

COOKHAM PARISH COUNCIL

**Minutes of the Meeting of the PLANNING COMMITTEE
Held in the Community Room on Tuesday 10th May 2022, commencing at 7.30pm.**

PRESENT: Cllr B. Perry (Chairman)
Cllrs C. Aisladie, L. Austin, E. Bune, J. Perry and I. Wernham.
Mr D. Scarff

Also Present: 4 members of the public.
No members of the press were present.

OPEN FORUM:

Three members of the public spoke in objection to pl/ap 22/01077/Full 114 Broom Hill, Cookham, to raise concerns that the changes are out of proportion, not sympathetic with neighbouring houses on Broom Hill and will create overshadowing and loss of light to neighbouring properties.

The Committee agreed to move pl/Ap 20/01077 to the first of the applications to be discussed.

1. APOLOGIES

Apologies received from Cllrs M. Barnes, I. Herd and P. Roe

2. DECLARATIONS OF INTEREST

Cllr I Wernham	22/01077/Full	Personal
Council	22/00890/TPO	Application on Parish Property

3. TO ELECT A CHAIRMAN OF THE COMMITTEE:

Cllr E. Bune proposed that Cllr B. Perry be re-elected as Committee Chairman, this was seconded by Cllr J. Perry and unanimously approved. Cllr B. Perry thanked the Committee.

4. TO CO-OPT A NON-COUNCIL MEMBER TO THE PLANNING CMTE, AS PER STANDING ORDER 4B:

CPC's Standing Orders (4b) and Committee Structures allows for any Committee, except Finance, to co-opt a non-Cllr member. This person will have no voting rights but can chair a meeting. On the proposal of Cllr I. Wernham, Mr Dick Scarff was co-opted to the Planning Committee, this was seconded by Cllr E. Bune and unanimously approved.

5. PLANS TO BE CONSIDERED AND DISCUSSED

Application Number	Current Planning Applications	Parish Council Decision
22/00863/LBC App date 4/4/2022 Comments to RBWM by 5/5/22 Extension of time until 11 th May	Consent to change of use from commercial to residential together with associated internal alterations, erection of a new boundary wall with storage cupboards incorporated, removal and replacement of existing plastic porch, new hard and soft landscaping and creation of a new access between Fernlea and The Nest. Mr Coopers Coffee House The Nest High Street Cookham SL6 9SJ Mr A. Sturt	NO OBJECTION provided the Conservation Officers comments/requests are complied with.

Application Number	Current Planning Applications	Parish Council Decision
22/00862/Full App date 4/4/2022 Comments to RBWM by 5/5/22 Extension of time until 11 th May	Consent to change of use from commercial to residential together with associated internal alterations, erection of a new boundary wall with storage cupboards incorporated, removal and replacement of existing plastic porch, new hard and soft landscaping and creation of a new access between Fernlea and The Nest. Mr Coopers Coffee House The Nest High Street Cookham SL6 9SJ Mr A. Sturt	NO OBJECTION provided the Conservation Officers comments/requests are complied with.
22/01077/Full App date 27/4/2022 Comments to RBWM by 26/5/22	Part single part two storey part first floor wraparound extension (front, side and rear), new outbuildings and alterations to fenestration, following demolition of the existing single storey rear element and garage. 114 Broom Hill Cookham SL6 9LQ Mr Jason Gallagher	STRONGLY OBJECT on the following grounds:
<p>22/01077/Full:</p> <ul style="list-style-type: none"> • Over development of both main building and use of garden. • Out of keeping with the rest of the Broom Hill development. • Overlooking from first floor extension and Juliette balcony. • Proposed extension protrudes in front of the building line. • Overshadowing from the first floor extension. • Heating mechanism (Wood burning stove) will adversely affect health and residue will effect neighbouring properties. • This will not meet the RBWM garage/parking standards. • Concerns regarding both long and short term use of shared drive. • Cmte also consider it in breach of supplementary planning document, the Cookham Village Design Statement (VDS), guidance: <ul style="list-style-type: none"> ○ 6.1: Size of proposed building to be considered in relation to their context. ○ 6.2: New building to use pitch and gable roofs ○ 6.3: Materials should compliment those most commonly used. ○ 6.5: Adherence to Cookhams built-colour palette. ○ 6.9a: Extensions should be subordinate in scale, not result in overbearing appearance or un-neighbourly impact and should sympathetically reflect the design of the original building. ○ 6.9b: Conversion of garage only be allowed where adequate on-site parking. ○ 6.11: Where there is general uniformity, extensions should match the style of other buildings in terrace or area. ○ 6.13a: Proposed buildings, when contemporary, should harmonise with existing buildings in the vicinity. <p>The Cmte asked for this application to be called in if application is to be approved by Planning Officers. Cllr B. Perry to raise with Borough Cllr M Brar.</p>		

Application Number	Current Planning Applications	Parish Council Decision
21/02963/Full App date 6/10/2021 Comments to RBWM by 28/4/22 (21 days from 7th April)	Additional Information: New poly tunnels for rearing turkeys with associated feed silos and substantial formation of road chippings to form a network of tracks Land West of Switchback Road North And North of Nightingale Lane Maidenhead	Decision made via email and ratified at meeting: Cookham Parish Council wishes to reiterate its previous comments and request that until or unless all the issues and questions have been addressed and resolved the application should be refused.
22/00895/Full App date 7/4/2022 Comments to RBWM by 6/5/22 Extension of time until 11 th May	Construction of a multi use games area with a 2m high metal mesh enclosure. Cookham Dean CE Primary School Bigfrith Lane Cookham SL6 9PH Mrs Fenella Reekie	NO OBJECTION IN PRINCIPLE provided that applicant considers using materials that are more sympathetic to the Conservation Area and in the Green Belt.
22/00905/Full App date 4/4/2022 Comments to RBWM by 9/5/22	Single storey side/rear extension following the demolition of the existing conservatory. Westleigh Station Road Cookham SL6 9BU Mr & Mrs Bertram	No Comment
22/00972/Full App date 8/4/2022 Comments to RBWM by 11/5/22	Replacement of x2 vehicular entrance gates. Beechwood Winter Hill Cookham SL6 9TT T Fulton	No Comment
22/00980/Full App date 19/4/2022 Comments to RBWM by 17/5/22	Single storey rear extension. 2 Nightingale Cottages High Road Cookham SL6 9HU Mr Finnigan	No Objection in principle to an extension however: OBJECTION on this application on the grounds that it is too high, too wide and not in keeping with neighbouring properties and doesn't follow VDS Guidance 6.2: New building to use pitch and gable roofs.
22/00988/Full App date 19/4/2022 Comments to RBWM by 17/5/22	Storey rear extension, new roof over the existing single storey side element, first floor side extension, replacement ground and first floor front bay windows and alterations to fenestration, following demolition of the existing conservatory. Bedwin House Bedwins Ln Cookham SL6 9PU C Billimore	No Comment
22/01023/Full App date 22/4/2022 Comments to RBWM by 23/5/22	Erection of a greenhouse. Bigfrith End Bigfrith Lane Cookham Maidenhead SL6 9UJ Mr Alastair Price	No Comment
22/00855/Full App date 25/4/2022 Comments to RBWM by 25/5/22	New access and hard standing. (Retrospective). 7 Halfway Houses, Maidenhead Rd SL6 6PP Mr P Summers	No Comment

Application Number	Current Planning Applications	Parish Council Decision
22/01040/Full App date 19/4/2022 Comments to RBWM by 23/5/22	Part single part two storey side/rear extension, following demolition of the existing single storey side/rear element and detached garage. 26 Burnt Oak Cookham SL6 9RN Mr And Mrs Peter And Rebecca Foster	NO OBJECTION but we cannot see how parking standards will be met.
22/01106/Full App date 25/4/2022 Comments to RBWM by 31/5/22	Replacement detached outbuilding. Sanders Bigfrith Lane Cookham SL6 9PH Mr P Fogerty	No Comment
Application Number	Current Planning Applications - For Information Only	Parish Council Decision
22/01002/NMA App date 11/04/2022 Comments to RBWM by n/a	Non-Material Amendment to Planning permission 20/00854/Full for the installation of x1 rooflight to the south elevation of the dwelling and alterations to the doors and windows to the dwelling and outbuilding. Coppenhall, Cookham Dean Common, SL6 9NZ Mr Pearce	Decision made 4/5/22 - Approved
Application Number	Applications for Tree Works	Parish Council Decision
22/00890/TPO App date 31/03/2022 Comments to RBWM by 11/5/22	(G1) 2 x Oak trees, central and western twin-stemmed trees in the group - crown reduce by 2.5 - 3m in height and removing 2m spread to leave a height of 11 - 11.5m and spread of 12m. (030/2008/TPO). Alfred Major Recreation Ground High Road Cookham J Smith on behalf of Cookham Parish Council	Application on Parish Council land.
22/01137/TCA App date 26/04/2022 Comments to RBWM by 26/5/22	(T1 and T2) Eucalyptus Trees - reduce the height of both trees to approx. 25-30m, both trees to be balanced and have side branches removed. Warners Dean Lane Cookham Maidenhead SL6 9AF Mr Mark Howard	No Comment
22/01141/TCA App date 27/04/2022 Comments to RBWM by 1/6/22	T1 - Walnut - Crown reduction by up to 2m to a final height of 6m and spread 4m, T2 - Sycamore - Crown reduction by 2m to a final height of 10m and spread of 5m 5 Albion Cottages Church Road Cookham Dean Maidenhead SL6 9PE Mr Gregory Smith	No Comment

RBWM Decisions:

Planning Ref:	Planning Application	RBWM Decision
22/00030/CPD	Beechwood Winter Hill Cookham SL6 9tT	Permitted Development
22/00164/Full	Mulberry Lodge Alleyns Lane SL6 9AD	Permitted
22/00258/Full	Lorelei Cottage Graham Lane, Cookham SL6 9JL	Permitted
22/00651/TCA	Devon Cottage Kings Lane and Shy Hamlet Dean Lane Cookham	Permitted
22/000329/Full	6 Southwood Road, Cookham SL6 9LY	Permitted

RBWM Decisions:

Planning Ref:	Planning Application	RBWM Decision
22/00347/CPD	Highwood Corner Grubwood Lane Cookham SL6 9UB	Permitted
22/00369/Full	Highbank Stone House Lane Cookham SL6 9TP	Permitted
22/00381/CPD	Mendota Stone House Lane Cookham SL6 9TP	Permitted
22/00421/CPD	Little Brewers Cookham Dean Bottom Cookham SL6 9AR	Permitted
22/00540/PDX L	18 Windmill Road Cookham SL6 9NE	Prior Approval Not Required
22/00422/CPD	Little Brewers Cookham Dean Bottom Cookham SL6 9AR	Permitted
22/00423/ Full	Tall Trees Cedar Drive Cookham SL6 9DZ	Permitted
22/00439/Full	5 Whyteladyes Lane Cookham SL6 9LZ	Permitted
22/00446/VAR	Hornbeams Winter Hill Cookham SL6 9TT	Permitted
22/00747/TCA	Tudors Berries Road Cookham SL6 9SD	Permitted
22/00445/Full	Land To Rear of Ashton Alleyns Lane Cookham	Refuse
22/00576/Full	1 Hill Side Lower Road Cookham SL6 9HL	Permitted
22/00614/CPD	Rose Cottage Kings Lane Cookham SL6 9TZ	Permitted Development
22/00745/TCA	Langland House Dean Lane Cookham SL6 9AG	Permitted
22/00832/Cond it	11 Windmill Road Cookham SL6 9NE	Approve Discharge of Condition

Appeals Decided

Planning Ref:	Address	Decisions
21/01397/ Full	The Gables 49 Whyteladyes Lane, Cookham	CPC Comment 15/6/21: No comment on application except to request a construction management plan to include: <ul style="list-style-type: none"> No parking on highway or verges Works within reasonable hours with all material handling to be done on site No lorries unloading / loading during school drop off/pick up times RBWM Decision 6/7/2021: Refused Planning Inspectorate Decision 11/03/2021: Appeal dismissed

6. TO DECIDE ON A RESPONSE TO RBWM CLLR P HASELER'S REPLY TO LETTER CONCERNING REPRESENTATION AT PLANNING DEVELOPMENT MANAGEMENT PANEL 16TH FEBRUARY 2022:

Further to the letter regarding the issue of representation at the RBWM Planning Development Management meeting on February 16th, which was approved by the Committee at the last meeting, Cllr Haseler has responded asking for clarification on what the Committees expectations are. Cllr B. Perry to write to Cllr Haseler asking for assurance that the incident would not be repeated.

7. TO RECEIVE AN UPDATE ON THE PROPOSED DEVELOPMENT SCHEME FOR THE LAND AT STRANDE PARK (BLP SITE AL38, 22/00343/OUT) AND TO CONSIDER AND APPROVE ANY FURTHER STEPS:

Nothing of substance to report.

The objection letter written by Troy Planning + Design on behalf of CPC was submitted within the dates for comments. It is thought that the Developer has been asked to revisit the drainage for the site and the Environment Agency are still to comment on flooding points.

Work is ongoing by RBWM on site Licences.

8. CHAIRMAN'S SUBMISSIONS:

Cllr B. Perry thanked the Committee for his appointment as its Chairman.

The Meeting closed at 20.35pm.