

MINUTES

MEETING OF COOKHAM NEIGHBOURHOOD PLAN WORKING PARTY WEDNESDAY 08 MAR 2023 AT 6.00PM COMMUNITY ROOM COOKHAM LIBRARY

PRESENT:

Cllr Bill Perry (“WJP”) (Chairman) (Cookham Parish Council)

Cllr Mark Howard (“MH”) (Cookham Parish Council) left meeting 7.30pm

Cllr Jane Perry (“JP”) (Cookham Parish Council)

Cllr Jacqui Edwards (“JE”) (Cookham Parish Council)

Lars Ahlgren (“LA”) (Wild Cookham)

Dick Scarff (“DS”) (Cookham Society)

Richard Campin (“PS”) (Cookham Footprint)

Nina Milner (“NM”) (CNPWP Administrator)

1 Member of the public

1.	<p>Apologies Nic Dawkes (“ND”) (Save Cookham) Cllr Chris Doyle (“CD”) (Cookham Parish Council) Dr Shez Courtney-Smith (“SCS”) (Trustee of Stanley Spencer Gallery) Jon Herbert (“JH”) (Troy)</p>	
2.	<p>To consider and comment on the latest draft of the Cookham Neighbourhood Plan (Feb 23 V4) Draft plan takes in to account the RBWM officer comments. The reviewing of this draft will continue at the next meeting on the 22 Mar.</p> <ul style="list-style-type: none"> ➤ P6 Policy Box – Insert ‘those with prior approval is required’ (or words to that effect). ➤ DS made a point on point 2.5 wording is incorrect. Needs to be corrected to, ‘to cover a period included within that of the adopted local plan.’ CNP agreed. ➤ <i>It may be that we decided on a new para 1.4 (in the Introduction; to read something like: “This plan will not apply to minor residential work. That will still be governed by national permitted development rights. The plan will apply only to more major work/schemes.”</i> ➤ 2.8 Cookham footprints raised a point to add to the sentence ‘renewable energy generation’. Change to read ‘This includes support for energy efficient building design and construction, renewable energy generation, encouragement for short journeys to be made by foot or bicycle or public transport, integrating flood management and mitigation into development, protecting, and enhancing biodiversity CNP agreed. ➤ 3.4 MH objective 1 MH felt sustainability should be added into the objective. Change to ‘Adheres to the highest principles of sustainability and reflects.’ CNP agreed. ➤ 3.7 change paragraph to read – Policies in this Neighbourhood plan only apply to those schemes and permitted developments requiring prior approval. CNP agreed. ➤ 4.7 road safety change to pedestrian and road safety. CNP agreed. 	<p>JH various actions in this section</p>

<ul style="list-style-type: none"> ➤ 4.8 and 4.9 BWDG and AECOM design document to be referred to. CNP agreed. ➤ C-DP1 Delete 'generally' from paragraph 2 b). CNP agreed. ➤ C-DP1 2 d) What are active design edges and which design codes are being referred to? JH to advise. ➤ C-DP2 1 b) Take the word 'glimpsed' out. CNP agreed. ➤ C-DP2 d) Take out 'where necessary' from paragraph. CNP agreed. ➤ C-DP2 e) Reinstate the original. CNP agreed. ➤ C-DP2 f) Take out 'where appropriate' from paragraph. CNP agreed. ➤ C-DP2 f) Take out everything from encouragement to end of sentence and substitute with 'traditional fencing as specified in the VDS will be used'. Sentence starting 'Any gates.....' leave in. CNP agreed. ➤ C-DP2 g) Change to 'any surfacing used in front gardens must be permeable as far as practical (to minimise run off), retaining areas of lawn and vegetation.' CNP agreed. ➤ C-DP2 i) Delete the word 'proposals' and change to 'where it involves exterior lighting'. Take out the word 'will.' CNP agreed. ➤ C-DP2 e) Revert to the original. CNP agreed. ➤ C-DP2- 3. After 'reduce visual impact' add 'and avoid proximity to residential buildings.' CNP agreed. ➤ C-DP3 Retain as a policy. Take out the word 'back' so it is just 'Gardens'. CNP agreed. ➤ Information Box 3 – note to JH, can this be rephrased to work in the safety element. We do not want anything to prevent improvements to pedestrian safety. ➤ Information Box 3 –JH can we have a wider discussion of conservation areas in order to give context to the document either here and/or at the beginning. ➤ Information Box 4 – Change to 'Retail Parade between the medical centre and Pinder hall'. CNP agreed. ➤ Information Box 4 – Move the non-heritage assets lists to the appendix with an explanation of what each mean. CNP agreed. ➤ 4.15 DS asked for some rewording to the last sentence. <i>These are extensive and potentially significant. Where new development is proposed in these areas, archaeological fieldwork and geophysical surveys should be undertaken to establish the presence, importance or otherwise of anomalies that may represent of any archaeological features</i>'. CNP agreed. ➤ C-DP4 Change 'should' to 'must'. CNP agreed. ➤ C-DP4 Paragraph 4 – change 'are encouraged' to 'must'. CNP agreed. ➤ Policy C-DP5 heading has an extra C in the policy numbering. Please amend. CNP agreed. ➤ 5.6 split in to two points. Last sentence 'Noise impacts from buildings sited in close proximity to settlements can also impact residential amenity'. Only do this if we can get away with policy C-DP6 explanatory text to include the words smell and pests. JH to action. ➤ 5.8 Should be 'within the agriculture sector'. JH to change. CNP agreed. ➤ Note to JH – Do we need a paragraph re temporary agricultural buildings as paragraph C-CDP6 1 a) refers to this. ➤ Policy C-DP6 heading has an extra C in the policy numbering. Please amend. CNP agreed. ➤ C-CDP6 – after planning permission add or prior approval. CNP agreed. ➤ C-CDP6 1 c) After existing structures, insert back the wording 'landscape screening'. ➤ C-CDP6 2 - take out encouragement is given to the preparation – Insert back the original text. CNP agreed. ➤ P24 Heading change to 'Sustainable building design and construction.' CNP agreed. ➤ 5.11 First paragraph incorrect spelling 'ne' should read 'be.' CNP agreed. 	
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	<ul style="list-style-type: none"> ➤ 5.12 Insert 'new' before homes in 2nd sentence. Change the word 'become' to 'to be net zero.' CNP agreed. ➤ 5.13 Add 'Passivhaus classic standard.' CNP agreed. ➤ C-DP7 point 5. Add in after 'proposals for development,' the bracketed exception from paragraph 1. CNP agreed. ➤ C-DP7 point 5. Change 'are encouraged to', to 'must.' CNP agreed. ➤ 6. Heading should be Natural Environment. CNP agreed. ➤ 6.4 Last sentence delete 'the plan area' and insert 'Cookham Parish.' CNP agreed. ➤ 6.7 Take out 'towards'. CNP agreed. ➤ JE to send to NM some additional areas for the table Appendix 4. JE forwarded the following for table Appendix 4: Appendix 4, Important habitats and wildlife places in Cookham <table border="1" data-bbox="337 583 1198 661"> <tr> <td data-bbox="337 583 511 661">4</td> <td data-bbox="511 583 722 661">Golf Course verges</td> <td data-bbox="722 583 885 661">Golf Course boundary north and east to railway</td> <td data-bbox="885 583 1047 661">SU890864</td> <td data-bbox="1047 583 1198 661">Neglected scrubland on verges, Grassland <small>(Old Orchard - rare)</small></td> <td data-bbox="1198 583 1323 661">Identified with landowner as valuable wildlife site</td> <td data-bbox="1323 583 1502 661">Potential for wildlife</td> </tr> </table> <p data-bbox="316 667 1198 697">p 70 Item 4: Please amend last column to 'Glow-worms, potential for wildlife'.</p> <table border="1" data-bbox="321 697 1198 772"> <tr> <td data-bbox="321 697 511 772">21</td> <td data-bbox="511 697 722 772">Strande Lane Area South</td> <td data-bbox="722 697 885 772">Wood west, scrub east of Greenway Corridor,</td> <td data-bbox="885 697 1047 772">SU886841</td> <td data-bbox="1047 697 1198 772">Small young woodland, scrub area, grassland and standing water</td> <td data-bbox="1198 697 1323 772">Abandoned scrubland with poor soil. Very good wildlife potential.</td> <td data-bbox="1323 697 1502 772">Potential for rarer species and rewilding</td> </tr> </table> <p data-bbox="316 779 1291 840">p71 Item 21: Please amend last column to 'Glow-worms, potential for rarer species and rewilding'.</p> <ul style="list-style-type: none"> ➤ Information Box 5 – LA brought up that herbicides and pesticides need to be mentioned in the text. It is part of the BAP. CNP agreed to include this in the list. LA to dig some information out to be included and forward to NM. ➤ C-EN1 paragraph 2 – Change the last sentence to 'The applicant will need to demonstrate these are deliverable and maintainable and show how these support projects, identified in the RBWM Biodiversity Action Plan (Box 5).' ➤ 6.8 paragraph 2 insert 'and/or spread' after 'free movement.' CNP agreed. ➤ Policy C-EN2b paragraph 1 – insert text before 'development,' 'Except where appertaining to a dwelling.' Check with JH this cover domestic property. JH to advise. ➤ C-EN2a paragraph 1 – MH had questioned what 'as far as practical meant' CNP discussed and advised it is 'where physically possible.' JH to advise. ➤ Add a new policy C-EN3a 'Development will not be permitted unless safe egress and access can be guaranteed, (making allowance for the effects of climate change) in any case of fluvial and/or surface and ground water flooding and rising river levels.' CNP agreed. ➤ Make existing policy C-EN3 to C-EN3b. Proposal to add a paragraph 2c, 'mechanical pumping is not required in order to prevent flood impact, in the event of up to and including a 1 in 100 year event.' JH to advise. 	4	Golf Course verges	Golf Course boundary north and east to railway	SU890864	Neglected scrubland on verges, Grassland <small>(Old Orchard - rare)</small>	Identified with landowner as valuable wildlife site	Potential for wildlife	21	Strande Lane Area South	Wood west, scrub east of Greenway Corridor,	SU886841	Small young woodland , scrub area, grassland and standing water	Abandoned scrubland with poor soil. Very good wildlife potential.	Potential for rarer species and rewilding	<p data-bbox="1339 520 1372 550">JE</p> <p data-bbox="1339 856 1372 886">LA</p> <p data-bbox="1339 961 1372 991">JH</p> <p data-bbox="1339 991 1372 1020">JH</p> <p data-bbox="1339 1192 1372 1222">JH</p>
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3.	<p data-bbox="316 1438 381 1470">AOB</p> <p data-bbox="316 1470 381 1507">None</p>															
4.	<p data-bbox="316 1507 625 1539">Date/time of next meeting</p> <p data-bbox="316 1539 682 1575">Next meeting 22 Mar 23 @ 6pm.</p>															