

**COOKHAM PARISH COUNCIL**

**Minutes of a Meeting of the PLANNING COMMITTEE held in the Community Room at Cookham Library on Tuesday 13<sup>th</sup> August 2024 commencing at 7.30pm.**

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

**Also Present:** J. Holder (Locum)  
There was one member of the public present.  
No members of the press were present.

**OPEN FORUM:**

A resident commented on two of the Tree Works. In respect of the Ash ( Application 24/01785/TCA), he suggested the Borough Tree Officer should look at to see if branches might be removed but the tree retained but failing which, a suitable tree should replace it. He supported the application in respect of the elm ( Application 24/01729/TCA.

**1. Apologies**

Apologies received from Cllrs E. Bune, J Moore and H. Fleming,

**2. Declarations of Interest.**

There were none.

**3. Plans to be Considered and Discussed**

| <b>Application Number</b>   | <b>Current Planning Applications</b>   | <b>Parish Council Decision</b>   |
|---|--|--|
| 4/01668/Full App date 15/07/24 Comments to RBWM 12/8/24 Ext granted to 14/8/24  | Replacement Cattle Barn. Pound Field Open Space Terrys Lane Cookham Tom Brierley   | <b>No Comment</b>  |
| 24/01671/Full App date 15/07/24 Comments to RBWM 12/8/24 Ext granted to 14/8/24 | Single storey front/side extension to include a new pitched roof to the existing single storey element and a new canopy, single storey side/rear extension and alterations to fenestration following removal of the existing steps and single storey elements. Honeypots School Lane Cookham Dean SL6 9PQ<br><br>Mr and Mrs Joshua and Freya Young | <b>No objection provided that the observations of the Conservation Officer are followed.</b>     |
| 4/01678/Full App date 11/07/24 Comments to RBWM 12/8/24 Ext granted to 14/8/24  | First floor rear extension and alterations to fenestration.<br>5 South View Cottages High Road Cookham SL6 9JW Mr Paul Schaaf  | <b>The Parish Council OBJECTS as this would take light from adjacent properties at the rear.</b> |

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| 24/01679/Full App date 11/07/24 Comments to RBWM 13/8/24 Ext granted to 14/8/24 | Creation of basement with lightwells, new external staircase and steps Ms. Y. Tui 5 South View Cottages High Road Cookham   | <b>3307</b><br><b>The Parish Council OBJECTS on the grounds that no construction management plans have been provided to support the feasibility of the project. It is not clear that there is access at the rear of the property to accommodate all the work. There is concern as to potential structural damage to surrounding properties. Concern as to disruption being caused to traffic on a busy road, close to a school. It has not been demonstrated that the development will permit sufficient natural light to living quarters below ground.</b> |
| 24/01740/Full App date 19/07/24 Comments to RBWM 20/8/24                        | New front canopy and replacement roof, alterations to fenestration and external finish to existing rear single storey element. Apple Tree Cottage Bigfrith Lane Cookham SL6 9PH Mrs Caroline Crampton   | <b>No Comment</b>   |
| 24/01755/Full App date 19/07/24 Comments to RBWM 20/8/24                        | Replacement detached garage Round Copse Alleyns Lane Cookham Maidenhead SL6 9AE Mr Tom Ridges   | <b>No Comment</b>   |
| 24/01756/FULL App date 22/10/24 Comments to RBWM 21/8/24                        | Part single, part two storey side/rear extension, 2no. sun tunnels and alterations to fenestration. 81 Westwood Green Cookham SL6 9D Belinda Tucker   | <b>No Comment</b>   |
| 24/01793/FULL App date 24/07/24 Comments to RBWM 22/8/24                        | Single storey side extension following the demolition of the existing conservatory. Queens Coppice Grubwood Lane Cookham SL6 9UB Mr Paul Rollett  | <b>No Comment</b>   |
| 24/01812/Full App date 30/07/24 Comments to RBWM 28/8/24                        | Garage conversion, two storey front/side extension, single storey side/rear extension, first floor side extension and alterations to fenestration following the removal of the conservatory. Windyridge High Road Cookham SL6 9J Mr Craig Miles | <b>The Parish Council would OBJECT unless adequate off road parking is provided in accordance with RBWM standards, this being important as the property is next to a school.</b>  |

| <b>Application Number</b>                               | <b>Current Applications for Tree Works.</b>   | <b>Parish Council Decision</b>   |
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| 24/01729/TCA App date 17/07/24 Comments to RBWM 16/8/24 | Elm — fell to near ground level Tudor Berries Road, Cookam, SL6 9SD Mrs Jenny Greenland | <b>The Parish Council would request that the tree be replaced with a suitable native tree.</b> |

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| <p>24/01522/TCO App date 28/06/24<br/>Comments to RBWM 1/8/24 Ext granted to 14/8/24</p> | <p>Fleet Ditch coppicing, felling, partial removal of tree groups, veterinisation of tree 63 Strand Water - Proposed Tree Works_V2 for habitat improvement works. The purpose of the tree works is to provide habitat improvement works, therefore replanting would not be appropriate to the outcome of the project. Watercourse The Pound Cookham Maidenhead South East Rivers Trust Connect House Kingston Road Leatherhead KT22 7LT Ditch work Sarah Jayne Squires</p>                        | <p style="text-align: right;"><b>3308</b></p> <p><b>The Parish Council would request that the felling of mature trees be referred to the RBWM Tree Officer for consideration.</b></p>   |
| <p>24/01785/TCA App date 22/03/24<br/>Comments to RBWM 20/8/24</p>                       | <p>Ash fell The Cookham Riverside Nursing Home Cookham House, Berries Road, Cookham, 9SD Mr D Edmondson</p>   | <p><b>The Parish Council would request that this Application be referred to the RBWM Tree Officer for consideration that the tree can be preserved in accordance with Government recommendations but if it cannot, then it be replaced with a suitable native tree.</b></p> |
| <p>24/01826/TCA App date 26/07/24<br/>Comments to RBWM 27/8/24</p>                       | <p>TI Sycamore - prune back low branches over trackside (Poundfield Lane) to give up to 5.3m clearance directly over, pruning to any previous pruning points within this clearance height; remove branches in contact with security light pole to give up to 1m clearance of it and prune twigs around security lamp to provide clearance to light arc within 45 degree angle from lamp to ground; remove dead branches as per report. Anchor Court, Poundfield Lane, Cookham Jade Mcilhatton</p> | <p><b>No Comment</b></p>  |

| <b>Application Number</b>   | <b>Notices for Information Only</b>   | <b>Parish Council Decision</b>  |
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| <p>24/01682/NMA<br/>App date 11/07/24<br/>Comments to RBWM NA</p> | <p>Non material amendments to planning permission 24/00494/FULL for a change from a clay tiled roof covering to a standing seam zinc roof covering. Round Copse, Alleyns Lane, Cookham, SL6 9AE<br/>Mr and Mrs Tom Ridges</p> | <p><b>It was noted that the original application was for a seam zinc roof, which the Council would have objected to but this replaced by a second application for a clay tiled roof which the Council did not object to. On short notice, this had reverted to the zinc roof, described as a “non-material amendment” and as decided, too late now for the Council to object. The Chairman to write to Adrian Waite’s boss, copy RBWM Ward councillors, to express concern at the procedure used here and the limited timescale.</b></p> <p><b>Action: Cllr Edwards</b></p> |
| <p>24/01681/CPD<br/>App date 11/07/24<br/>Comments to RBWM NA</p> | <p>Certificate of lawfulness to determine whether the proposed replacement swimming pool is lawful. Round Copse, Alleyns Lane, Cookham, SL6 9AE<br/>Mr and Mrs Tom Ridges</p>   | <p><b>No Comment</b></p>  |

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| 24/01816/CPD<br>App date 11/07/24<br>Comments to RBWM NA | Certificate of lawfulness to determine whether the proposed single storey outbuilding ancillary to the main dwelling is lawful.<br>Little Buckleigh Lightlands Lane<br>Cookham Maidenhead SL6 9DH<br>Kevin McMullen | <b>No Comment</b> | <b>3309</b> |
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#### 4. RBWM Decisions:

|                    |   |           |
|--------------------|---|-----------|
| 24/00914/Full      | Mount Skippet Startins Lane, Cookham, SL6 9AN                               | Withdrawn |
| 24/00956/Full      | 12 Burnt Oak, Cookham, SL6 9RL  | Permitted |
| 24/01074/Full      | 6 Coxborrow Close, Cookham, SL6 9HH   | Permitted |
| 24/01187/TCA       | Riverside Gibraltar Lane, Cookham, SL6 9TR                                  | Permitted |
| 24/01312/TCA       | Winter Hill Cottage, Winter Hill, Cookham, SL6 9T                           | Permitted |
| 24/01314/ CONDIT   | Station Court, High Road, Cookham, SL6 9JF                                  | Approved  |
| 24/01181/Full      | Frith Coppice, Church Road, Cookham Dean, SL6 9UH                           | Refuse    |
| 23/01692/Full      | Teapot Tea Shop and Flat Above Clieve Cottages, High Street, Cookham        | Permitted |
| 23/02178/LBC       | Teapot Tea Shop and Flat Above Clieve Cottages, High Street, Cookham        | Permitted |
| 24/00305/Full      | Lower Mount Farm, Long Lane, Cookham, SL6 9EE                               | Permitted |
| 24/00994/TPO       | Englefield Poundfield Lane, Cookham, SL6 9RY                                | Permitted |
| 24/01119/Full      | Albury, Terry Lane, Cookham, SL6 9RT  | Permitted |
| 24/01243/Full      | Danes Manor Cottage, Danes Gardens, Cookham, SL7 2ET                        | Permitted |
| 24/01498/TCA       | Lindwoth High Street, Cookham, SL6 9SJ                                      | Permitted |
| 24/01053/CPD       | Good Shelter, Spade Oak, SL6 9R   | Refuse    |
| 24/01289/Outline   | Primrose Farm, Bradcutts Lane, SL6 9TL                                      | Refuse    |
| 24/01525/CPD       | 39 Gorse Road, Cookham, SL6 9LL   | Permitted |
| 24/01682/NMA       | Round Copse, Alleyns Lane, Cookham, SL6 9AE                                 | Permitted |
| 23/02693/CONDIT    | Land West of Switchback Road North And North of Nightingale Lane Maidenhead | Refuse    |
| 24/00890/CONDIT    | Poundcroft Poundfield Lane, Cookham, SL6 9RY                                | Approve   |
| 24/01382/Variation | Barnesh Startins Lane, Cookham, SL6 9AN                                     | Permitted |
| 24/01579/TCA       | 1 Mid Way Cottages, Popes Lane, Cookham, SL6 9AX                            | Permitted |
| 24/01681/CPD       | Round Copse Alleyns Lane Cookham SL6 9AE                                    | Permitted |

In respect of the above, the Chairman noted:-

- 24/00305/Full (Lower Mount Farm, Long Lane, Cookham, SL6 9EE) – Whilst there were many conditions on parking, there was an issue as to the enforcement of these.
- 24/01289/Outline (Primrose Farm, Bradcutts Lane, SL6 9TL) – the Council had objected to this and the application had been refused.
- 23/02693/CONDIT(Land West of Switchback Road North And North of Nightingale Lane Maidenhead) – this too had been refused and was to be considered further at item 8 below.

#### 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.

Cllr Edwards said that there were over 700 documents on the website for this development and it was difficult to navigate or see what was important. Mr. Scarff said it would be helpful if each document could make clear where any changes had been made and also noted that some planning authorities grouped documents as to categories .Cllr Edwards to express concerns Cllrs Howard and Brar to raise with RBWM Planning.

**Action: Cllr Edwards with Cllrs Howard & Brar**

Mr. Scarff said that the Council still awaited a response from Thames Water in respect of sewage issues, which should have met on 5<sup>th</sup> August..

Cllr Perry noted that a re-consultation notice was expected this week and if received should be sent to Cllr Edwards and himself. Cllr. Perry said that when the re-consultation arrived we would need to go back to Simon Watts and Troy to update their comments for us.

If not received by Friday 16 August, then the Assistant Clerk or Locum Clerk should check with Nick Westlake.

**Action: Assistant Clerk/ Locum Clerk**

**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.**

The Chairman said that Thames Water have now responded to state that it did not believe that surface water drainage was adequate and that the development should not proceed until a new sewage system had been put in. There was also an Emergency Services letter in respect of access/egress at times of flooding.

**7. To receive any updates on proposals by Elegy for a crematorium off Long Lane, and the intention by the Church Commission to build houses on Cemetary field, and to consider any further steps.**

Cllr Perry said there had been no update since the Full Council meeting. Cllr Edwards would contact Cllr Howard in respect of pre-application requests in respect of the crematorium and Cemetery field.

**Action: Cllr Edwards with Cllr Howard**

Cllr Perry to contact Cllr Regan about the survey.

**Action: Cllr Perry with Cllr Regan**

It was noted that there would be a meeting this Wednesday with Wild Cookham on this.

**8. To receive an update on the proposed actions made at the Planning Cmte 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 Perry said that permission had been given, subject to three conditions to be met within 3 months. He had written on 17 May to note nothing had been done in the timescales and subsequently on 26 July, RBWM had stated that it had refused this application. Accordingly any further turkey rearing would be in breach of these conditions Cllr Perry proposed to write to Mr Waite at RBWM noting this and enquiring what steps RBWM might take if the applicant acted in breach.

**Action: Cllr Perry**

Cllr Edwards would write to SE Water about extraction of water.

**Action: Cllr Edwards**

**9. To receive any update on the proposed development scheme for Spencer's Farm and consider any further steps**

As noted at the last meeting, this could now be removed from the agenda.

**Action: Asst.Clerk**

**10. To consider a possible invitation to RBWM councillors on the Maidenhead Development Control Panel to visit Cookham, so they can better understand Cookham's planning issues, following recent comments made by members of the panel in discussion of CPC's objects to 'Rosemary', School Lane, and concerns raised by local residents as a result.**

Cllr Perry said that he would invite Borough Cllrs. Geoff Hill and Sian Martin to visit Cookham.

**Action: Cllr Perry**

**11. To consider actions with regards to Marlow Film Studios possible future plans**

As noted at the last meeting, this could now be removed from the agenda.

**Action: Asst.Clerk**

**12. Government's proposal for Greenbelt in relation to greenbelt between Maidenhead and Cookham.**

One had until mid September to respond on the Government's proposals for grey and green belt. Cllrs Edwards and Perry would review how this might affect Cookham and

bring a note to the next Planning meeting.

**Action: Cllrs Edwards & Perry**

Cllr Edwards would also seek to access the proposed response to this from RBWM.

**Action: Cllr Edwards**

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**13. Chairman's submissions**

Mr. Scarff said that Mount Farm was up for sale.

Going forward, this item would become Any Other Business (by permission of the Chairman and upon which no decisions may be made).

**Action: Asst.Clerk**

**The meeting closed at 8.58 pm**

Signed as a true record of the meeting

.....Chairman

Dated.....