

COOKHAM PARISH COUNCIL**Minutes of a Meeting of the PLANNING COMMITTEE held in the Community Room at Cookham Library on Tuesday 9th April 2024, commencing at 7.30pm.**

PRESENT: Cllr B. Perry (Chairman)
Cllrs T. Caen, J Edwards, R. Kellaway, J. Moore and H. Pleming
Mr D. Scarff

Also Present: Cllr M. Howard
There were no members of the public present.
No members of the press were present.

OPEN FORUM:

Cllr M Howard spoke in a personal capacity in objection to pl/aps 23/02588/Full - Land at the junction of Warners Hill and Dean Lane, and in his capacity as Borough Cllr, to provide an update on the Strande Park site Licence, which is due to go to consultation with site residents.

1. APOLOGIES:

Apologies were received from Cllrs C. Aisladie, L. Austin and E. Bune

2. DECLARATIONS OF INTEREST:

24/00609/TPO Cookham Parish Council is applicant and owner of the Alfred Major recreation ground
Cllr J. Moore 24/00512/CONDIT and 24/00615/CONDIT Personal

3. PLANS TO BE CONSIDERED AND DISCUSSED:

Application Number	Current Planning Applications	Parish Council Decision
24/00537/FULL App date 06/3/23 Comments to RBWM 11/4/24	3 no. bay windows and alteration to fenestration Welkin Hurst Winter Hill Cookham SL6 9TT Mr Rob Sharp	NO COMMENT
24/00599/FULL App date 13/03/2024 Comments to RBWM 11/4/24	Installation of an Air Source Heat Pump to the east elevation Old Timbers The Pound Cookham Maidenhead SL6 9QE Mr & Mrs S Painter	NO COMMENT
24/00600/LBC App date 15/03/2024 Comments to RBWM 12/4/24	Consent for the installation of an Air Source Heat Pump to the east elevation Old Timbers The Pound Cookham Maidenhead SL6 9QE Mr & Mrs S Painter	NO COMMENT
24/00641/Full App date 14/03/2024 Comments to RBWM 16/4/24	Single storey side extension, first floor side infill extension, 2no. rear Juliet balconies, part raising of the ridge and alterations to fenestration. 1 Royal Cottages Cookham Dean SL6 9PA Mr Patrick Noone	NO COMMENT
24/00662/Full App date 25/3/2024 Comments to RBWM 23/4/24	First floor side/rear extension with associated works to the rear ground floor element and alterations to fenestration. 2 Churchgate Sutton Road Cookham SL6 9SP Mrs J Moore	NO COMMENT

Application Number	Current Planning Applications	Parish Council Decision
23/02588/Full App date 24/10/2023 Comments to RBWM 10/4/24	AMENDED PLANS (21 days notice from 20 th March) New building to house 3no. stables, tack room, hay store, WC, construction of a post and timber fence to the west and associated hardstanding and parking following the demolition of the existing shelters. Land At The Junction of Warners Hill And Dean Lane Cookham Maidenhead	OBJECTION See detailed objection below.

23/02588/Full – OBJECTION:

The Parish Council has reviewed the amended plans. Not only does it stand by and re-iterate all its original **objections** but it needs to add to those objections.

Accordingly, the Parish Council objects because:

1. Paragraph 6.18.15 of the Adopted Local Plan 2013 – 33 (“ALP”) makes clear that new stables should be “appropriately and unobtrusively located.” (Village Design Statement guidance 13.3 is also relevant, as is section 13.1, second paragraph, first sentence.) These are unnecessarily and excessively large (including too high), whether generally, relative to equine standards and/or specifically for their location at the highest point of the plot where they will be obtrusive in the green belt and a conservation area.
2. They appear to result in the unnecessary loss of hedging and hence of habitat (and propose quite unsuitable replacement in this green belt and conservation area). VDS advisory A17.3 is immediately relevant.
3. They appear likely to lead to the unnecessary loss of trees and hence of habitat in this green belt and conservation area (see again VDS A17.3).
4. Paragraph 6.18.16 of the ALP makes clear that “the impact of any new access [for stables] will be taken into account in assessing impact”. This proposal will create significant traffic/pedestrian issues due to:
 - (a) the nature of Warners Hill as a single lane road without pavements: (i) it is too steep and narrow to be used safely by horse boxes; and (ii) such use will be dangerous for other users including especially pedestrians and cyclists;
 - (b) parking of cars visiting the stables to care for and/or use horses; and
 - (c) problems at the difficult corners with poor visibility at both ends of Warners Hill, especially unsuitable/dangerous for cars towing horse-boxes (or large van-type horse boxes).
5. It fails to demonstrate how, in the absence of mains drainage, toilet waste will be dealt with and removed without detriment to the amenities of others - the same applies to horse waste.
6. The visibility splay in the amended plans includes areas not in the ownership of the applicant, so it cannot guarantee to maintain them free of obstruction and hence safe.
7. The turning area is now larger, and both for that reason and because it is further from the hedge even more obtrusive within the green belt and conservation area.
8. The turning area is also inappropriately surfaced both for water absorption/run-off and visibility in the green belt/conservation area.

(cont:)

23/02588/Full – OBJECTION (continued):

9. The proposed lighting will be damaging to the rural environment (E2 zone; ALP paragraph 13.6.4 refers specifically to equestrian activities and the biodiversity of an area), wildlife, both generally and particularly to the local glow-worm site within a few hundred metres of the application, contrary to ALP policy EP3.

Paragraph 6.18.20 of the ALP says that: “The Borough will impose such conditions as may be appropriate to ensure that the openness of the Green Belt and the purposes of including land within it are maintained ... This may include withdrawal of permitted development rights, limiting use and/or duration, creating personal permissions and using occupancy conditions”. In this case the Parish considers it important if permission were, contrary to its objection, to be granted for this proposal:

- (a) to withdraw any permitted development rights on the site;
- (b) to impose a condition that the building(s) be removed once equine use has ceased, in order to return the land to agricultural use and proper openness in the green belt and conservation area; and
- (c) that the permission be personal (especially appropriate since the application stresses that it is for personal use).

Cllr J Moore left the meeting at 20.13 and returned at 20.17.

By agreement with the committee - Item 5 was moved up the agenda.

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:

Although formal notification of a re consultation of the two planning applications is yet to come from the Planning Authority, the committee discussed the amendments to pl/ap 23/02022/OUT and 23/02019/OUT.

The committee, on behalf of the council, continues to express its objections to the development plans for the Cannondown Rd site.

On the proposal of Cllr B. Perry, Cllr Perry asked that he and Cllr Fleming consult with Troy Planning + Design to revisit the applications in order to form an opinion as to whether a further response is necessary and if further work is advised to bring a proposal, including costs, back to Full Council with next steps. This could include but not limited to, revised traffic reports, engaging urban planners and speaking with Aecom who provided Design Codes as part of the Neighbourhood Plan process. This proposal was approved.

Application Number	Current Planning Applications	Parish Council Decision
23/02022/OUT App date 11/8/23 Re-consultation date: 05/04/24 Comments to RBWM TBC	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) and TA Copas Family Settlement Agent: Mrs Karen Barnes Turley The Pinnacle 20 Tudor Road Reading RG1 1NH	Further investigation by the Parish Council to take place before response is submitted.

Application Number	Current Planning Applications	Parish Council Decision
23/02019/OUT App date 11/8/23 Re-consultation date: 05/04/24 Comments to RBWM TBC	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 The GW Copas Trust Agent: Mrs Karen Barnes Turley The Pinnacle 20 Tudor Road Reading RG1 1NH	Further investigation by the Parish Council to take place before response is submitted.

Application Number	Current Planning Applications	Parish Council Decision
24/00764/AGDET App date 28/3/2024 Comments to RBWM 25/4/24	Notification to determine whether prior approval is required for an agricultural storage building. Copas Partnership Kings Coppice Farm Grubwood Lane Cookham SL6 9UB Mr T Copas	OBJECTION (see below)

24/00764/AGDET - OBJECTION

The application says this is to replace the permission for 20/00676/AGDET which is expiring. The Parish Council objected to that application. We said:

OBJECTION

"1. The Parish Council have examined the map of the Area of Special Landscape Importance. It is clear that in fact, contrary to the statement in the 'Constraints' section on RBWM's planning portal, this proposed building is within the ASLI. The Parish Council object to the building on that basis.

"2. The Parish Council also object because this class of PD development is for buildings which are "reasonably necessary for the purposes of agriculture within that unit". The proposed building is intended to serve the needs of a number of scattered farms which are outside the Kings Coppice Farm unit. This proposed building is therefore outside the scope of this PD. (If the larger Copas Partnership group is considered as the "unit", then available buildings on the other farms should be considered before this building could be justified as "reasonably necessary".)"

The LPA's decision was that permission was not necessary. Thus it must have decided that it did not accept our views on the farm unit. It implicitly decided also that the buildings was 'reasonably necessary'.

The fact that this building has not been constructed since the 2020 determination was made demonstrates that in fact it was not reasonably necessary. In fact, it was evidently not necessary at all.

The Planning Statement for this says that: "The Family have a strong farming ethos ... but are unsure as to whether funding will enable the erection of the machinery and implement barn before the next financial year. If circumstances allow, the farm will erect the building but in order to ensure we comply with planning rules and regulations we believe a simple Notification re-application is the best way forward."

It is thus plain that there is no current actual 'need' This is a purely precautionary application in case the building might be wanted. **Accordingly the Parish repeats its ground 2 of objections from 2020, now knowing that it was and in our view remains correct.**

Application Number	Current Applications for Tree Works	Parish Council Decision
24/00609/TPO App date 13/03/24 Comments to RBWM 11/03/24	(T4 & T5) Oak trees - Remove deadwood. (T6) Oak - Tip back laterals over garden by up to 2m, leaving 4m. Crown lift to 4m. Remove deadwood and sever ivy. (T7) Oak - Tip reduce back to previous points by approximately 1.5m, leaving 4m. Crown lift to 4m. Remove deadwood and sever ivy. (G1) Oak trees - Remove deadwood and sever ivy for first two trees, remove deadwood and tip reduce third tree. Third oak final height of 14m and spread of 7m. (G2) Oak trees - Crown lift to 4m. Tip reduce to previous points approximately 1.5m, leaving 12m height and 6m spread. (030/2008/TPO) Alfred Major Recreation Ground High Road Cookham Maidenhead Mrs Gavin, Clerk to Cookham Parish Council	NO COMMENT Cookham Parish Council is applicant and owner of the Alfred Major recreation ground.

Application Number	Notices for Information Only	Parish Council Decision
24/00512/CONDIT App date 29/02/24 Comments to RBWM N/A	Details required by Condition 6 (lighting) of Planning Permission 21/01603 for New front canopy, single storey rear extension, replacement roof and raising of the ridge to enlarge accommodation within the roofspace with 3no. rear dormers and 1no. side dormer and alterations to fenestration and external finishes following demolition of existing conservatory. Danes Manor Cottage Danes Gardens Cookham SL6 9BF Mr And Mrs Narbett	N/A
24/00615/CONDIT App date 12/03/24 Comments to RBWM N/A	Details required by Condition 3 - partial discharge (PRF bats) and Condition 4 (Biodiversity Enhancements) of planning permission 23/01603/FULL for a new front canopy, single storey rear extension, replacement roof and raising of the ridge to enlarge accommodation within the roofspace with 3no. rear dormers and 1no. side dormer and alterations to fenestration and external finishes following demolition of existing conservatory Danes Manor Cottage Danes Gardens Cookham SL6 9BF Mr And Mrs Narbett	N/A
24/00520/CPD App date 29/02/24 Comments to RBWM N/A	Certificate of lawfulness to determine whether the single storey detached outbuilding is lawful. The Coppice Startins Lane Cookham SL6 9AN Mr Paul Phelps	RBWM Decision 19/3/24: Refused
24/00742/CPD App date 8/03/24 Comments to RBWM N/A	Certificate of lawfulness to determine whether the proposed single storey detached outbuilding for use ancillary to the main dwellinghouse is lawful. The Coppice Startins Lane Cookham SL6 9AN Mr Paul Phelps	N/A
24/00581/CPD App date 8/03/24 Comments to RBWM N/A	Certificate of lawfulness to determine whether the single storey detached outbuilding is lawful. The Coppice Startins Lane Cookham SL6 9AN Mr Paul Phelps	RBWM Decision 21/3/24: Permitted Development
24/00551/CPD App date 7/03/24 Comments to RBWM N/A	Certificate of lawfulness to determine whether the proposed 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 K McCrossan	RBWM Decision 22/3/24: Refused
24/00592/CONDIT App date 11/03/24 Comments to RBWM N/A	Details required by Conditions 10 (Ecological Survey), 11 (CEMP), 12 (BNG), 14 (Sustainable Construction), 15 (Contamination), 16 (Remediation) and 19 (Part discharge) (HE Recording) of 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 Road Cookham SL6 9JF Mr Andrews	N/A

Application Number	Notices for Information Only	Parish Council Decision
24/00716/CONDIT App date 25/03/24 Comments to RBWM N/A	Details required by Condition 17 (slab level) of planning permission 21/02331/OUT (allowed on appeal) for 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 Road Cookham SL6 9JF Mr Andrews	N/A
24/00656/CONDIT App date 19/03/24 Comments to RBWM N/A	Details required by Condition 4 (Biodiversity) of planning permission 23/01141/FULL for a ground floor side infill, first floor side/rear extension, side/rear roof terrace on top of existing orangery with rear external staircase, 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 Mr Andrew Ronald	N/A

4. RBWM Decisions:

24/30004/SMI	Land Adjacent South Side Marlow Road And A404 Junction Westhorpe Park Little Marlow Marlow	Objection
23/01539/Full	Land Adjacent Hedsordene Lower Road Cookham	Refuse
23/02613/Full	Sol Mill Mill Lane Cookham Maidenhead SL6 9QT	Permitted
23/03123/Full	Winter Hill Barn Winter Hill Cookham SL6 9TW	Permitted
24/00174/CPD	Penny Wilgie High Road Cookham SL6 9JF	Withdrawn
24/00301/TCA	Ridgemount Church Road Cookham Dean SL6 9PJ	Permitted
24/00476/CPD	Bagsters Kings Lane Cookham SL6 9AY	Permitted Development
24/00129/Full	139 Whyteladyes Lane Cookham SL6 9LF	Permitted
24/00317/TCA	Five Elms Popes Lane Cookham SL6 9NY	Permitted
24/00340/TCA	Shannon Cookham Dean Common Cookham SL6 9NZ	Permitted
23/02802/LBC	Rose Cottage Sutton Road Cookham SL6 9QX	Permitted
23/02908/Full	Lower Mount Farm Long Lane Cookham SL6 9EE	Refuse
23/03099/Full	Riverside Gibraltar Lane Cookham SL6 9TR	Permitted
23/03113/CPD	Good Shelter Spade Oak Reach Cookham SL6 9RQ	Application Withdrawn
24/00050/VAR	Cookham Bridge Sutton Road Cookham	Permitted
24/00190/Full	Fieldfare Startins Lane Cookham SL6 9AN	Permitted
24/00520/CPD	The Coppice Startins Lane Cookham SL6 9AN	Refuse
24/00581/CPD	The Coppice Startins Lane Cookham SL6 9AN	Permitted Development
24/00154/Full	Wyx Cottage Startins Lane Cookham SL6 9AN	Permitted
24/00429/REM	Station Court High Road Cookham SL6 9JF	Permitted
24/00445/TCA	Pound House The Pound Cookham SL6 9QD	Permitted
24/00454/TPO	Old Pond Cottage Kings Lane Cookham SL6 9AY	Permitted
24/00551/CPD	Penny Wilgie High Road Cookham Maidenhead SL6 9JF	Refuse

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 regarding the planning application.

7. TO DISCUSS THE LOWER MOUNT FARM PLANNING APPLICATION: 20/02689/FULL FOR A NEW SPORTS PAVILION BUILDING WITH ASSOCIATED PARKING, LAND WEST OF MAIN FARM BUILDINGS LOWER MOUNT FARM LONG LANE COOKHAM MAIDENHEAD AND TO CONSIDER ANY FURTHER STEPS:

Cllr J. Moore updated Cllrs on the relationship of Cookham Dean Football Club and the owners of the application site. The Football Club are no longer involved with the proposal to use the pitches or build a pavilion.

There is an enforcement case logged with RBWM for this site.

8. TO NOTE THE POSITION AND CONSIDER OPTIONS RELATING TO PLANNING APPLICATIONS:

- **21/02963 new poly tunnels for rearing turkeys with associated feed silos and substantial formation of road chippings to form a network of tracks. (permitted 25/9/23).**
- **23/02693/condit - details required by condition 8 (drainage), 9 (vehicles), 10 (landscaping) and 11 (paint) of planning permission 21/02963 for new poly tunnels for rearing turkeys with associated feed silos and substantial formation of road chippings to form a network of tracks. Awaiting determination.**

SITE ADDRESS: LAND WEST OF SWITCHBACK ROAD NORTH AND NORTH OF NIGHTINGALE LANE MAIDENHEAD.

Application 21/02963/Full was permitted on 25th September 2023 with conditions, some of which were required to be dealt with within one month of the date of the decision. Application 23/02693/CONDIT, contains the details required for conditions 8 (drainage), 9 (vehicles), 10 (landscaping) and 11 (paint) however remains undetermined over 6 months later, which raises a question as to whether application 21/02963 has valid permission.

On the proposal of Cllr B Perry, the Planning Cmte will write to senior RBWM Officers and Members to raise the continuing issue of the poor management of these applications.

9. CHAIRMAN'S SUBMISSIONS:

Cllr Perry has been informed that, when it is repainted, Cookham Bridge will be painted 'Off White' as per the original colour. There is no current date for when this work will be done due to costs.

Cllrs discussed two Agricultural Determination applications, notification of which came in after the agenda was published. Agricultural Determination applications have to be determined by the Planning Authority within a short timeframe and there is no opportunity for an extension of time for us to be able to review it at the next Planning Cmte meeting in May.

PI/ap no: 24/00776/AGDET: Notification to determine whether prior approval is required for a new agricultural storage building. Switchback Farm Switchback Road North Maidenhead SL6 7TY
Applicant: Mr T Copas

PI/ap no: 24/00802/AGDET: Notification to determine whether prior approval is required for a new agricultural barn. Coney Meadow Spade Oak Reach Cookham Maidenhead SL6 9RQ
Applicant: Mr James Copas

The committee will look to form a response that can be submitted within the timeframe. Any decision will be ratified at the next opportunity. The Cmte were minded to object to both applications.

The meeting closed at 9.45pm