

## COOKHAM PARISH COUNCIL

### Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Community Room at Cookham Library on Tuesday 10<sup>th</sup> September 2024 commencing at 7.30pm.

**PRESENT:** Cllr. Edwards (Chairman) and Cllr. H. Fleming.

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

There was one member of the public present.

No members of the press were present.

#### **OPEN FORUM:**

Mr. Jeremy Sheehan of Mill Lane Cookham raised concerns about the application relating to 4 Orchard Gardens. He said the previous owners had had 5 previous extensions and had rented the property out for many years to different residents who were often noisy. He felt the anti-social behaviour would increase enormously with another large planned extension. He was concerned that the property would be over-developed and over-bearing and he was also concerned about air pollution from the log burner chimney and light pollution from the proposed skylight near the boundary.

### **A G E N D A**

#### **1. Apologies**

Cllrs B. Perry, L. Austin, E. Bune, R. Kellaway, C. Aisladie, J. Moore, T. Caen and Mr. D Scarff. The Chairman noted that the meeting was not quorate and the meeting should proceed as a working group meeting. She confirmed that the minutes and decisions taken would need to be ratified at the next Planning Committee meeting.

**Action: Clerk**

#### **2. Declarations of Interest**

None.

#### **3. Approval of minutes of 9<sup>th</sup> July and 13<sup>th</sup> August 2024**

These were deferred for approval until the next planning meeting.

**Action: Clerk**

#### **4. Matters arising from the previous meeting not dealt with elsewhere on the agenda**

There were none.

#### **5. The following comments were made in relation to the following planning matters:-**

| Application Number  | Current Planning Applications  | Parish Council Decision   |
|---|--|---|
| 24/01533/Full<br>App date 08/08/24<br>Comments to RBWM 06/09/24<br>Ext for comments granted to 11/09/24 | Front and side canopy, single storey side/rear extension, 2 no. rear balconies, alterations to fenestration, external finish, hardstanding and new decking with steps, following demolition of existing elements.<br>Caddy Shack 4 Orchard Gardens Sutton Road Cookham Maidenhead SL6 9QP<br>Miss Camilla O'Keeffe | <b>Cookham Parish Council strongly objects on the grounds this application would constitute an over-development as it is already much extended, tall and overbearing. It is not in keeping with the scale of neighbouring properties. There will be a loss of privacy for the immediate neighbours. There are potential issues with light pollution from the sky lights, air pollution from the chimney on the boundary and overlooking of the neighbouring properties from the Juliet balconies.</b> |

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|  |   | <b>3322</b>  |
|  |   | <b>Further action: The Clerk was asked to request Cllr. Brar to call in this application.</b>                        |
|  | Replacement summer house with continued permission for occasional overnight stays without restriction.<br>Rattys Hole Spade Oak Reach Cookham<br>Maidenhead SL6 9RQ<br>Mr and Mrs Howard  | <b>No comment</b>  |
| 24/01906/Full<br>App date 08/08/24<br>Comments to RBWM<br>10/09/24<br>Ext granted to<br>11/09/24 for<br>comments | Single storey side/rear extension and alterations to fenestration following the demolition of the existing elements.<br>Almora Station Road Cookham Maidenhead<br>SL6 9BU<br>Mr Alex Turnbull   | <b>No comment</b>  |
| 24/01900/Full<br>App date 13/08/24<br>Comments to RBWM<br>11/09/24   | Two storey extension to south-east elevation with 1no. canopy and alterations to fenestration following demolition of existing element.<br>Hesters Cottage Kings Lane Cookham<br>Maidenhead SL6 9AY<br>Hesters Cottage Trust  | <b>No comment</b>  |
| 24/01931/Full<br>App date 08/08/24<br>Comments to RBWM<br>12/09/24   | Single storey rear extension, 2 no. sunpipes and alteration to fenestration, following demolition of existing conservatory.<br>19 The Shaw Cookham Maidenhead SL6<br>9LX<br>Mrs Elizabeth Foster  | <b>No comment</b>  |
| 24/01513/Full<br>App date 25/06/24<br>Comments to RBWM<br>12/09/24   | Two storey front extension with 1no. Juliet balcony, single storey rear extension with balcony above, 1no. rear Juliet balcony, garage conversion with new roof, new pergola, fence and gates and alterations to fenestration following demolition of existing elements.<br>Triboges Berries Road Cookham<br>Maidenhead SL6 9SD<br>Mrs Elizabeth Foster | <b>No comment</b>  |
| 24/01798/Full<br>App date 25/06/24<br>Comments to RBWM<br>12/09/24   | Installation of a single EV charger for 7 Glenore.<br>Glenore Berries Road, Cookham, SL6 9RX<br>Mr Christopher McGivern   | <b>No comment</b>  |
| 24/02010/Full<br>App date 19/08/24<br>Comments to RBWM<br>19/09/24   | First floor side extension<br>89 Westwood Green Cookham SL6 9DE<br>Mr And Mrs Laurence & Jacqueline Webb  | <b>No comment</b>  |
| 24/02018/PDXL<br>App date 27/08/24<br>Comments to RBWM<br>17/09/24   | Single storey rear extension no greater than 6m in depth, 3.57m high with an eaves height of 3.41m.<br>Manor Court Danes Gardens Cookham<br>Maidenhead SL6 9BF<br>Mr Roland Burton  | <b>No objections provided the materials used for the external finishes are in keeping with the rest of the House</b> |

| Application Number  | Current Applications for Tree Works.  | Parish Council Decision <span style="float: right;">3323</span>   |
|---|---|---|
| 24/01947/TCA<br>App date 08/08/24<br>Comments to RBWM 10/09/24<br>Ext granted for comments to 11/9/24 | T1 – Hop Tree – fell<br>Riverway Berries Road Cookham Maidenhead SL6 9SD<br>Mr Cuin – Wood  | <b>No objections but a request that the felled tree be replaced by a native tree</b>  |
| 24/01883/TCA<br>App date 08/08/24<br>Comments to RBWM 11/09/24  | (T1) Willow – Proposed final pruning height 7m above ground level and the proposed width of the final pruning would be approximately 6m. Where previous pruning points have been identified at the above specifications, prune to those same pruning points. Remove ivy.<br>(037/2000/TPO)<br>Land Adjacent To Ferry Cottage<br>Sutton Road Cookham Maidenhead<br>Mr John Davis | <b>No comment</b>   |
| 24/02132/TCA<br>App date 04/09/24<br>Comments to RBWM 02/10/24  | T1 – Silver Maple – Crown reduction by 1.5m leaving a final height of 13.5m and spread of 7.5m.<br>Maple Cottage Dean Lane Cookham Maidenhead SL6 9AH<br>Mr And Mrs Stratford   | <b>No objections</b>  |
| 24/02144<br>Comments by 4 <sup>th</sup> October   | Oveys Farm High Street Cookham – work to trees in conservation area – limes, willow silver birch yews apple and magnolia  | <b>Cookham Parish Council objects on the grounds that the information provided is inconsistent and incomplete. The application refers to TPOs but it is not clear where the protected trees are on the drawings and there is no supporting evidence for their treatment. Information on the photographs does not seem to match what is being asked for in the application form. The Council requests that this application be brought to the attention of the tree officer.</b> |

| Application Number  | Notices for Information Only  | Planning Policies                       |
|---|---|---|
| 24/001997/CPD<br>App date 08/08/24<br>Comments to RBWM<br>n/a | Certificate of lawfulness to determine whether the proposed garage conversion and alterations to fenestration is lawful.<br>31 Westwood Green, Cookham, SL6 9DD<br>Ms Ellie Donaldson                         | VDS Guidance. Borough Wide Design Guide |
| 24/02017/CPD<br>App date 20/08/24<br>Comments to RBWM<br>n/a  | Certificate of lawfulness to determine whether the proposed single storey side extension and single storey outbuilding is lawful.<br>Manor Court Danes Gardens Cookham Maidenhead SL6 9BF<br>Mr Roland Burton | VDS Guidance. Borough Wide Design Guide |

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|---|--|---|
| 24/02055/CONDIT<br>App date 20/08/24<br>Comments to RBWM<br>n/a | Details required by Condition 3 (Biodiversity Enhancements) of planning permission 24/01360/FULL for a Two Storey rear extension and alterations to fenestration.<br>Bagsters Kings Lane Cookham Maidenhead SL6 9AY<br>Mr Russell Taylor | <b>3324</b><br><br>VDS Guidance. Borough Wide Design Guide Conservation Area Green Belt |
|---|--|---|

**6. RBWM Decisions:** The following decisions were noted:-

|                |  |           |
|----------------|--|-----------|
| 24/00195/TCA   | 2 Hall Place Lane, Burchetts Green,                                      | Permitted |
| 24/00195/TCA   | Tynron Church Road, Cookham Dean   | Permitted |
| 24/01270/Full  | Chequers Cottage, Startins Lane, Cookham, SL6 9AN                        | Refused   |
| 24/01358/Cert  | 4 Strande View Walk Cookham, SL6 9DL                                     | Refused   |
| 24/01456/Full  | 1 Spencers Lane, Cookham, SL6 9JX  | Withdrawn |
| 24/01502/TCA   | Cookham Nursery School, Station Hill, Cookham, SL6 9BT                   | Permitted |
| 24/01865/NMA   | Round Copse, Alleyns Lane, Cookham, SL6 9AE                              | Refused   |
| 224/01360/Full | Bagsters Kings Lane, Cookham, SL6 9AY                                    | Permitted |
| 24/01436/Full  | The Farm, Bigfrith Church Road Cookham Dean, SL6 9PR                     | Permitted |
| 24/01516/CPD   | 30 Southwood Gardens, Cookham, SL6 9EB                                   | Permitted |
| 24/01729/TCA   | Tudors, Berries Road, Cookham, SL6 9SD                                   | Permitted |
| 24/01785/TCA   | The Cookham Riverside Nursing Home, Cookham House, Berries Road, SL6 9SD | Permitted |
| 24/01865/NMA   | Round Copse Alleyns Lane, Cookham, SL6 9AE                               | Refused   |
| 24/01668/Full  | Pound Lane Open Space, Terrys Lane, Cookham                              | Refused   |
| 24/0186/TCA    | Anchor Court, Poundfield Lane, Cookham                                   | Permitted |

**7. To provide an update on Application 24/01682 Round Copse, Alleyns Lane, Cookham**

Mr. Scarff had written to RBWM on behalf of the Cookham Society who did not accept their concerns.

**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 further steps.**

The Chairman had asked Cllr. Howard to write to RBWM to suggest that the information on the planning website be re-organised to make it easier to access. Since the last meeting Troy Planning and SW Transport had prepared responses on behalf of the Council which had been submitted.

**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.**

There was no update.

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

The Chairman had asked Cllr. Howard to submit a Freedom of Information request to RBWM to enquire whether RBWM had been consulted by Elegy. The response had been that a standard consultation had taken place in general terms where RBWM had outlined that the benefits of the development needed to outweigh the harm to the Green Belt.

**11. 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. Howard had also made a similar Freedom of Information request to RBWM regarding any consultations by the Church Commissioners. Cllr. Perry and the Chairman had met with local community group representatives who were keen to respond to the Church Commissioners at the highest level. The community representatives decided that a Council working party of interested parties was not the best way forward. The Church Commissioners agents, Lichfield, had invited Council representatives to meet with them and this would be useful to arrange after the local community groups had put in their representations.

**Action: Chairman to liaise**

**12. To receive an update on the proposed actions made at the Planning Cmte meeting on 9th April with reference to Planning Applications: 21/02963, 23/02693/CONDIT, and 21/02963 Turkey farm Land West of Switchback Road North and North of Nightingale Lane Maidenhead**

Cllr. Howard had reported that he had contacted the Environment Agency who were aware that the extraction of water from under the Turkey farm site had stopped about 6 months ago. However the Environment Agency reported that SE Water were not sure whether this was due to sewage in the river, a rising water table or farming sources. The Chairman would write to SE Water shortly. **Action: Chairman**

**13. To receive an update on the planned meeting with Councillors on the Maidenhead Development Control Panel so they can better understand Cookham’s planning issues.**

The Chairman and perhaps others would meet two members of RBWM’s planning committee on 24<sup>th</sup> September. Meeting arranged by Cllr. Perry. **Action: Chairman**

**14. Update on response to Government’s proposal for Greenbelt in relation to greenbelt between Maidenhead and Cookham.**

The Chairman and Cllr. Perry were working on responses to the consultation for the next National Planning Policy Framework. The amended NPPF would have a profound effect on the number and location of houses in Cookham and it was important to take time and consider responses carefully. The responses would be circulated to Councillors before submission. The Chairman would also write to RBWM to check that the Borough Local Plan complies with the proposed new criteria and to liaise over responses if possible. **Action: Chairman and Cllr. Perry**

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

- 15.1 The Chairman asked if action points could be tabulated at the end of minutes.
- 15.2 The Chairman noted that the Stables in Cookham Dean were appealing a recent refusal. It was felt there was no need to make further representations as the original comments made by the Council would be put before the Inspector.

**The meeting closed at 8.30pm**

Next meeting Tuesday 8<sup>th</sup> October 2024 at 7.30pm in the Community Room at Cookham Library.

Signed as a true record of the meeting

.....Chairman

Dated.....

**Table of Actions:**

|                                      |   |
|--------------------------------------|---|
| <b>Clerk</b>                         | Add ratification of decisions to next meeting agenda  |
|                                      | Defer approval of 9 <sup>th</sup> July and 13 <sup>th</sup> July minutes to next meeting agenda |
|                                      | Submit planning comments  |
|                                      | Request Mandy Brar to call in application 24/01533/FULL   |
|                                      | To ensure the Elegy and Church Commissioners issues be kept on agendas until future notice      |
| <b>Cllr Edwards</b>                  | Item 11 to liaise with community groups relating to the Church Commissioners matters            |
|                                      | Item 12 to write to SE Water  |
|                                      | Item 14 to write to RBWM that the BLP complies with new criteria                                |
| <b>Cllr. Edwards and Cllr. Perry</b> | Item 13 to meet with RBWM on 24 <sup>th</sup> September   |
|                                      | Item 14 to prepare responses to NPPF consultation and circulate to councillors                  |

