

COOKHAM PARISH COUNCIL**Minutes of a Meeting of the PLANNING COMMITTEE held in the Community Room at Cookham Library on Tuesday 10th October 2023, commencing at 7.30pm.**

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

Also Present: There were 10 members of the public present.
No members of the press were present.

OPEN FORUM:

Several members of the public spoke in objection to planning application 22/00343/OUT, Land East of Strande Park, Strande Lane, Cookham. A revised scheme layout has been added to the application. A member of public queried the number of meetings the Parish Council has had with the developer and also asked about the ownership of the land in question.

For the benefit of the members of the public in attendance and on the approval of the committee, Item 9, update on 22/00343/OUT Land at Strand Park, the consideration of pl/ap 22/00343 and Item 11: review proposals for a new house on Grange Road were brought up the agenda.

1. APOLOGIES:

Apologies received from Cllr E. Bune.

2. DECLARATIONS OF INTEREST:

Cllr B. Perry	23/02209/Full	Personal
Cllr B. Perry	23/02154/Full	Personal
Cllr J. Edwards	23/02321/Full	Personal
Cllr J. Moore	22/01954/Full	Personal

9. TO DISCUSS THE UPDATE TO THE PROPOSED DEVELOPMENT SCHEMES FOR THE LAND AT STRANDE PARK (BLP SITE AL38, 22/00343/OUT), AND TO CONSIDER ANY FURTHER STEPS:

Following on from a question raised in open forum, Cllr Perry commented that he and Cllr Howard have had 3 of 4 informal meetings with the developer. The ownership of the land is not something the PC can advise on.

3. PLANS TO BE CONSIDERED AND DISCUSSED:

Application Number	Current Planning Applications	Parish Council Decision
22/00343/OUT App date 09/02/22 Comments to RBWM 05/10/23. Extension for comments to 11/10/23	AMENDED APPLICATION: Outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for the construction of x20 dwellings with associated vehicular and pedestrian access, car parking, drainage works and open space Land East of Strande Park Strande Lane Cookham Shanly Homes Ltd	STRONG OBJECTION (see below for detailed response)

22/00343/OUT – STRONG OBJECTION**Risks from Surface Water and Fluvial Flooding:**

Bass Mead, the road providing access to the proposed site entrance, is at significant risk from surface water flooding, as shown by Environment Agency's surface water modelling maps, and by ongoing surface water flooding incidents in the area. We note that the Lead Local Flood Authority has not recommended approval of this application with regards to additional surface water discharge. and believe that the proposed development will make an already bad situation with regards to surface water flooding even worse. The proposed site itself is also in a fluvial flood zone. We are also extremely concerned that there is no proven safe dry route for residents in and out of the site in the event of surface and/or fluvial flooding. Unless these issues can be resolved we do not feel this an appropriate proposal for the development of the site.

The site plan is un-neighbourly.

The Design Addendum, Land to the East of Strande Park, September 2023, shows that the access road to houses within the site has been moved from previous proposed plans, so it runs directly along the back of the mobile home plots on the east side of Strande Park. The mobile home dwellings do not benefit from high levels of sound insulation, so neighbours will be constantly disturbed by noise and pollution from access, delivery and service traffic such as dustbin lorries just metres away from their dwellings. Cookham Parish Council does not endorse the position of this access road in the site plan, contrary to any implication in Section 1.3, Stakeholder Consultation, of the Design Addendum.

Most proposed buildings are two and a half or three stories high, in contrast to the single storey dwellings in the adjacent caravan park, resulting in significant overlooking of neighbouring properties and consequent loss of privacy. There will be additional potential noise from heat pumps, which again due to lack of sound insulation will affect the residents of the neighbouring mobile home park unduly. The development will also result in additional light pollution in this formerly relatively dark area of Cookham.

Character

The proposed buildings are not in character with the style of the surrounding dwellings, being much taller than the dwellings in the neighbouring caravan park. Their minimum floor area of the proposed buildings is not in character with the surrounding buildings in Bass Mead, or with a village situation.

Traffic

The traffic survey used to assess the impact of traffic from this development on neighbouring roads is out of date. Modifications in January 2023 to the traffic calming measures under the nearby Cannondown Bridge have resulted in increased queues of waiting traffic near the exit of Lightlands Lane onto Maidenhead Road. We believe that the impact of traffic exiting from the development on local congestion on the Maidenhead Road will be much greater than estimated.

Traffic will exit the proposed site from a proposed new access road near an already dangerous and complex set of junctions; between the adjacent mobile home park and Bass Mead, Bass Mead and Lightlands Lane, Strand Lane and the nearby cycle/pedestrian Greenway. Many of these junctions have restricted visibility. In addition to residential traffic, cyclists and pedestrians, traffic from local businesses in Strand Lane and the nearby Fishery also passes through these junctions. We are very concerned about the increased danger posed to local residents, including pedestrians and cyclists, by the additional proposed junction and traffic resulting from the proposed development in the middle of this area, within metres of existing junctions.

Parking

We note many of the parking spaces associated with an individual house in the proposed development are arranged all in a row, meaning that a resident of that house can only take an inner car out by moving another. This will inevitably lead to additional pressure on car parking on-road in the area. Existing local residents already park down Bass Mead near the proposed new exit road from the development, with existing parking, which during summer, significantly increases by regular parking of large numbers of vehicles dropping off and picking up children from the nearby, well established Scout Camp. The corner between Bass Meads and Lightlands Lane is already often only single lane access due to the parking, which is already problematic for road safety and access by emergency vehicles. We are extremely concerned at the increased danger to local residents from additional parking from the proposed development, due to its unrealistic design of car parking spaces. We also note that there is no disabled parking provided in the proposed development.

Legal Issues:-

We note that the proposed development does not explicitly include the recreational access, car parking or fire point stipulated by the neighbouring mobile home park's Licence Agreement, which is currently subject to an unresolved legal dispute.

APPEAL :	
Appeal By:	Thomas C/o ET Planning 200 Dukes Ride Crowthorne RG45 6DS
Site Address:	Land To North East of Hawthorn Lee Cedar Drive Cookham
Proposal:	x1 new dwelling.
PINS Ref:	APP/T0355/W/23/3322301
RBWM Pl/ap:	22/01954/FULL
RBWM Decision:	Refused 18/11/2022
CPC Comment	<p>Meeting on 18/8/2022 - STRONGLY OBJECT</p> <ul style="list-style-type: none"> It is in the Green Belt, as recently re-confirmed by the adopted BLP, and there are no very special circumstances to justify it; It is outside the village boundary/envelope, and cannot be considered to be infilling, or to have any other exceptional justification for building in the Green Belt. On the contrary, if it were permitted, it would create a dangerous precedent and might result in an ability to claim infilling for future applications in this area and/or that the site had in some way come to be within the village envelope/boundary. The site is within Flood Zone 2, with no redeeming features. In our view the applicant has not applied the sequential test properly. The design is contrary to the Cookham Village Design Statement as to openness, design, the palette of Cookham, its height in context (especially if/as raised to try to avoid flooding issues). The proposal fails to respect or make a positive contribution to the local character and appearance of the street scene or the locality. It is contrary to policies QP1, QP3 and IF4 of the Plan and section 12 (and 13) of the NPPF. It would further contribute to traffic joining the B4447, which is already over-heavily used and will be further stressed as a result of development on sites AL25, AL37 and AL38 and at the Holland Farm and Slate Meadow sites north of the Thames.
CPC Comment	<p>10th October 2023</p> <p>The Planning Cmte wished to reiterate its original objections and add: We question the correctness of the statements connected to the planning history of the site as no previous applications are shown for this site and it appears to have remained as agricultural land and never formed part of the residential curtilage of Hawthorn Lea. The Clerk to respond.</p>

11. TO REVIEW A PRE SUBMISSION PROPOSAL FOR A NEW SELF BUILD HOUSE ON GRANGE ROAD FROM ABSOLUTE TOWN PLANNING:

Information regarding the proposals was circulated prior to the meeting. This site of this proposal is in the Green Belt and would be seen as infilling, both of which the parish council has strongly objected to in the past.

3. PLANS TO BE CONSIDERED AND DISCUSSED (continued):

Application Number	Current Planning Applications	Parish Council Decision
23/02164/FULL App date 06/9/23 Comments to RBWM 9/10/23. Extension for comments to 11/10/23	Part two storey part first floor rear extension, alterations to existing steps to rear and to fenestration following demolition of existing elements. Herries Preparatory School Dean Lane Cookham SL6 9BD Mr Beata Felmer	Withdrawn
23/02102/FULL App date 08/9/23 Comments to RBWM 9/10/23. Extension for comments to 11/10/23	Replacement single storey rear extension Cherrybrook Terrys Lane Cookham Maidenhead SL6 9RT Mr Stuart Harvey	NO COMMENT

Application Number	Current Planning Applications	Parish Council Decision
23/02203/FULL App date 12/9/23 Comments to RBWM 11/10/23. Extension for comments to 12/10/23	Enlargement of existing lower ground floor, two storey front extension with front gable, single storey wraparound extension (side/rear/side), first floor side extensions, enlargement of roof space to include 2no. rear dormers, 3no. chimneys, raised terrace with balustrade, steps and conversion of existing garage to an annex ancillary to main dwelling with new roof, alterations to fenestration and external finishes, replacement garage, new EV charger, hardstanding, landscaping, retaining wall and boundary treatment to front, following demolition of existing elements. Riverside Gibraltar Lane Cookham SL6 9TR Mr And Mrs Greer	OBJECTION Due to loss of Character.
23/02212/FULL App date 11/9/23 Comments to RBWM 11/10/23. Extension for comments to 12/10/23	1no. dwelling and 1no. detached garage with store over, alterations to existing agricultural building including the removal of one entire bay and change of use for equestrian purposes, re-routing of existing internal trackway, landscaping and other associated works following demolition of existing equestrian building. Winterhill Farm Winter Hill Cookham Mrs K Phillips	OBJECTION New dwelling in the Green Belt. Inappropriate conversion of an agricultural/ equestrian building, outside current development. If it is permitted, contrary to our objection, we seek stringent conditions to prevent change of use to conversion to residential of any other agricultural building.
23/02209/FULL App date 15/9/23 Comments to RBWM 16/10/23.	Change of use of the existing detached outbuilding to an independent residential dwelling (C3 use) with a single storey side extension and post rail fencing. (Part Retrospective). Widbrook House Sutton Road Cookham SL6 9RD Martin and Karen Roberts	OBJECTION To the removal of the condition to tie it to the main dwelling as this would have the potential of increase on the basis that a separate dwelling is likely to result in increased size (with Permitted Development rights) usage and represents creeping development in the green belt. It also sets a precedent.
23/02281/FULL App date 18/9/23 Comments to RBWM 18/10/23.	Part two storey, part first floor side extension, single storey rear extension, rear dormer to facilitate habitable accommodation and alterations to fenestration. Highfield House 8 High Road Cookham SL6 9HR Mr & Mrs A Thornton	NO OBJECTION
23/02178/LBC App date 05/9/23 Comments to RBWM 6/10/23. Extension for comments to 11/10/23	Consent for a two storey rear extension to the ground floor cafe and flat above and internal alterations. Teapot Tea Shop And Flat Above Clieve Cottages High Street Cookham Maidenhead Ms & Mr Hatfield & Harrison	NO COMMENT

Application Number	Current Planning Applications	Parish Council Decision
23/02233/LBC App date 20/9/23 Comments to RBWM 23/10/23.	Consent for repairs to the existing internal staircase. Kings Arms High Street Cookham Maidenhead SL6 9SJ c/o agent: Emre Gundogdu	NO COMMENT
23/02319/VAR App date 21/9/23 Comments to RBWM 25/10/23.	Variation (under Section 73) of planning permission 411948 to vary the wording of Condition 2 (habitation). Rattys Hole Spade Oak Reach Cookham Maidenhead SL6 9RQ Mr & Mrs Howard	CPC would support to vary the condition without a date restriction as requested by the applicant. However the Planning Cmte felt that the suggested wording is vague.
23/02321/PDXL App date 22/9/23 Comments to RBWM 17/10/23	Single storey rear extension no greater than 4.50m in depth, 3.00m high with an eaves height of 2.80m. 22 Gorse Road Cookham SL6 9LL Mrs Elizabeth Deacon	NO COMMENT
23/02194/CLASAA App date 25/9/23 Comments to RBWM 30/10/23	Application for prior approval for construction of one additional storey to property with a maximum height of 1.3m. Little Timbers Dean Lane Cookham Maidenhead SL6 9BG Appley Developments Ltd	NO COMMENT

Application Number	Notices for Information Only	Parish Council Decision
23/02154/CPD App date 05/09/23 Comments to RBWM N/A	Certificate of lawfulness to determine whether the new external door with canopy, new steps and windows to east elevation are lawful. Widbrook Farm Cottage Sutton Road Cookham Maidenhead SL6 9RD Ms O'Shea	N/A
23/02267/CPD App date 18/09/23 Comments to RBWM N/A	Certificate of lawfulness to determine whether the single storey outbuilding on proposed hard-standing is lawful. 2 Orchard Gardens Sutton Road Cookham SL6 9QP Ann King	N/A

Application Number	Notices for Information Only	Parish Council Decision
23/02127/NMA App date: 31/8/23 Comments to RBWM N/A	Non material amendments to planning permission 22/02810 for the replacement of 2no. proposed French doors to living room (west elevation) with 2no. sash windows, revised proposed dormer fenestration detail and extension of chimney stack with addition of corbelled brick detail to top of chimney. Riverdene Sutton Road Cookham SL6 9SN Mr Patrick Eltridge	Permitted

Application Number	Current Applications for Tree Works.	Parish Council Decision
23/02189/TCA App date: 06/9/23 Comments to RBWM 5/10/23. Extension for comments to 11/10/23	System detail: T1 - Field Maple - Crown reduction to previous pruning points (approx. 15%). T2 - Silver birch - Fell. T3 - Laburnum - remove lowest partially prone forked branch. T4 - Yew - Crown reduction to previous pruning points. T5 - Holly - Fell. T6 - x2 Cupressus - Fell. Hollyhocks Cookham Dean Common Cookham SL6 9NZ Richard Poad	NO COMMENT
23/02159/TCA App date: 08/9/23 Comments to RBWM 9/10/23. Extension for comments to 11/10/23	Ash - remove two branches (7-8m) to the north face of the tree, (position of cuts shown in photograph in email of 8 September.) 2 Black Butt Cottages Cookham Maidenhead SL6 9RE Mr Gavin Charlton-Brown	NO COMMENT
23/02098/TCA App date: 08/9/23 Comments to RBWM 23/10/23.	(T1) Beech - Crown reduce by 2-3m, leaving a 15m height and 8m spread. Riverwood Heights Gibraltar Lane Cookham SL6 9TR Mrs Sylvia Rutter	NO COMMENT
23/02350/TPO App date: 28/9/23 Comments to RBWM 30/10/23.	(T2) Beech - Remove deadwood, crossing branches and crown thin 20 % (T4) Beech - Fell. (016/1994/TPO) Wild Rose Cottage Grange Lane Cookham Maidenhead SL6 9RP Mr John Everitt	The information supplied with the application form is confused and requires proper investigation by the Tree Officer.
23/02405/TPO App date: 29/9/23 Comments to RBWM 30/10/23.	(T1) Oak - Crown lift to 5.2m over the road and 6m over the drive and garden. Homestead The Pound Cookham SL6 9QD Mr Mark Knight, Landmark Tree Surgery Ltd	NO COMMENT

4. RBWM Decisions:

23/01340/Full	The Bower, Stone House Lane, Cookham, SL6 9TP	Permitted
23/01742/Full	New Haven, Church Road, Cookham Dean, SL6 9PG	Permitted
23/01752/CONDIT	Rickets Farm Kennel Lane, Cookham Dean, SL6 9FZ	Approved discharge of condition
23/01789/PDXL	Round Copse Alleyns Lane Cookham Maidenhead SL6 9AE	Withdrawn
23/01985/AGDET	Pound Field Open Space Terrys Lane Cookham	Refuse
23/01766/Full	The Studio, Mill Lane, Cookham, SL6 9QT	Refuse
23/01888/Full	West Morlands House, High Road, Cookham, SL6 9JT	Permitted
23/02029/PDX	Round Copse, Alleyns Lane, Cookham, SL6 9AE	Prior approval not required
23/30017/SMI	Land Adjacent South Side Marlow Road and A404 Junction Westhorpe Park Little Marlow, Marlow	No further action
23/01884/Full	11 Whyteladyes Lane Cookham, SL6 9LZ	Refuse
23/01931/TCA	Thyme Cottage, School Lane, Cookham, SL6 9QJ	Permitted
23/01934/Full	24 Broom Hill, Cookham, SL6 9LW	Permitted
23/02018/TCA	The Parish Centre, Sutton Road, SL6 9SN	Permitted
23/02127/NMA	Riverdene, Sutton Road, Cookham, SL6 9SN	Permitted
23/02053/TCA	Saxons Cottage, Cookham Dean	Permitted
23/02087/NMA	108 Whyteladyes Lane, Cookham	Permitted
23/02110/CPD	Westflint High Street Cookham	Permitted Development
23/01789/PDXL	Round Copse, Alleyns Lane, Cookham, SL6 9AE	Withdrawn

Cllr R Kellaway left the meeting at 8.50pm

Cllr R Kellaway returned to the meeting at 8.55pm

6. TO DISCUSS ACCESS TO THE EA'S SURFACE WATER FLOODING MAPS AND HOW THEY CAN BE USED IN THE CONTEXT OF PLANNING APPLICATIONS:

Mr D. Scarff explained to the Cmte how to access the EA's online flood risk maps for both surface and flood water. The maps are not detailed, and it is not possible to tell if drainage infrastructure has been put in place to mitigate the risk. Information from the Flood Authority can be used to update these maps, but this tends to happen only after significant infrastructure work has taken place.

7. TO DISCUSS THE OUTCOME OF PL/AP 21/02963/FULL - NEW POLY TUNNELS FOR REARING TURKEYS WITH ASSOCIATED FEED SILOS AND SUBSTANTIAL FORMATION OF ROAD CHIPPINGS TO FORM A NETWORK OF TRACKS AT LAND WEST OF SWITCHBACK ROAD NORTH AND NORTH OF NIGHTINGALE LANE MAIDENHEAD AT THE MAIDENHEAD DEVELOPMENT MANAGEMENT COMMITTEE:

The application was permitted at the Development Management Committee meeting in September with a number of conditions attached.

The Parish Council wished to note its disappointment at the outcome of this application, the lack of resolution to the matter of pathogens from turkey waste flowing into the water table and that it continues to have concerns about the way the application was handled.

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:

A draft version of the submission for the two planning applications had been circulated to the Cmte in advance of the meeting. Subject to a few amendments regarding the 'crashmap' information and reported direction of traffic from the site and bus stop positioning, Cllrs were satisfied with the draft. Cllr B. Perry to update Troy P+D. Once completed the Clerk will send the submission to the Planning Authority.

Cllr T. Caen left the meeting at 9.50pm.

10. TO CONSIDER THE BUDGET REQUIREMENTS FOR THE PLANNING COMMITTEE FOR THE NEXT FINANCIAL YEAR, TO BE CONSIDERED BY FULL COUNCIL AND THE FINANCE CMTE:

The committee requested a budget of £7,500, the same as the budget for Financial Year 23/24.

12. CHAIRMAN'S SUBMISSIONS:

None.

The Meeting closed at 9.55pm.