

COOKHAM PARISH COUNCIL**Minutes of a Meeting of the PLANNING COMMITTEE held in the Community Room at Cookham Library on Tuesday 11th July 2023, commencing at 7.30pm.**

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

Also Present: There were approx. 16 members of the public present.
No members of the press were present.

On the approval of the committee, Cllr J. Edwards chaired the meeting.

OPEN FORUM:

Residents present spoke in opposition to pl/ap 23/01539/FULL, Land Adjacent Hedsordene, Lower Road, Cookham, raising concerns about, but not limited to, increase in vehicle movements onto Lower Road from the narrow lane in an area that is busy with traffic and pedestrians, next to a railway line, shops and car parks. Also, the ecology of the site: wildlife, mature trees and bats and the risk of surface water flooding. Network Rail have submitted a strong objection letter due to the increased risk of backing up over the railway line.

At the request of the committee, Pl/ap 23/01539/Full was dealt with first.

1. APOLOGIES:

Apologies received from Cllrs J. Moore and B. Perry.
Cllr H. Fleming did not attend.

2. DECLARATIONS OF INTEREST:

Cllr R. Kellaway	pl/ap 23/01539/Full	Personal
Mr D Scarff	pl/ap 23/01539/Full	Personal

3. PLANS TO BE CONSIDERED AND DISCUSSED:

Application Number	Current Planning Applications	Parish Council Decision
23/01539/FULL App date: 22/6/23 Comments to RBWM by 25/7/23	Construction of 4 no. detached houses with car ports, parking, landscaping and improvements to the access onto Lower Road. Land Adjacent Hedsordene Lower Road Cookham Mr Jon Furneaux	OBJECTION (Continued below)

PI/Ap 23/01539/FULL Land Adjacent Hedsordene, Lower Road, Cookham**OBJECTION** On the grounds of:

- Danger caused at the railway crossing due to the risk of vehicles backing up on the level crossing, as noted in Network Rails objection letter of 30th June 2023.
- Poor access, only room for one vehicle at a time to enter or exit the unadopted lane. Additional vehicles from the development would increase the risks of cars having to wait on Lower Road to enter the lane.
- Visibility splay from the exit is poor, even with additional space at the removal of neighbouring wall. The width of the lane is only minimally altered at the Lower Road end in this application.
- This is in an exceptionally busy area for pedestrians, vehicles (including trains), as it is near to shops, car parks, the train station, tactile surface crossing points and a bus stop close by. The increased vehicle movements would increase the danger to the community.
- It's on a route to school for nursery and primary schools and families moving between them, generally with young children.
- Concerns about the effect on the community during construction:
 - It is in a confined space with neighbouring dwellings in close proximity, and
 - construction traffic entering and exiting the narrow lane with poor visibility, onto a busy road.
- There is a risk of surface water flooding in that area.
- CPC have concerns about the impact to mature trees on the site that may be felled,
- Impact to wildlife as the area around the railway line represents a wildlife corridor.
- Request that a bat survey is done as bats are known to be present in that area.

We request that this application is **Refused**.

The Planning Committee asked for this application to be called in to the Maidenhead Development Management Cmte. Clerk to send request to Borough Cllr.

Application Number	Current Planning Applications	Parish Council Decision
23/01393/FULL App date: 7/6/23 Comments to RBWM by 6/7/23. Ext for comments 13/7/23	New front canopy, garage conversion, part single part two storey front/side extension and alterations to fenestration. 43 Burnt Oak Cookham SL6 9RN Mr And Mrs Parnell	NO OBJECTION on the condition that an adequate number of parking spaces are available.
23/01340/FULL App date: 14/6/23 Comments to RBWM by 14/7/23.	Garage conversion into habitable accommodation, raising of the ridge and extension of the existing link extension, new and alterations to existing steps, relocation of the pedestrian and vehicular access and alterations to fenestration following part demolition of existing side element. The Bower Stone House Ln Cookham SL6 9TP Mr And Mrs Little	NO COMMENT

Application Number	Current Planning Applications	Parish Council Decision
23/01517/FULL App date: 29/6/23 Comments to RBWM by 27/7/23.	Alterations to front entrance door with new canopy, two storey side/rear extension with balcony and alterations to fenestration following demolition of existing element. Kings Cottage The Pound Cookham SL69QE Mr Chris Seymour-Smith	NO OBJECTION on the condition that an adequate parking is provided for and there is safe access onto The Pound.
23/01469/FULL App date: 30/6/23 Comments to RBWM by 31/7/23	Enlargement of the roofspace on the eastern elevation with 2 no. rooflights and the installation of PVT panels to the garage roof. Tall Trees Cedar Drive Cookham SL6 9DZ Mr Gary Levell	NO COMMENT
23/01424/VAR App date 23/6/23 Comments to RBWM 24/07/23	Variation (under Section 73A) of Condition (4) to substitute those plans approved under (23/00347/VAR) as approved under (04/41928/FULL) for (construction of two storey side extension with front and rear dormers and further two dormers to front and one to rear of existing roof and new porch canopy amendment to approved planning permission 03/41093) with amended plans. Dawn Chorus Poundfield Ln Cookham SL6 9RY Mr D Oliver	NO COMMENT
23/01603/Full App date 3/7/23 Comments to RBWM 1/08/23	New front canopy, single storey rear extension, replacement roof and raising of the ridge to enlarge accommodation within the roofspace with 3no. rear dormers and 1no. side dormer and alterations to fenestration and external finishes following demolition of existing conservatory. Danes Manor Cottage Danes Gardens Cookham SL6 9BF Mr And Mrs Narbett	NO OBJECTION With the exception of the rear flue which is out of keeping with the character of the local area.
23/01464/FULL App date 3/7/23 Comments to RBWM 2/08/23	Alterations to fenestration Paddocks End Terrys Lane Cookham Maidenhead SL6 9RZ Mr Stephen Cottrell	NO COMMENT

Application No	Current Applications for Tree Works.	Parish Council Decision
23/01370/TPO App date 7/6/23 Comments to RBWM 6/07/23 Extension until 12/7/23	(T1) Oak - Tip reduce height by up to 1.7m and lateral spread by up to 2m, leaving 17m height and 10m spread. Deadwood crown area. (T2) Oak - Tip reduce height by 1.5m and lateral spread by up to 2m, leaving 15m height and 8m spread. Remove deadwood. (019/2010/TPO) House In The Wood Alleyns Lane Cookham SL6 9AD Mrs Fuggle The Clerk to write to the RBWM Tree Team to clarify the details.	CPC wish to query this application as the proposal does not match the work detailed on the application form. CPC does NOT OBJECT to the work on T1 and T2, CPC does OBJECT to felling T5 to T8 and request more information on partial fell of T3 and T4. Particularly if they are subject to a TPO. CPC is concerned that the trees for felling are not mentioned on the proposal.

Application Number	Current Applications for Tree Works.	Parish Council Decision
23/01377/TCA App date 7/6/23 Comments to RBWM 3/07/23 Extension until 12/7/23	Beech tree - Crown reduce height and spread as shown. Crown thin by 30% Old Gardeners Cottage Church Road Cookham Dean SL6 9PD Michael Mullineux	NO OBJECTION
23/01531/TCA App date 22/6/23 Comments to RBWM 21/07/23	T1 - Magnolia - Crown reduction by 1.5-2m, leaving a final height of 5m and spread of 6m, reduce overhanging branches on boundary by 1-2m. Maltings Cottage School Lane Cookham SL6 9QN Mrs Cathy Woolveridge	NO COMMENT
23/01506/TCA App date 20/6/23 Comments to RBWM 3/08/23	(T1) Ash and (T2) Sycamore – Fell Riverdene Sutton Road Cookham SL6 9SN Mrs Smith	OBJECTION Refer to Tree Officer as no reason is given for felling these substantial trees in this street scene.
23/01590/TPO App date 4/7/23 Comments to RBWM 1/08/23	Oak - Reduce as shown (019/1972/TPO) Siskins Church Road Cookham Dean SL6 9PG Tim Pottage	NO OBJECTION

Application Number	Notices for Information Only	Parish Council Decision
23/01280/CONDIT App date 31/5/23 No Consultation	Details required by Conditions 4 (roof lights) & 5 (insulation) of listed building consent 22/01194/LBC for consent for alterations to first floor stair case to include removal of existing door, refurbishment of existing loft conversion to include new interior walls, roof insulation, the removal of two non-original horizontal timber trusses and an upgrade of the supporting roof structure, new and upgraded roof space walls, 3no new rooflights and 1no new Juliette balcony on rear elevation, replacement windows, en-suite bathroom facilities and mechanical extraction unit vent. Vine Cottage High Street Cookham SL6 9SQ Mr Mark Smith	
23/01347/CONDIT App date 01/6/23 No Consultation	Details required by Condition 4 (Roof lights) and 5 (Insulation) of Planning Permission 22/01193 for the Refurbishment of existing loft conversion to include 1no new rooflight to rear elevation, replacement windows and mechanical extraction unit vent. Vine Cottage High Street Cookham SL6 9SQ Mr Mark Smith	
23/01351/CONDIT App date 01/6/23 No Consultation	Details required by Conditions 2 (materials), 6 (lighting scheme), 7 (CEMP) 10 (tree protection plan), 11 (landscaping) of planning permission 20/02689/FULL for a new sports pavilion building with associated parking. Land West of Main Farm Buildings Lower Mount Farm Long Lane Cookham Maidenhead Mr Richard Copas	
23/01355/CONDIT App date 02/6/23 No Consultation	Details required by Condition 4 (partial discharge) (archaeology) of planning permission 23/00596/FULL for a first floor front/side extension, single storey rear extension with roof lanterns, garage conversion with ramp and step access, 7no. rooflights, alterations to fenestration and 2no. gates with parking area. Skylark Cottage Poundfield Ln Cookham SL6 9RY Mr And Mrs Lucazeau	

4. RBWM Decisions:

23/00888/Full	Clampers, High Road, Cookham, SL6 9JF	Permitted
23/00969/CPD	Elm Cottage Hills Lane Cookham SL6 9NX	Refuse
23/00956/FULL	Oak Cottage Graham Road Cookham SL6 9JQ	Permitted
23/00966/FULL	26 Spencers Lane Cookham Maidenhead SL6 9JX	Permitted
23/01100/FULL	88 Westwood Green Cookham Maidenhead SL6 9DE	Permitted
23/01154/TCA	The Parish Centre Sutton Road Cookham SL6 9SN	Permitted
23/01170/FULL	21 Westwood Green Cookham Maidenhead SL6 9DD	Permitted
23/00785/Full	Southwood Stubbles Lane Cookham SL6 9PX	Withdrawn
23/00791/FULL	Kissing Gate Church Road Cookham Dean SL6 9PR	Permitted
23/00949/TPO	Darbys Church Road Cookham Dean SL6 9PR	Permitted
23/01024/LBC	Kings Arms High Street Cookham SL6 9SJ	Permitted
23/01023/FULL	Kings Arms High Street Cookham SL6 9SJ	Permitted
23/01075/TCA	Willow Bank Cookham Dean Bottom Cookham SL6 9AR	Permitted
23/01192/FULL	Longshaw 2 Lower Road Cookham SL6 9HF	Permitted
23/01266/TCA	The Grove Odney Lane Cookham SL6 9SR	Permitted
23/00110/LBC	Kings Arms And Flat At Kings Arms High Street Cookham	Withdrawn
23/00332/FULL	Riverside Gibraltar Lane Cookham Maidenhead SL6 9TR	Permitted
23/01249/TCA	Old Solomons Cottage Dean Lane Cookham SL6 9AF	Permitted
23/01316/TCA	Amberley 4 Vicarage Close Cookham SL6 9SE	Permitted

5. 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 nothing further to report.

6. TO DISCUSS RECENT CORRESPONDENCE REGARDING 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 AND CONSIDER NEXT STEPS:

A letter was received, dated 14th June, from the Head of Planning with regards to the next steps for this application. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 have now been engaged and RBWM council are now following the required proper procedure. A screening opinion is to be adopted and for that to happen they require further information from the applicant.

The Head of Planning has acknowledged that there are significant environmental concerns, largely based on the Environment Agencies concerns.

The Enforcement team are involved, and the Principal Enforcement officer has asked for confirmation that no turkeys will be reared on site this season.

As it is a month since the letter, the Clerk was asked to write to the Planning Authority for a progress update.

7. TO RECEIVE ANY UPDATE ON THE PROPOSED DEVELOPMENT SCHEMES FOR THE LAND AT CANNONDOWN ROAD BLP SITE AL37 AND TO CONSIDER ANY FURTHER STEPS:

There was nothing further to report.

CHAIRMAN'S SUBMISSIONS:

PI/aps 22/03162/FULL DPK and 22/03161/FULL DPK both at The Arcade High Street Cookham SL6 9TA are to be decided at a Development Management Committee meeting on 19th July. Cllrs had been asked by email if a representative can go. Cllr J Edwards will check and volunteered to go if available. She will liaise with Cllr B. Perry and Mr D. Scarff regarding the details of the application.

The Meeting closed at 8.45pm.