hub associated outdoor space such as backlots and unit bases; entrance structures and reception; security infrastructure, mobility hub; cafes; parking; bridge; incidental supporting buildings; associated infrastructure; public art; upgraded vehicular access onto Marlow Road; new cycle and pedestrian accesses; a new cultural/educational/recreational building; a new community building and associated landscaping, publicly accessible recreational land and ecological and environmental enhancements/habitat creation.</p> <p>Land Adjacent South Side Marlow Road And A404 Junction Westhorpe Park Little Marlow Buckinghamshire</p>	<p>CPC Commented to Bucks CC on 12/7/23: <b>OBJECTION</b></p> <p><b>Comment 12/3/24:</b> Cookham Parish Council are not satisfied that any of the amendments deal with the principles of our original objection and therefore we maintain our <b>OBJECTION.</b></p> <p>NB: Response also sent to Buckinghamshire County Council under pl/ap 22/06443/FULEA.</p>

Application Number	Notices for Information Only	Parish Council Decision
<p>24/00401/CPD App date 14/02/24 Comments to RBWM N/A</p>	<p>Certificate of lawfulness to determine whether the proposed 2 no. outbuildings are lawful. Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA Mr And Mrs Lewis</p>	<p>N/A</p>
<p>24/00476/CPD App date 23/02/24 Comments to RBWM N/A</p>	<p>Certificate of lawfulness to determine whether the single storey rear extension and alterations to fenestration is lawful. Bagsters Kings Lane Cookham SL6 9AY Mr Russell Taylor</p>	<p>RBWM Decision 1/3/24: Permitted Development</p>
<p>24/00174/CLD App date 07/02/24 Comments to RBWM 11/3/24 Extension for comments until 13/3/24.</p>	<p>Certificate of lawfulness to determine whether the existing single storey front infill extension with relocated front door, front timber structure, single storey rear/side extension, alterations to fenestration and external finish, following demolition of existing conservatory is lawful. Penny Wilgie, High Road, Cookham, SL6 9JF</p>	<p>Application Withdrawn 5/3/24</p>
<p>24/00105/Condit App date 11/01/24 Comments to RBWM N/A.</p>	<p>Details required by Condition 5 (RAMS) and 6 (Biodiversity enhancements) of Planning Permission 23/02554 for New front entrance, single storey rear extension, part two storey, part first floor, part single storey front/side/rear extension with Juliet balcony, garage and loft conversion, 2no. rear dormers and alterations to fenestration following the demolition of the existing conservatory. Ainsdale 12 Sutton Close Cookham SL6 9QU Mr And Mrs S Peet</p>	<p>RBWM Decision 22/2/24: Approve discharge of condition</p>

Application Number	Current Applications for Tree Works.	Parish Council Decision
24/00317/TCA App date 6/02/24 Comments to RBWM 06/03/24 Ext given until 13/3/24	(T1) Fir - fell Five Elms Popes Lane Cookham Maidenhead SL6 9NY Mr Richard Roberts	CPC feels the application should specify the species of fir. We don't feel we can comment until further information is known, or the application resubmitted.
24/00150/TCA App date 9/02/24 Comments to RBWM 11/03/24 Ext given until 13/3/24	(T1-T5) Ash trees - Reduced back to boundary from neighbouring property. (T6) Magnolia - Cut back to allow cars to get past and to be thinned by 30%. Tremaynes And Poundfield Open Space Terrys Lane Cookham Mr Luke Burnage	<b>NO COMMENT</b>
24/00340/TCA App date 08/02/24 Comments to RBWM 11/03/24 Ext given until 13/3/24	T1 - T8 Conifers - fell. Shannon Cookham Dean Common Cookham SL6 9NZ Mrs Bernice Whitehouse	<b>NO COMMENT</b>
24/00195/TCA App date 08/02/24 Comments to RBWM 12/03/24 Ext given until 13/3/24	Reduce conifers to 4.5m height. Tynron Church Road Cookham Dean Maidenhead SL6 9PD Mr Roger White	<b>NO COMMENT</b>
24/00445/TCA App date 19/02/24 Comments to RBWM 19/03/24	Cedar - Crown thin by approximately 10-15%, crown lift to 5m from ground level and remove deadwood.   Pound House The Pound Cookham SL6 9QD Mrs Anna Greenley	<b>NO COMMENT</b>
24/00496/TCA App date 27/02/24 Comments to RBWM 27/03/24	T1 Common Yew - Branch lift to achieve up to 4.5m directly over the car park and path. Dean Croft Startins Lane Cookham Maidenhead SL6 9TS Mr Luke Burnage	<b>NO COMMENT</b>
24/00454/TPO App date 20/02/24 Comments to RBWM 22/03/24	(T1) Oak - Provide 4.5m clearance over both driveways and 1m clearance from outbuilding. Remove the inferior of crossing/rubbing branches. (002/2024/TPO) Old Pond Cottage Kings Lane Cookham Maidenhead SL6 9AY Joan Child	<b>NO COMMENT</b>

#### 4. RBWM Decisions:

23/02892/TCA	Old Pond Cottage, Kings Lane, Cookham, SL6 9AY	Partial refusal/partial approval
23/02964/Full	Orchard End, Maidenhead Road, Cookham, SL6 9DA	Application withdrawn
23/03042/Full	The Coppice, Winter Hill, Cookham, SL6 9TN	Permitted
23/03168/Full	St Boniface, Bedwins Lane, Cookham, SL6 9PU	Permitted
23/03178/CPD	Hurst Place, Bradcutts Lane, Cookham Dean, SL6 9AA	Permitted
23/03042/Full	The Coppice, Winter Hill, Cookham, SL6 9TN	Permitted
23/03137/CPD	Mandalay, Bradcutts Lane, Cookham, SL6 9AA	Permitted
2/03203/CPD	Mandalay, Bradcutts Lane, Cookham, SL6 9AA	Permitted
23/03153/Full	2 Orchard Gardens, Sutton Road, Cookham, SL6 9QP	Permitted
24/00022/PDX	Rose Cottage, Kings Lane, Cookham, SL6 9TZ	Prior approval not required
23/02386/CONDIT	Cookham Bridge, Sutton Road, Cookham	Approved
23/03101/LBC	Stratford Wine Shippers & Merchants Ltd Old Butchers Wine Cellar High Street Cookham SL6 9SQ	Application withdrawn
23/03135/Full	Triboges Berries Road Cookham SL6 9SD	Application withdrawn
24/00003/Full	Trelawney Jobs Lane Cookham SL6 9TX	Refuse

**RBWM Decisions: (Continued)**

24/00055/TPO	Darbys Church Road Cookham Dean SL6 9PR	Application withdrawn
24/00105/CONDIT	Ainsdale 12 Sutton Clos Cookham, SL6 9QU	Approved
23/03170/Full	Satis Alleyns Lane Cookham SL6 9AD	Permitted
24/00169/Variation	Brinsdale Terrys Lane, Cookham, SL6 9RZ	Permitted
24/00170/Full	Delta House, Terrys Lane, Cookham, SL6 9RR	Permitted
24/00197/Full	The Retreat, 10 Lower Road, Cookham, SL6 9HF	Permitted
24/00174/CLD	Penny Wilgie, High Road, Cookham, SL6 9JF	Withdrawn

**5. TO RECEIVE ANY UPDATE ON THE PROPOSED DEVELOPMENT SCHEMES FOR THE LAND AT CANNONDOWN ROAD (BLP SITE AL37, PL/APS 23/02022/OUT AND 23/02019/OUT) AND TO CONSIDER ANY FURTHER STEPS:**

Updated plans are still to be submitted. The Planning Authority is waiting on a full set of changes from the developer before uploading and reconsulting. The Clerk will update Cllrs as and when the notification arrives.

There was a discussion about the site and its suitability to be added to a wildlife area register.

**6. TO RECEIVE ANY UPDATE ON THE PROPOSED DEVELOPMENT SCHEMES FOR THE LAND AT STRANDE PARK (BLP SITE AL38, 22/00343/OUT), AND TO CONSIDER ANY FURTHER STEPS:**

There was nothing further to report.

**7. TO REVIEW THE PROCESS RELATING TO THE APPEAL FOR PL/APS 22/01537/OUT AND 22/01540/FULL LAND AT SPENCERS FARM, SUMMERLEAZE ROAD, MAIDENHEAD, AND CONSIDER ANY NEXT STEPS:**

Following the request at Full Council on 5<sup>th</sup> March, The Clerk as investigated the matter with the Planning Authority. CPC was not notified of the appeal due to an administrative error made by the Planning Authority. The Parish Councils comment had been wrongly classified on the system. It would appear that we were the only consultee not to be notified.

CPC to write to the Inspector to let them know this error had occurred and ask that our comments are taken into consideration.

Some Cllrs have attended the hearing.

**8. CHAIRMAN'S SUBMISSIONS:**

Notifications have been received for two applications due to be determined at the Maidenhead Development Management Cmte meeting on Wednesday 20th March. Details have been forwarded to the Planning Cmte. They are for Pl/aps:

- 23/02588/FULL, Land At The Junction of Warners Hill And Dean Lane Cookham
- 24/00050/VAR, Cookham Bridge Sutton Road Cookham.

Cllr Perry volunteered to speak on behalf of Cookham Parish Council. Clerk to book the speaker slots.

Cllr Moore asked about the progress of the football pavilion on Lower Mount Farm. An item will be added to the next planning agenda to discuss the matter further.

**The meeting closed at 8.45pm**