

**COOKHAM PARISH COUNCIL****Minutes of a Meeting of the PLANNING COMMITTEE held in the Community Room at Cookham Library on Tuesday 11<sup>th</sup> June 2024, commencing at 7.30pm.**

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

**Also Present:** Mrs. K. H. Holder as locum. There were two members of the public present.  
No members of the press were present.

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**OPEN FORUM:**

Barry Weare said his property was adjacent to that of 24/01287/Full. He noted that the properties were very close and the extension would overlook his garden and look into his property. The sheer height and volume were intrusive and overbearing and seemed to contravene the Borough design guide relating to privacy. He was also worried about the parking position and the loss of light in the evening.

Paul Strzelecki asserted that the Inspector's hearing relating to Spencer's Farm had been incorrectly convened as those entitled to attend had not been properly notified of the hearing. The Borough was in error too and could not be relied upon to resolve the issue. He requested that the Council put in a formal complaint and consider a letter before action before the deadline in three weeks time.

**1. Apologies**

Cllrs. T. Caen and E. Bune.

**2. Declarations of Interest.**

Cllr. L Austin re 24/01119/FULL – personal reasons.

Cllr. J. Moore re 24/01243/Full – pecuniary interest.

**3. To amend the Planning Committee's procedures, so that**

- draft minutes from a given Planning Committee meeting are circulated to all Planning Committee members shortly after that meeting
- the draft minutes from a given Planning Committee meeting are circulated in the subsequent Full Council Meeting for FC members' information, but not approved
- the minutes from a given planning committee meeting are approved in the subsequent planning Committee meeting.

The Chairman proposed these motions which were unanimously agreed. Cllr. Perry noted that steps would be taken at Council meeting to amend the Planning Committee's terms of reference so that its decisions would be binding on the Council and not require ratification at Council meetings.

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

**It was agreed that in respect of 24/01289/OUT Cllr. Brar should be asked as Borough Councillor on the RBWM Planning Committee to call in this application.**

Application Number	Current Planning Applications	Parish Council Decision
24/01048 App date 11/04/24 Comments to RBWM 06/06/24 Extension for comments until 12/6/24.	Replacement Dwelling Sunny Top Lower Road Cookham SL6 9HF Ms Debbie Howarth	<b>Withdrawn</b>
24/01181/Full App date 16/04/24 Comments to RBWM 17/06/24	Erection of carport Frith Coppice Church Road Cookham Dean SL6 9UH Miss Kiran Purewal	<b>No Comment</b>
24/01207/Full App date 20/04/24 Comments to RBWM 26/06/24	Relocation of the front entrance, single storey rear extension and alterations to fenestration. 30 Spencers Lane Cookham SL6 9JX Mr & Mrs Morton	<b>No Comment</b>
24/01119/Full App date 08/05/24 Comments to RBWM 20/06/24	Replacement outbuilding with 3no. solar panels to roof (retrospective) Albury Terrys Lane Cookham SL6 9RT Mr Tim Phillis	<b>No Comment</b>

Application Number	Current Planning Applications	Parish Council Decision 3276
24/01243/Full App date 22/05/24 Comments to RBWM 25/06/24	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, 1no. front dormer to replace existing dormer and alterations to fenestration and external finishes following demolition of existing conservatory. (Part Retrospective). Danes Manor Cottage Danes Gardens Cookham SL6 9BF Mr & Mrs Narbett	<b>No Comment</b>
24/01287/FULL App date 28/05/24 Comments to RBWM 03/07/24	Part single part two storey side/rear extension, hip to gable and 1no. external condenser following demolition of existing elements and part demolition of existing garage. Almora Station Road Cookham SL6 9BU Mr Giles Lovegrove	<b>The Council objects on the grounds that this would be an over-development and would invade the privacy of the neighbours in so far as it would overlook adjacent properties and their gardens, including in Roman Lea to which Almora is very close. The removal of a parking space and addition of a bedroom would result in only no parking space being available whereas three are necessary. There will be a detrimental effect on light to adjacent properties. There also appears to be a lack of and inconsistencies in the documentation submitted – for example the reference to the loft extension not mentioned on the application itself.</b>
24/01289/OUT App date 28/05/24 Comments to RBWM 26/06/24	Outline application for scale only to be considered at this stage with all other matters to be reserved for the replacement of the existing landscape contractors workshop and store with a 2 bedroom dwelling Primrose Farm, Bradcutts Lane, Cookham Dean, SL6 9TL Mr S Taylor	<b>The Council is concerned that there is insufficient information as to the history of the land on which the development is proposed to be built. In particular whether the land was used in an agricultural or commercial capacity, which affects its development status. The Council requests that the Borough Council thoroughly investigates this - for example was Council tax or Agricultural Land tax paid on it and what evidence is there of actual usage of the land. It is also noted that there would be a lack of outside amenities for the proposed dwelling. Cllr. Brar to be requested to call in.</b>

Application Number	Current Applications for Tree Works.	Parish Council Decision <span style="float: right;">3277</span>
24/01075/TPO App date 09/05/23 Comments to RBWM 6/6/24	Beech - Tip reduce Northern stem (going towards Property by 2m on height and 1.5m on lateral spread). Southern stem starting at 4m, reduce by 3.5m height and 1.5m on laterals. Remove crossing branches, deadwood whole crown area. Crown lift on Grange Road to 5m. (016/1994/TPO) Wild Rose Cottage Grange Lane Cookham SL6 9RP Mr John Everitt	<b>No Comment</b>
24/01172/TCA App date 14/05/23 Comments to RBWM 14/06/24	Eucalyptus tree - fell. Wyx Cottage Startins Lane Cookham SL6 9AN Mrs Samantha Ronald	<b>No Comment</b>
24/01187/TCA App date 17/05/24 Comments to RBWM 14/06/24	T5 - Weeping ash - Fell, T8 - Purple leaf plum - Fell, T13 - Ash - Fell, G15 - Beech, Hazel, Elm, Holly, Sycamore, Ash - Fell, 1x Field Maple - Fell, Elm - Fell, G18 - Larch - Fell and remove small trees within fence line. Riverside Gibraltar Lane Cookham SL6 9TR Ms J Greer	<b>The Council objects to the removal of trees in category G15 as it would amount to a removal of screening and an excessive removal of trees.</b>
24/01159/TCA App date 13/05/24 Comments to RBWM 19/06/24	(G1) Lawson Cypress - reduce height from 13m to 5m; (G2) Thuja Plicata - reduce height from 21m to 12m and (G3) Leyland and Lawson Cypress - reduce height from 19m to 10m. Watermead House Gibraltar Lane Cookham SL6 9TR Mr Simon Westwell	<b>The Council requests that this matter be referred to the Tree Officer due to the large reductions in tree heights.</b>
24/01160/TCA App date 20/05/24 Comments to RBWM 17/06/24	(T1) Beech - reduce height from 24m to 17m, remove ivy and crown lift to give 6m ground clearance; (T2) Beech - reduce height from 21m to 17m, remove ivy and crown lift to give 6m ground clearance; (T3) Ash - fell; (T4) Ash - fell; (T5) Beech - reduce height from 24m to 17m, reduce western canopy from 12m to 7m radius, remove ivy and crown lift to give 6m ground clearance; (T6) Ash - fell and (T7) Beech - crown lift to 6m, reduce height from 24m to 17m,	<b>The Council requests that this matter be referred to the Tree Officer due to the large reduction in tree heights and the western canopy. The Council is also not convinced of the necessity of felling the Ashes.</b>

	reduce western canopy from 12m to 7m radius and remove ivy. Watermead House Gibraltar Lane Cookham SL6 9TR Mr Simon Westwell	
24/01312/TCA App date 29/05/24 Comments to RBWM	T1 Acacia - to be reduced over parking area by 1m and remove dead wood. T2 Conifer - Crown lifting to 4m above ground level. Winter Hill Cottage Winter Hill Cookham SL6 9TW Mr Luke Burnage	<b>No Comment</b>

<b>Application Number</b>	<b>Notices for Information Only</b>
24/00832/CONDIT App date 11/04/24 Comments to RBWM N/A	Details required by Condition 4 (biodiversity) of planning permission 24/00154/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 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 Andrew Ronald
24/01053/CPD App date 07/05/24 Comments to RBWM N/A	Certificate of lawfulness to determine whether the proposed use of a single unit of floating residential accommodation is lawful. Good Shelter Spade Oak Reach Cookham Maidenhead SL6 9RQ Mrs Fionnuala Oomen
24/00945/NMA/ App date 25/4/24 Comments to RBWM N/A	Non material amendments to planning permission 23/01603/FULL for 1no. new front dormer, 1no. new rooflight to front and rear elevation, enlargement of the 3no. rear and 1no. side dormers and removal of 1no front window Danes Manor Cottage, Danes Garden, Cookham, SL6 9BF Mr and Mrs Narbett.

## 5. 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
24/00537/FULL	Welkin Hurst Winter Hill Cookham Maidenhead SL6 9TT	Permitted
24/00656/CONDIT	Wyx Cottage Startins Lane Cookham Maidenhead SL6 9AN	Approved
24/00832/CONDIT	Wyx Cottage Startins Lane Cookham Maidenhead SL6 9AN	Approved
23/03209/FULL	Briar Cottage And Holmwood Briar Glen Cookham	Refused
24/00592/CONDIT	Station Court High Road Cookham SL6 9JF	Partial Refusal/Partial Approval
24/00716/CONDIT	Station Court High Road Cookham SL6 9JF	Approved
24/00781/CONDIT	Poundcroft Poundfield Lane Cookham SL6 9RY	Approved
24/00838/FULL	16 Broom Hill Cookham SL6 9LW	Permitted
24/00945/NMA	Danes Manor Cottage Danes Gardens Cookham Maidenhead SL6 9BF	Refused
23/02212/Full	Winterhill Farm, Winter Hill Cookham,	Permitted
24/00411/Full	Fernley House, High Street, Cookham, SL6 9SJ	Permitted
24/00733/Full	Rose Cottage, Sutton Road, Cookham, SL6 9QX	Permitted
24/00824/TCA	York House Church Road Cookham Dean SL6 9PG	Permitted
24/00865/CONDIT	The Arcade High Street Cookham SL6 9TA	Approved
24/00599/Full	Old Timbers, The Pound, Cookham, SL6 9QE	Permitted
24/00600/LBC	Old Timbers, The Pound, Cookham, SL6 9QE	Permitted
24/00803/Full	Penny Wilgie, High Road, Cookham, SL6 9JF	Permitted
24/00805/TPO	York House, Church Road, Cookham, SL6 9PG	Permitted
24/01048/Full	Sunny Top, Lower Road, Cookham, SL6 9HF	Withdrawn
24/01220/CPD	Dial Close Cottage Winter Hill Cookham Maidenhead SL6 9TT	Permitted

- 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 noted that Ardent had submitted a response saying - with regards to Odney Lane - that they had reached a conclusion in line with the BLP. It was agreed that Simon Watts' opinion should be sought by Cllr. Pleming and the matter put on the next Council agenda for ratification of expenditure up to £1,500. The Locum was asked to write to RBWM referring to the new report and advising them this Council will be consulting with its own expert advisers and responding in due course in accordance with the previous position of reserving the right to respond in these circumstances.

- 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.

The Chairman noted that all the Council could do was to wait until it receives notice of re-consultation whereupon there would be 21 days to respond. The delay was because there had been an absence of documents from the applicant. The Chairman proposed that Troy Planning should be consulted and asked for the matter to be on the next Council agenda.

- 10. 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 reported he had written to the Borough Head of Planning who had responded weakly and Cllr. Perry would pursue. The Chairman had heard a rumour that the pumping station had been closed for 4 months due to nitrate infiltration. The Chairman was asked to submit a Freedom of Information request to the CEO of RBWM to try and find out what RBWM knows of this. In particular she should enquire about all papers and notes relating to the operation and functioning of the pumping station since 1<sup>st</sup> January this year and relating to the compliance or not with permits.

- 11. To receive an update from the speaker at the Maidenhead Development Committee meeting** on 15th May regarding 23/03209/FULL, Briar Cottage and Holmwood Briar, Cookham.

Cllr. Perry was concerned that the Maidenhead Development committee didn't reject the proposals on the grounds of over-development and bulk ; but relied on technical grounds which he feared might tie their hands in future.

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

The Chairman noted Mr. Strzelecki's comments. Mr. Strzelecki added that the primary complaint was the procedural one but examples could be given to show that new evidence could have been brought that might have influenced the Inspector. He noted that IN 10 of the Rules for Hearing Notifications provided that notice should be sent to concerned parties which must mean those who had objected. Cllr. Perry accepted there had been a substantial procedural irregularity regarding correct notifications and some assumptions could be

challenged as they appeared incorrect. He would be happy for the Council to make a complaint but was concerned about the costs of pursuing any action. The Chairman was asked to write to the Borough Council and the Inspector to make a formal complaint about the lack of notification, to ask who they actually notified and include the comments made about the incorrect assumptions.

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

It was noted that all councillors had been receiving marketing information for the Studios and the Chairman would reach out to the opposition to encourage them to send their literature to the Clerk.

### **11. Chairman's submissions.**

The Chairman noted she had taken the issues concerning Elogy and the Church Commissioners to the Council. She also noted that she would be trying to implement a more efficient planning format. She noted that a development at Rosemary, School Lane was going to the development panel. The Locum was asked to notify the panel that the Chairman would be attending. Mr. Scarff said he had already put his name down to attend.

**The meeting closed at 9.15pm**