

COOKHAM PARISH COUNCIL

Minutes of a Meeting of the PLANNING COMMITTEE held in the Community Room at Cookham Library on Tuesday 8th October 2024 at 7.30pm.

PRESENT: Cllrs J. Edwards (Chairman), Cllrs C. Aisladie, L. Austin, E. Bune, R. Kellaway, Mr. D Scarff

Also Present: Mrs. H. Holder (Locum Clerk).

There was one member of the public present.

No members of the press were present.

OPEN FORUM:

Paul Strzelecki congratulated the Council on the recent submissions it had commissioned to be made by SW Transport on the Cannondown Road application. He was concerned that residents might not know what was happening or appreciate the work that the Council did and suggested the Council might wish to hold an informative public meeting. Mr. Scarff thanked Cllr. Fleming in her absence for her role in spotting the similarities with the Gomm Valley issues. He felt it would be useful to pass on the work done on this to those concerned with the Marlow Film Studios application. Cllr Edwards agreed to contact Save Marlow's Green Belt to do this.

1. **Apologies:** Cllrs. B. Perry, T. Caen, J. Moore and H. Fleming.
2. **Declarations of Interest**
There were none.
3. **To approve the minutes of the meetings of 9th July and 13th August 2024**
These were **approved**.
4. **Approval of minutes of 10th September 2024 and to ratify all decisions made at that meeting which had been inquorate**
These were approved and decisions ratified.
5. **Matters arising from the previous meeting not dealt with elsewhere on the agenda**
There were none.
6. **The following were agreed as the Council's comments on applications received from RBWM planning department prior to the meeting:-**

Application Number	Current Planning Applications	Parish Council Decision
24/02135/Full App date 04/09/24 Comments to RBWM 03/10/24 Ext for comments agreed	First floor front/side extension. Rose Cottage Kings Lane Cookham Maidenhead SL6 9TZ Mr And Mrs T Wilson	No Comment
24/02128/Full App date 04/09/24 Comments to RBWM 03/10/24 Ext for comments agreed.	Replacement Cattle Barn. Pound Field Open Space Terrys Lane Cookham Maidenhead Copas Cattle	No Comment

24/02079/Full App date 17/09/24 Comments to RBWM 15/10/24	New front porch and a single storey side extension with mono pitched roof and rooflight over the existing single storey rear element following the demolition of the existing detached garage. Tushar Daharwal 107 Broom Hill, Cookham, SL6 9LJ	3333 Cookham Parish objects as the number of onsite parking spaces is not shown to be appropriate to the proposed number of bedrooms, which appears to have increased from three to four. We also object to the proposed side windows, which appear to overlook the adjacent maisonettes. with consequent loss of privacy for neighbours, and note there is a lack of detail about finishes.
24/02216/Full App date 12/09/24 Comments to RBWM 18/10/24	Relocation of front entrance door, 2no. canopies, single storey north/east extension, creation of mezzanine, 1no. Juliet balcony, new roof with PV panels, removal of chimney, 1no. flue and alterations to fenestration, external finishes and existing steps. York House Church Road Cookham Dean Maidenhead SL6 9PG Mr and Ms Wintle and Wilson	No Comment
24/02242/Full App date 16/09/24 Comments to RBWM 18/10/24	Alterations to fenestration on ground floor rear elevation. Suffolk Cottage Cookham Dean Common Cookham Maidenhead SL6 9NZ Mr and Mrs Baker	No Comment
24/02353 app date 30/09/24 comments by 31.10.24	Fradens 167 Whyteladyes Lane – Single storey rear/side extension Mrs Elizabeth Ingram	No Comment

Application Number	Current Applications for Tree Works.	Parish Council Decision
24/02227/TCA App date 13/09/24 Comments to RBWM 15/10/24	G1 - Small area of Laurel and Apple - Prune back to boundary fence line, T1 - Purple plum - Prune back to boundary fence line, T2 - Variegated Maple - Prune back to boundary fence line. Lavender Cottage Kings Lane Cookham Maidenhead SL6 9AY Cora Beattie	No Comment
24/02244/TCA App date 16/09/24 Comments to RBWM 16/10/24	T1 - Silver birch - Reduce height by 4m back to areas of substantial live growth, remove deadwood. Ridgemount Church Road Cookham Dean Maidenhead SL6 9PJ Julie Sneddon	No Comment
24/02372 App date 30/09/24 Comments by 31/10/24	Works to trees G1 Mixed species Green Banks Stone House Lane Cookham Caroline Jagger	No Comment

Application Number	Current VAR Applications.	Parish Council Decision
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24/02271/VAR App date 19/09/24 Comments to RBWM 25/10/2024	Variation (under Section 73) of Condition 13 to substitute those plans approved under 24/00494/FULL for the Replacement detached dwelling with solar panels with amended plans. Round Copse Alleyns Lane Cookham Maidenhead SL6 9AE Mr and Mrs Tom Ridges	3334
		No Comment

The following notices were noted:-

Application Number	Notices for Information Only
24/02112/CPD App date 30/08/24 Comments to RBWM N/A	Certificate of lawfulness to determine whether the proposed outbuilding is lawful Rose Cottage Kings Lane Cookham Maidenhead SL6 9TZ Mr and Mrs T And J Wilson
24/02219/NMA App date 13/09/24 Comments to RBWM NA	Non material amendments to planning permission 21/02331/OUT (allowed on appeal) for alterations to the front doors, addition of brick detailing and elevational changes to the front elevation and raising of the ridges. Station Court High Road Cookham Maidenhead SL6 9JF Sorbon Estates Limited

7. The following RBWM Decisions were noted

24/01668/Full	Pound Field, Open Space, Terrys Lane, Cookham	Refused
24/01740/Full	Apple Tree Cottage, Bigfrith Lane, Cookham, SL6 9PH	Permitted
24/01997/CPD	31 Westwood Green, Cookham, SL6 9DD	Permitted
24/01610/TCA	Rowborough Terrys Lane, Cookham, SL6 9RT	Permitted
24/01816/CPD	Little Buckleigh, Lightlands Lane, Cookham, SL6 9DH	Refused
24/01947/TCA	Riverway Berries Road, Cookham, SL6 9SD	Permitted
24/00662/Full	2 Churchgate Sutton Road, Cookham, SL6 9SP	Permitted
24/01793/Full	Queens Coppice, Grubwood Lane, Cookham, SL6 9UB	Permitted
24/02112/CPD	Rose Cottage, Kings Lane, SL6 9TZ	Permitted
24/01513/Full	Triboges, Berries Road, Cookham, SL6 9SD	Permitted
24/01755/Full	Round Copse, Alleyns Lane, Cookham, SL6 9AE	Permitted
24/01756/Full	81 Westwood Green, Cookham, SL6 9DE	Permitted
24/01906/Full	Almora Station Road, Cookham, SL6 9BU	Permitted

8. To receive any updates on the intention by the Church Commission to build houses on Cemetery field, and to consider any further steps. To consider the latest letter from Lichfields and how to work with outside community representatives.

Cllr. Edwards said there was no more news except that a letter was being written by a representative on behalf of local community groups to the Archbishop of York., and that she was due to attend a meeting of Cookham community representatives in the next few weeks to discuss any next steps.

9. To receive any updates on proposals by Elegy for a crematorium off Long Lane.

There was no update.

10. To receive any updates 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 steps.

It was noted that new traffic analysis and site documents had been posted to the Planning website in September when the Gomm Valley decision had just been announced. The developers seemed to have abolished the cycle lane, given more detail on affordable housing but not altered the mix of housing. Most of the Council's original comment still stood. The Council had now responded on the traffic issues but Mr .Strzelecki said it did not address the High Street issues and he had pushed back on that himself. Cllr. Edwards said she would be submitting an objection to the RBWM AL37 planning

department website to make these points. In response to the suggestion of a public meeting it was decided that it would be more effective to prepare and put out a flyer or an article via the Cookham parish Magazine. This could also be put up on noticeboards and on the new website. Cllrs Perry and Edwards would be asked to prepare such an article. Mr. Scarff said it was necessary to understand when the matter was due to come to a panel in order to synchronise the timing of the article. Mr. Scarff was following up on some responses received from Thames Water regarding questions on foul drainage which needed more clarification.

Action: Cllr. Edwards and Cllr. Perry

11. 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 no update on this. Mr. Scarff noted that Thames Water had said that proposals by the developers to take surface water into drains were unacceptable. Cllr. Bune has noticed that surface water flooding in Lightlands Lane had got worse, possibly due to removal of trees from the Strande Park mobile home site.

12. Update on gas-holder site on Whyteladyes Lane

This site had now been sold to an unidentified new owner, although it appeared certain parts including a piece in the middle had been excluded from the sale. Any possible proposals for remedial action on the site for soil contamination are expected to be scrutinised under planning process.

13. To receive an update on the proposed actions made at the Planning Cmte meeting on 9th April with reference to Planning Applications at the Turkey Farm at Land West of Switchback Road North and North of Nightingale Lane Maidenhead.

Cllr. Edwards had contacted SE Water about why the pumping station was closed and would follow up.

Action: Cllr. Edwards

14. To note the Council's response to the Government's National Planning Policy Framework

Cllrs. Edwards and Perry had completed the response and had written to RBWM to try and find out their comments and to enquire about whether the Borough Local Plan is up to date and will pass the Government housing delivery test. If the NPPF goes ahead as proposed it could lead to a doubling of the number of dwellings that the RBWM would have to build each year, with potentially serious effects on Cookham.

15. To make Councillors aware of the new Sustainability Supplementary Planning Document

Cllr. Edwards reported that new legislation was coming through that would make developments more sustainable. Mr. Scarff believed they could apply to AL37 and Cllr. Edwards said she would check with the RBWM Planning Officer for the development.

Action: Cllr. Edwards

16. Consider membership of the Open Spaces Society

It was agreed to recommend subscribing to the OSS to the next Council meeting.

Action: Locum Clerk

17. Understanding Housing Needs in your Rural Community

Cllr. Edwards thought it would be useful to have a new Housing Needs survey undertaken. Cllr. Kellaway felt that the last time this was done in 2011 it hadn't achieved very much. **It was agreed** to recommend the matter for decision at the next Council meeting.

Action: Locum Clerk

18. To report on the meeting with Borough Councillors on the Maidenhead Development Control Panel so they can better understand Cookham's planning issues.

Cllrs. Edwards and Howard had met with Borough Councillors Hill and Martin to explain to them some of the issues in Cookham. The meeting had been cordial and the Borough Councillors had confirmed they would be happy to undertake site visits for Cookham call-ins if requested.

19. Procedure for call – in’s

Cllr. Edwards explained that although the Council could get extensions of deadlines for making comments on planning applications so as to ensure they could come to a monthly planning committee meeting, it had been explained by RBWM that the time limit for ‘call ins’ expired on the original ‘comment by’ date and couldn’t be extended. So the result was the Council should either automatically call in all applications for which it required an extension of time (they could be subsequently withdrawn if not needed) or some system of triage be set up. **It was agreed** that (other than for tree applications for which call ins were rare), Cllr. Edwards should be rung up and asked to make a decision whether to call in or not every application for which the Council needed to ask for an extension of time. Mr. Scarff said the Cookham Society met fortnightly to discuss planning applications so he would also try to highlight to the Council any matters they became aware of that could require a call in.

Action: Assistant Clerk

20. Any other business (by permission of the Chairman) upon which no decision may be made

Mr. Scarff noted that the Council had been approached by the owners of Hurst Place. It was felt that a preliminary examination of the proposed plans seemed to suggest they were out of keeping with the age and style of the property. The Locum Clerk was asked to respond accordingly.

Action: Locum Clerk

The meeting closed at 8.45 pm. The next meeting: Tuesday 12th November 2024 at 7.30pm in the Community Room at Cookham Library.

Signed as a true record of the meeting

.....Chairman

Dated.....

Table of Actions:

LocumClerk/Asst Clerk	Item 6 Submit comments to RBWM
	Item 16 to put on next Council agenda sub to OSS
	Item 17 to put on next Council Agenda need for Housing Need survey
	Item 19 implement new call in procedure
	Item 20 to respond to plans from owners of Hurst Place
Cllr Edwards	Open forum: to contact ‘Save Marlow’s Green Belt’ to pass on CPC’s report on the Gomm Valley decision
	Item 10 to send planning comments on AL37
	Item 13 to follow up on SE Water contact
	Item 15 to check if SSPD applies to AL37
Cllr. Edwards and Cllr. Perry	Item 10 to write an article for the Parish Magazine