

COOKHAM PARISH COUNCIL**Minutes of a Meeting of the PLANNING COMMITTEE held in the Community Room at Cookham Library on Tuesday 14th May 2024, commencing at 7.30pm.**

PRESENT: Cllr B. Perry (Chairman)
Cllrs. J Edwards, R. Kellaway, H. Pleming, L. Austin, C.Aisladie and Mr D. Scarff.

Also Present: Mrs. H. Holder as locum minute taker. There were four members of the public present. No members of the press were present.

OPEN FORUM:

Anne Wolff made submissions in support of the planning application relating to Ivory Gate responding to the comments raised by the Borough.

Mike Copeland spoke as Chairman of Wild Cookham to express grave concern over the Crematorium proposals reported in the Maidenhead Advertiser especially as seen in the wider context of the Church Commissioner's proposals for Cemetery Field. He believed the identity and integrity of Cookham was under existential threat and that urgent action was needed before any applications were submitted. He hoped the community would step up.

1. APOLOGIES:

Apologies were received from Cllrs. T. Caen and E.Bune.

2. DECLARATIONS OF INTEREST:

Cllr. J Edwards declared an interest in item 12 as she knew the people involved.

3. TO ELECT A CHAIRMAN OF THE COMMITTEE

Cllr B. Perry explained that he had been elected Chairman of the Council and convention dictated he step down as Chair of the Planning Committee. He nominated Cllr. J Edwards as Chairman; Cllr. Kellaway seconded and Cllr. J Edwards was unanimously voted as Chairman.

4. TO CO-OPT A NON COUNCIL MEMBER AS PER STANDING ORDER 4B

The Chairman nominated and Cllr. H Pleming seconded that Mr D. Scarff be co-opted onto the planning committee. This was unanimously approved.

5. DECISIONS ON RECENT PLANNING APPLICATIONS

Application Number	Current Planning Applications	Parish Council Decision
24/00803/Full App date 08/4/23 Comments to RBWM 07/05 Extension for comments until 15/5/24.	Relocation of front entrance door, single storey front infill extension, new front canopy, single storey side/rear extension and alterations to external finishes and fenestration following demolition of existing elements (part retrospective). Penny Wilgie High Road Cookham SL6 9JF K McCrossan	NO COMMENT
24/00838/Full App date 5/4/24 Comments to RBWM 08/05/24 Extension for comments until 15/5/24	Replacement front door on side elevation. 16 Broom Hill Cookham SL6 9LW Mr Read	NO COMMENT

<p>24/00733/Full App date 10/4/23 Comments to RBWM 09/05/24 Extension for comments until 15/5/24</p>	<p>Alteration to fenestration to east elevation and new access ramp. Rose Cottage Sutton Road Cookham SL6 9QX Mrs Sue Flohr</p>	<p>NO COMMENT</p>
<p>24/00956/Full App date 26/4/24 Comments to RBWM 29/5/24</p>	<p>Two storey side extension and single storey rear extension, following demolition of existing elements. 12 Burnt Oak Cookham SL6 9RL Mr Kaur</p>	<p>Cookham Parish Council is concerned whether there is adequate parking on-site and whether the proposals are in keeping with the Borough- wide Design Guide</p>
<p>24/00854/Full App date 11/4/23 Comments to RBWM 10/05/24 Extension for comments until 15/5/24.</p>	<p>Replacement dwelling with PV panels, EV charger, raised terrace and external staircase, landscaping and hardstanding, relocation of vehicular and pedestrian access, new dropped kerb and boundary treatment with gate following demolition of existing dwelling, detached garage and summerhouse. Ivory Gate Stone House Lane Cookham SL6 9TP Anne Wolff And Pieter Knook</p>	<p>NO COMMENT</p>
<p>24/00537/Full App date 6/3/234 Comments to RBWM 7/5/24 Ext requested 26/4/24. Ext not possible</p>	<p>Amended Plans: 3 no. bay windows and alteration to fenestration Welkin Hurst Winter Hill Cookham SL6 9TT Rob Sharp</p>	<p>This has been Permitted</p>
<p>24/00914/Full App date 17/4/24 Comments to RBWM 17/5/24</p>	<p>Two storey front/side extension with front gable feature, 3no. rear Juliet balconies, gable to hip, enlargement of the existing rear terrace and alterations to fenestration following the demolition of the existing single storey elements. Mount Skippet Startins Lane Cookham SL6 9AN Mrs Wanda Parkes</p>	<p>Cookham Parish Council is concerned whether the size of the proposed development might exceed permitted development rules and that it might impinge on the openness of the Green Belt</p>

<p>23/02634/Full App date 26/10/23 Comments to RBWM 17/5/24</p>	<p>Replacement four bedroom dwelling with associated bin and cycle stores, parking, new pedestrian access and alterations to the existing vehicular access. Rosemary School Lane Cookham 10 Gallon Hat Ltd</p>	<p>Cookham Parish Council is concerned that although the Conservation Officer identifies that the current proposals will cause less severe harm the point remains that there is no public benefit. The balance is therefore against the development. The changes resulting from the applicant's reconsideration are welcome but marginal and insufficient to overcome the proposal's defects and the Council's, and the Cookham Society's previous and most recent objections, with which this Council agrees. The Council therefore repeats them and requests that this proposal is rejected</p>
<p>24/01074/Full App date 01/05/24 Comments to RBWM 04/06/24</p>	<p>New front, side and rear steps, part single part two storey side/rear extension, alterations to fenestration and external finish, following demolition of existing elements. 9 Coxborrow Close Cookham SL6 9HH Mr Seamons</p>	<p>Cookham Parish Council objects on the grounds that the cladding is not in keeping with the rest of the Close and the evidence is not available to clarify that the proposed parking meets minimum parking standards</p>

Notices for information only as set out in the Agenda were taken as read

Applications for tree works		
Number	Details	Parish Council Decision
<p>24/00824/TCA App date 03/4/23 Comments to RBWM 1/5/24</p>	<p>T1) Cedar - crown lift to 4-5m, removal of dead wood and split limbs. York House Church Road Cookham Dean SL6 9PG Miss Karen Wilson</p> <p>Extension not possible. Helen Leonard, Arboricultural Coordinator advised "The works to the Cedar are minimal, so we are unlikely to have any objections</p>	<p>NO COMMENT</p>

<p>24/01013/TCA App date 25/4/23 Comments to RBWM 24/5/24</p>	<p>G1- x2 Sycamore and x2 Pines - Crown lifting to 6m above ground level, sever ivy, G2 - x3 Purple Plums and 1x Plum - Fell, G3 - 2x Yews - Crown reduction by 1.25m (or 20%) and Crown lifting to 4m above ground level, G4 - Ash leaf Maple and 2x Tree of heaven - Fell, T1 - Sycamore - Crown lifting to 5m above ground level, G5 - x4 Manor Ash and G6 - Holly and Plum - Fell, T2 - x3 Lime Crown lifting to 4m above ground level, G7 - Lawson and Small Lime - Fell, T3 - Willow - Coppice at 1.5m, T4 - Sycamore and T5 - Poplar stem - Fell, H2 - Lawson Cypress - Reduce the top back by 1.5m to previous points. Rowborough Terrys Lane, Cookham, SL6 9RT Deborah Karavias</p>	<p>Cookham Parish Council objects on the grounds of the large number of trees proposed to be felled alongside a public footpath and visible also to the village</p>
<p>24/00805/TPO App date 09/4/23 Comments to RBWM 15/5/24</p>	<p>T2 Oak - tip reduce lateral branches to provide a clearance of 2m to the brick-built garage. T3 Oak - fell. T4 Oak - tip reduce lateral branches to provide a clearance of 2m to the house. (T8) and (T9) Limes - remove basal epicormics. (019/1972/TPO) York House, Church Road, Cookham Dean, SL6 9PG Miss Karen Wilson</p>	<p>Cookham Parish Council asks for clarification that no works/ felling be conducted during the nesting season</p>
<p>24/00994/TPO App date 09/4/23 Comments to RBWM 28/5/24</p>	<p>(T1) Maple - Remove deadwood and ivy. (T2) Cedar - Reduce height by approximately 2m. (T3) Mulberry - Reduce height by approximately 0.5m and spread by 1m. Remove deadwood. (T4) Redwood - Crown lift to provide 2.5m clearance. Prune south side of crown back by approximately 1m, pruning to suitable growth points/branch fork junctions. (T5) Cedar - Prune to give 4m clearance from building by reducing 1x branch by around 3m. Crown lift to provide 3m clearance. Tip reduce longer branches by approximately 1.5m. Remove vertical branch from low limb to SE. (T6) Judas Tree - Remove deadwood. (T7) Oak - Remove deadwood. (060/1991/TPO) Englefield, Poundfield Lane, Cookham, SL6 9RY Mr Paul Sloss</p>	<p>Cookham Parish Council considers the work proposed to be undertaken on tree T5 is excessive and is also concerned whether all the work proposed is necessary. Four meters seems unnecessarily large clearance: 2m seems normally to be considered adequate clearance from houses; this cedar is a splendid tree which should be reduced as little as possible.</p>
<p>24/01042/TPO App date 29/4/23 Comments to RBWM 05/6/24</p>	<p>T1) Hornbeam - crown lift to give 5.5m clearance over the highway, remove secondary growth to give 0.5m clearance around the telephone lines and remove deadwood; (T2) Hornbeam - remove secondary growth to give 0.5m clearance around the telephone lines and remove deadwood; (T3) Hornbeam - prune to give 2m clearance from applicants house and neighbours house (16 Butts Cottage), remove secondary growth to give 0.5m clearance around the telephone lines and remove deadwood; and (T4) Hornbeam - remove limb with 'crack' defect over driveway, prune to give 2m clearance from applicants house and neighbours house (16 Butts Cottage), remove secondary growth to give 0.5m clearance around the telephone lines and remove deadwood. (005/1999/TPO). Hornbeams Sutton Road Cookham SL6 9SNH Mr Stephen Hazell</p>	<p>NO COMMENT</p>

6 DECISIONS RATIFIED

The Chairman proposed and Cllr. B. Perry seconded that the comments submitted by the Parish Council prior to the meeting concerning the two applications referred to below and set out in full on the agenda be ratified. This was unanimously approved :-

Application 24/00776/AGDET relating to Switchback Farm Switchback Road North Maidenhead SL6 7TY and Application 24/00802/AGDET relating to Coney Meadow Spade Oak Reach Cookham SL6 9RQ

7. RBWM DECISIONS:

24/00365/Full	Coney Meadow Spade Oak Reach Cookham SL6 9RQ	Refused
24/00496/TCA	Dean Croft Startins Lane Cookham SL6 9TS	Permitted
24/00150/TCA	Tremaynes And Poundfield Open Space Terrys Lane Cookham	Permitted
24/00696/TPO	Silver Birch Stone House Lane Cookham SL6 9TP	Withdrawn
23/02588/Full	Land at the Junction of Warners Hill and Dean Lane, Cookham	Refused
24/00615/CONDIT	Danes Manor Cottage, Danes Gardens, Cookham, SL6 9BF	Approved
23/03077/LBC	The Maltings, High Street, Cookham, SL6 9SL	Permitted
23/03076/Full	The Maltings, High Street, Cookham, SL6 9SL	Permitted
24/00609/TPO	Alfred Major Recreation Ground, High Road, Cookham	Permitted
24/00742/CPD	The Coppice, Startins Lane, Cookham, SL6 9AN	Permitted
24/00764/ AGDET	Copas Partnership Kings Coppice Farm Grubwood Lane, Cookham, SL6 9UB	Prior Approval not required
24/00776/ AGDET	Switchback Farm, Switchback Road North, , SL6 7TY	Prior Approval not required
24/00949/CPD	Rose Cottage, Kings Lane, Cookham, SL6 9TZ	Refused
24/00401/CPD	Hurst Place Bradcutts Lane Cookham Dean SL6 9AA	Permitted
24/00802 /AGDET	Coney Meadow Spade Oak Reach Cookham SL6 9RQ	Refused

8. 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.

Cllr. Pleming reported that the Transport Assessment by Simon Watts had been submitted today. Given that the applicants had stated that further papers were to follow the Council had reserved its rights to argue knock on severe effects. Troy had prepared comments repeating, appropriately amending and developing previous objections. Cllr. B. Perry to check if their comments had been submitted yet. The next steps were to wait for further papers and to check the planning portal regularly.

9. 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.

Cllr. B. Perry reported there was no update but he had heard that residents had persuaded Shanley Homes not to take down the bund notwithstanding markings still remained on it.

10. To receive an update on the proposed actions made at the Planning Committee meeting on 9th April with reference 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.

Cllr. B. Perry would be submitting a letter to the Borough shortly demanding the Borough refuse the Conditional planning application or take appropriate enforcement action.

11. To discuss the proposal from Eley for a new crematorium at Long Lane, Cookham.

Cllr. B. Perry explained how vital it was for Long Lane to hold the line protecting the Green Belt especially given the Church Commissioners plans for Cemetery Field. These proposals amounted to a fundamental assault on the Green Belt. The following proposals were made by Cllr. B. Perry, seconded by the Chairman and unanimously agreed:-

- That the Parish Council liaise with the Cookham Society and Wild Cookham to mount a campaign to dissuade both Eley and the Church Commissioners from bringing forward planning applications
- That the Chairman respond to Eley to advise them that strong objections had been voiced at the planning meeting to their proposals and copy in the Borough
- That the Chairman submit a letter to the Maidenhead Advertiser expressing the Council's concerns
- That Cllr. B. Perry should liaise with Troy to obtain an estimate for their expert advice and support on this matter
- That the Chairman request the matter be put on the next Council agenda
- That the Clerk write to the Borough making a Freedom of Information request for the disclosure of any and all documents received or created in 2023 and 2024 relating to the potential siting of a Crematorium off Long Lane in Cookham and any proposals relating to any development on Cemetery Field.

12. To confirm the arrangements for a speaker at the Maidenhead Development Committee meeting on 15th May regarding 23/03209/FULL, Briar Cottage and Holmwood Briar, Cookham.

Cllr. B. Perry volunteered to attend.

13. Chairman's submissions.

The Chairman reported that Marlow Film Studio would send a representative to the Bucks Strategic Site Meeting on 30th May. The Chairman and Cllr. H. Fleming would also attend and report back to the Council meeting in June. Depending on the outcome MFS might wish to attend the Council meeting in June.

The next Neighbourhood Plan meeting would be on 29th May.

The meeting closed at 9.35pm