

COOKHAM PARISH COUNCIL

**Minutes of the Meeting of the PLANNING COMMITTEE
Held in the Community Room on Tuesday 12th April 2022, commencing at 7.30pm.**

PRESENT: Cllr I. Herd (Acting Chairman)
Cllrs M. Barnes and E. Bune,
Mr D. Scarff

Also Present: Cllr M. Howard
One member of the public.
There were no members of the press present.

On the approval of the Committee, Cllr I. Herd chaired the meeting.

OPEN FORUM:

Cllr Howard spoke regarding pl/ap 22/00445/Full Change of use of the land to the North of the dwelling house from paddock to private garden for Ashton, Alleyns Lane.

On the agreement of the committee Pl/ap 22/00445/Full was dealt with as the first application.

1. APOLOGIES

Apologies received from Cllr C. Aisladie, L. Austin, B. Perry, J. Perry, P. Roe and I. Wernham.

2. DECLARATIONS OF INTEREST

None.

3. PLANS TO BE CONSIDERED AND DISCUSSED

Application Number	Current Planning Applications	Parish Council Decision
22/00445/Full App date 04/03/2022 Comments to RBWM by 04/04/2022	Change of use of the land to the North of the dwelling house from paddock to private garden for Ashton, Alleyns Lane. Land To Rear of Ashton Alleyns Lane Cookham Mr And Mrs Cook	NO OBJECTION provided a condition is applied to the change of use, that no building or other structure be added to the land. Bats are believed to be present at the site and should not be disturbed.
21/02331/OUT App date 26/07/2021 Comments to RBWM by 24/03/22	AMENDED Outline application for Access, Appearance, Layout and Scale only to be considered at this stage with all other matters to be reserved for the erection of 8 dwellings. Station Court High Rd Cookham SL6 9JF	OBJECTION As per previous comments for this application site.
22/00578/Full App date 03/03/2022 Comments to RBWM by 31/03/2022	New dropped kerb, hard standing and side retaining wall. 1 Hill Side Lower Road Cookham SL6 9HL Mr And Mrs Michal And Jennelle Bartlomowicz And Olalo	No Comment

Application Number	Current Planning Applications	Parish Council Decision
22/00576/Full App date 04/03/2022 Comments to RBWM by 06/04/2022	Single storey rear extension, relocation of existing entrance door, new party wall, alterations to existing steps and new retaining walls in rear garden and alterations to fenestration following demolition of existing rear extension. 1 Hill Side Lower Road Cookham SL6 9HL Mr And Mrs Michal And Jennelle Bartlomowicz And Olalo	No Comment
22/00628/Full App date 11/03/2022 Comments to RBWM by 11/04/2022	Repair and remediation of the existing access track. Site of Former Sewage Works Terrys Lane Cookham Mr Wayne Richards	No Comment. CPC Planning Cmte would like clarification as to what the site is being used for.
21/03455/CONDIT App date 22/11/2021 Comments to RBWM by 11/04/2022	Details required by condition 3 (Construction management plan) of Planning Permission 21/01379/FULL for the Construction of an additional dwelling. Land At 16 Southwood Gardens Cookham Lee Jobson	No Comment
22/00615/Full App date 09/03/2022 Comments to RBWM by 07/04/2022	Removal of existing bay window and x1 new door to rear elevation, rebuild rear dormer, enlarge existing side dormer and alterations to fenestration. Car-Mon-Ta Church Road Cookham Dean SL6 9PJ Mr And Mrs McKeand Note : 22/00616/CPD also for this property	No Comment
22/00563/Full App date 10/03/2022 Comments to RBWM by 12/04/2022	Raising the existing roof to include x4 rooflights to south and north elevation, x1 window to west and east elevation to provide habitable accommodation and alteration to existing chimney. Tynron Church Road Cookham Dean SL6 9PD Mr Roger White	No Comment
22/00655/Full App date 10/03/2022 Comments to RBWM by 13/04/2022	Single storey front extension, new entrance canopy to utility room, alteration to roof of existing rear extension to include canopy and x4 rooflights, garage conversion into habitable accommodation, x1 rear dormer with Juliet balcony to accommodate a loft conversion, x1 rear rooflight, x2 front rooflights, removal of existing chimney, alterations to doors, fenestration, and facade. 9 Westwood Green Cookham SL6 9DD David Pichler	No Comment
22/00687/Full App date 17/03/2022 Comments to RBWM by 14/04/2022	Single storey extension with covered area to the North elevation. Little Harwood Choke Lane SL6 6PL Mr David. J Harrold	No Comment

Application Number	Current Planning Applications	Parish Council Decision
22/00685/Full App date 15/03/2022 Comments to RBWM by 15/04/2022	Creation of a new access from Church Road following the removal of the existing access and relocation of the existing driveway. 1 Woodlands Farm Cottages Church Road Cookham Dean SL6 9PL Mark Spragg Note : 22/00683/CPD also for this property	No Comment
22/00712/Full App date 17/03/2022 Comments to RBWM by 15/04/2022	Single storey side extension, single storey rear extension with first floor terrace, replacement garage with accommodation in the roof space, new rear swimming pool and alterations to fenestration. Poundcroft Poundfield Lane Cookham SL6 9RY Mr Tom Leathes	No Objection in principle, but CPC wish the Planning Authority to ensure that this development is within the NPPF guideline for extensions in the Green Belt and does not result in disproportionate additions over and above the size of the original building.
22/00725/Full App date 18/03/2022 Comments to RBWM by 19/04/2022	First floor side/rear extension. Rose Cottage Kings Lane Cookham SL6 9TZ Tim Wilson Note : 22/00614/CPD also for this property	No Comment
22/00727/Full App date 18/03/2022 Comments to RBWM by 20/04/2022	Single storey side extension to basement floor, single storey rear extension, new canopy to front entrance, extension of existing terrace to include alterations to steps and new balustrade, garage conversion into habitable accommodation, alterations to existing roof, external materials and fenestration following demolition of existing elements. Barnesh Startins Lane Cookham SL6 9AN Ms Victoria Robinson	No Objection in principle, but CPC wish the Planning Authority to ensure that this development is within the NPPF guideline for extensions in the Green Belt and does not result in disproportionate additions over and above the size of the original building.
22/00781/Full App date 23/03/2022 Comments to RBWM by 21/04/2022	Single storey side extension with undercroft and accommodation in the roof space and alterations to fenestration, following demolition of the existing detached garage. Weathervane Cottage Bigfrith Lane Cookham SL6 9PH Mr And Mrs Dobson	No Comment
22/00773/Full App date 22/03/2022 Comments to RBWM by 25/04/2022	Renewal of permission 19/00980/FULL for a part two storey, part single storey side/rear extension, first floor rear extension, basement and loft conversion with front and rear dormers and alterations to fenestration. Holm Oak Grubwood Lane Cookham SL6 9UB David Hedges	No Comment
22/00772/Full App date 28/03/2022 Comments to RBWM by 27/04/2022	Two storey rear extension, x1 new chimney and alterations to existing west elevation, doors and windows. Garage Mill House East Mill Lane Cookham SL6 9QT Mr And Mrs Murphy	NO OBJECTION However request a condition that this building does not become a separate dwelling from the main house.

22/00012/Full App date 05/01/2022 Comments to RBWM by 14/04/2022	<u>Amended</u> Single storey front extension, part single part two storey part first floor rear extension and alterations to fenestration. 101 Broom Hill Cookham SL6 9LJ Mr And Mrs Moore	No Comment
22/00921/Full App date 05/04/2022 Comments to RBWM by 3/05/2022	Replacement dwelling, including the construction of an outdoor swimming pool and associated studio building with associated parking and landscaping, following demolition of the existing dwelling and outbuildings. Green Banks Stone House Lane Cookham SL6 9TP Ms D Karavias	No Comment
22/00859/Full App date 30/03/2022 Comments to RBWM by 4/05/2022	Single storey side extension, removal of existing Juliet balcony on side elevation and alterations to doors and windows following demolition of existing conservatory. Riversteps Gibraltar Lane Cookham Maidenhead SL6 9TR Mr And Mrs Barry And Jane Hibbert	No Comment

Application Number	Current Planning Applications - For Information Only	Parish Council Decision
22/00614/CPD App date 08/03/2022 Comments to RBWM by n/a	Certificate of lawfulness to determine whether the proposed 1no. dormer to the west elevation is lawful. Rose Cottage Kings Lane Cookham SL6 9TZ	N/A
22/00616/CPD App date 09/03/2022 Comments to RBWM by n/a	Certificate of lawfulness to determine whether the proposed car port and log store is lawful Car-Mon-Ta Church Road Cookham Dean SL6 9PJ	N/A
22/00637/CPD App date 08/03/2022 Comments to RBWM by n/a	Certificate of lawfulness to determine whether the loft conversion with the construction of a rear dormer is lawful. 101 Broom Hill Cookham SL6 9LJ	N/A
22/00640/CPD App date 09/03/2022 Comments to RBWM by n/a	Certificate of lawfulness to determine whether the single storey rear extension is lawful. 96 Westwood Green Cookham SL6 9DE	N/A
22/00657/CPD App date 11/03/2022 Comments to RBWM by n/a	Certificate of lawfulness to determine whether the proposed single storey side extension is lawful. The Field House Terrys Lane Cookham SL6 9TJ	N/A
22/00683/CPD App date 14/03/2022 Comments to RBWM by n/a	Certificate of lawfulness to determine whether the proposed outbuilding is lawful. 1 Woodlands Farm Cottages Church Road Cookham Dean SL6 9PL	OBJECTION: The outbuilding is in front of the principal elevation (elevation facing the road) of the property.
22/00662/CPD App date 11/03/2022 Comments to RBWM by n/a	Certificate of lawfulness to determine whether the replacement garage is lawful. Ballards Jobs Lane Cookham SL6 9TX	N/A

Application Number	Applications for Tree Works	Parish Council Decision
22/00561/TCA App date 04/03/2022 Comments to RBWM by 06/04/2022	G1- Row of Hornbeam - Reduce height back to previous pruning points, T1- 1 x Hollow Apple Tree - Reduce height back to major growth points, G2- Mixed hedge on rear boundary (growing from neighbours) - Cut all overhang back to boundary fence line on client's side, T2- 1 x Walnut - Prune to give approximately 1.5m clearance to building Devon Cottage Kings Lane Cookham And Shy Hamlet Dean Lane Cookham Andy Voss	No Comment
22/00747/TCA App date 18/03/2022 Comments to RBWM by 19/04/2022	T1 - Plum - fell. Tudors Berries Road Cookham SL6 9SD Mrs Jenny Greenland	No Comment
22/00745/TCA App date 18/03/2022 Comments to RBWM by 21/04/2022	(T1) Beech - section fell. Langland House Dean Lane Cookham SL6 9AG Fiona Brundrett	No Comment

4. TO RATIFY THE FOLLOWING DECISIONS THAT WERE MADE VIA EMAIL DISCUSSION AFTER THE PLANNING COMMITTEE MEETING ON 8TH MARCH 2022 WHERE TIME WAS RESTRICTED:

The following decisions were unanimously ratified:

Application Number	Current Planning Applications	Parish Council Decision – Ratified
22/00369/Full App date 14/02/2022 Comments to RBWM by 15/03/2022	Part two storey (lower ground and ground floors) part ground floor side extension. Highbank Stone House Lane Cookham SL6 9TP Max Thorne	No objection
22/00423/Full App date 21/02/2022 Comments to RBWM by 22/03/2022	Single storey extensions to the East elevation. Tall Trees Cedar Drive Cookham SL6 9DZ Mr Gary Levell	No objection
22/00439/Full App date 21/02/2022 Comments to RBWM by 23/03/2022	New front entrance canopy, part single part two storey rear extension and alterations to fenestration, including the relocation of the front entrance door. 5 Whyteladyes Lane Cookham SL6 9LZ Rob Green	No objection
22/00446/VAR App date 22/02/2022 Comments to RBWM by 24/03/2022	Variation (under Section 73) of conditions 2 (materials) and 3 (approved plans) to change the approved materials and to substitute those plans approved under 21/01045/FULL for first floor side extension, alterations to fenestration and to external finishes on the ground and first floor and alterations to the existing garage comprising of a new pitched roof, x2 first floor windows, x8 rooflights, x1 dormer and x1 external staircase. Hornbeams Winter Hill Cookham SL6 9TT Mr And Mrs Smith	No objection

Application Number	Current Planning Applications	Parish Council Decision – Ratified
22/00444/Full App date 22/02/2022 Comments to RBWM by 24/03/2022	New tractor shed. Land To The North East of Bigfrith Farm Bigfrith Lane Cookham Mr D Tinn	The Parish Council objects to this unless strong evidence is shown that an agricultural requirement does indeed exist, which it is not in the application. This is not land currently used agriculturally (it is amenity land currently, the Parish Council understands) and it would be wrong to give permission simply because the name includes the word 'Farm' and agricultural use is acceptable in the green belt in principle. If permission were given, it should be subject to an Article 4 Direction and/or a condition preventing its subsequent use of anything other than agricultural purposes.
22/00255/Full App date 24/02/2022 Comments to RBWM by 28/03/2022	Single storey front extension, part single/part two storey rear extension, garage conversion into habitable accommodation, first floor side extension and alterations to fenestration. 59 Westwood Green Cookham SL6 9DE Mr And Mrs N Butterfield	The Parish Council does not object provided that the LPA is satisfied that its parking requirements for the enlarged property are properly met.

Application Number	Current Planning Applications - Spheres of Mutual Interest	Parish Council Decision – Ratified
22/00269/CONDIT App date 04/02/22 Comments to RBWM by n/a	Details required by conditions 2 (slab levels) and 3 (biodiversity) of planning permission 21/02472/FULL for a replacement dwelling. Hockett Corner, Hockett Ln Cookham SL6 9UF	No comment

Application Number	Current Planning Applications - For Information Only	Parish Council Decision – Ratified
22/00347/CPD App date 14/02/22 Comments to RBWM by n/a	Certificate of lawfulness to determine whether the proposed detached outbuilding is lawful. Highwood Corner Grubwood Lane Cookham SL6 9UB	No comment
22/00381/CPD App date 15/02/22 Comments to RBWM by n/a	Certificate of lawfulness to determine whether the proposed single storey rear extension and x2 outbuildings is lawful. Mendota Stone House Lane Cookham SL6 9TP	The Parish Council objects to this development as the proposed outbuildings are too large to be considered ancillary to the main house, and their height is too great in context. In addition it objects since the eaves are over 2.5 metres high which means they are unacceptable. In these respects, the Parish Council agrees with and supports the objections and points made by the Cookham Society.

Application Number	Current Planning Applications - For Information Only	Parish Council Decision – Ratified
22/00421/CPD App date 18/02/22 Comments to RBWM by n/a	Certificate of lawfulness to determine whether the proposed rear outbuilding is lawful. Little Brewers Cookham Dean Bottom Cookham SL6 9AR	No comment
22/00422/CPD App date 22/02/22 Comments to RBWM by n/a	Certificate of lawfulness to determine whether the proposed outbuilding is lawful. Little Brewers Cookham Dean Bottom Cookham SL6 9AR	No comment

5. TO RATIFY THE FOLLOWING DECISIONS THAT WERE MADE VIA EMAIL DISCUSSION AS THE COMMENTS BY DATE FELL BEFORE THIS PLANNING COMMITTEE MEETING:

The following decisions were unanimously ratified:

Application Number	Current Planning Application	CPC comment – Ratified
22/00022/Full App date 07/01/2022 Comments to RBWM by 21/03/22 (14 days from date of notification)	AMENDED APPLICATION : x4 rooflights to the North West elevation, replacement window on the second floor North East elevation, x1 new window on the second floor South West elevation, x2 rooflights on the South East elevation and x1 dormer on the South East elevation. Duncryne 5 Vicarage Close Cookham SL6 9SE	No Comment
22/00540/PDXL App date 28/02/2022 Comments to RBWM by 24/03/2022	Single storey rear extension no greater than 3.35m in depth, 3.58m high with an eaves height of 3.28m. 18 Windmill Road Cookham SL6 9NE Mr and Mrs L Wootten	No Comment

Planning Ref:	Address	Appeal Decision (Further comment) - Ratified
21/01397/ Full	The Gables 49 Whyteladies Lane Cookham SL6 9LT	CPC Comment 15/06/2021: No comment on application except to request a construction management plan to include: •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 06/07/2021: Refused Appeal lodged 09/02/2022 Planning Committee minutes 08/03/2022 : Leave original comment as standing Planning Inspectorate Decision 11/03/2022: Appeal dismissed

Planning Ref:	Planning Application	RBWM Decision
21/03724/CONDIT	Old Ducketts Church Road Cookham Dean SL6 9PR	Approve discharge of condition
22/00155/Full	19 Coxborrow Close Cookham SL6 9HH	Prior approval not required
21/02717/Full	The Old Creamery Alleyns Lane Cookham SL6 9AE	Withdrawn
21/03242/Full	Moor Cottage High Street Cookham SL6 9SF	Permitted
22/00045/Full	Darbys Church Road Cookham Dean SL6 9PR	Permitted
22/00158/TCA	Riverway Berries Road Cookham SL6 9SD	Permitted
21/03746/CPD	Bigfrith End Cottage Bigfrith Lane Cookham SL6 9UJ	Refuse
21/03732/Full	Stoney Lees Dean Lane Cookham SL6 9AQ	Permitted
22/00016/Full	Gayfield Grubwood Lane Cookham SL6 9UB	Permitted
22/00079/Full	Cookham Dean Cricket Club Whyteladyes Lane SL6 9LF	Permitted
22/00310/TCA	Suffolk Cottage Cookham Dean Common SL6 9NZ	Permitted
21/03384/TCA	Woodside Church Road Cookham Dean SL6 9PJ	Permitted
22/00022/Full	Duncryne 5 Vicarage Close Cookham SL6 9SE	Permitted
22/00206/Full	Holly House 3 Vicarage Close Cookham SL6 9SE	Permitted
22/00052/Full	Bedwin House Bedwins Lane Cookham SL6 9PU	Withdrawn
22/00184/Full	Garden Cottage Sutton Road Cookham SL6 9QY	Permitted

Contrary to Parish Council Decision:

There was no further comment made.

Planning Ref:	Address	CPC Decision	RBWM Decision	CPC Comment
22/00030/CPD	Beechwood Winter Hill Cookham SL6 9TT	Objection unless condition is imposed requiring outbuilding to remain as a gym / pool house and not to be used as a separate dwelling at this address	Permitted Development	
21/03377/Full	Genista Cockmarsh Riverside Bourne End SL8 5RG	Objection to the creation of a new dwelling in the: Green Belt (GB1-GB11) Setting of the Thames (N2) ASLI (N1) Area Liable to flooding (F1) CPC wish to raise concerns over the increase in traffic, flood escape routes for less able and the potential precedent this may create.	Permitted	
21/03408/TCA	Moonraker Stone House Lane Cookham SL6 9TP	Objection to felling this tree as it is a 'key feature of the landscape'. If works are required, management of the tree should be considered e.g. crown reduction. If felled CPC Planning Committee request that a semi-mature tree of the same species is planted in replacement.	Permitted	
22/00110/Full	64 Westwood Green Cookham SL6 9DE	Objection on basis that CPC agree with reasons given in the Borough refusal of application 21/03210/Full and that the current application has insufficient change to merit approval. CPC also reiterates their comment on 21/03210/Full that there will be insufficient parking on site.	Permitted	
22/00245/Full	11 Westwood Green Cookham SL6 9DD	Objection to design including juliet balcony on basis of: <ul style="list-style-type: none"> • Overlooking • Loss of light to neighbour's patio • Inadequate parking 	Permitted	

6. 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:

No update was received, and no actions taken.

7. TO CONSIDER THE RECENT DESTRUCTION OF TREES ON OR NEAR THE BLP DESIGNATED SITE AL38 WITH REFERENCE TO RBWM'S TREE PRESERVATION POLICY AND TO DECIDE HOW BEST TO PURSUE THIS COUNCIL'S PREVIOUS REPRESENTATIONS TO RBWM ON THIS ISSUE:

The committee agreed that no further action be taken.

8. TO RATIFY THE DECISION MADE BY EMAIL ON THE CENTRAL AND EASTERN BERKSHIRE AUTHORITIES – JOINT MINERALS AND WASTE PLAN PROPOSED MAIN MODIFICATION CONSULTATION:

The Committee agreed a decision of 'No Comment' by email - this was ratified.

9. TO CONSIDER AND APPROVE A LETTER FROM CLLR B. PERRY REGARDING THE ISSUES ARISING FROM THE DEVELOPMENT MANAGEMENT PANEL 16TH FEBRUARY 2022 WITH REFERENCE TO APPLICATION 21/01824/OUT, LAND AT LOWER MOUNT FARM AND TO WEST OF UNIT 2B AND SOUTH OF LONG LANE COOKHAM:

The letter from Cllr B. Perry was reviewed and unanimously approved. The Clerk will send it to Lead Member for Planning (Cllr P. Haseler), RBWM Officer David Cook and Monitoring Officer Emma Duncan.

10. CHAIRMAN'S SUBMISSIONS:

Maidenhead Development Management Committee meeting on 20th April: Notifications of the following pl/aps for determination by Panel, had been received and distributed to the members of the committee:

- **21/03498/FULL**, Cookham Dean Cricket Club Whyteladies Lane Cookham Maidenhead SL6 9LF - Replacement club house with new soakaway. CPC decision from Meeting 11th Jan - No Comment.
- **21/03512/FULL**, The Arcade High Street Cookham Maidenhead SL6 9TA - Change of use of the existing building from ancillary commercial use to office space - retrospective. CPC decisions from Meeting 11th Jan. 1 CPC are not satisfied there is existing valid permission for this building in which case one needs to be sought; unless there is one, we object to this application. 2 If a permitted application exists, we would also object unless the normal requirements for parking, noise, toilet facilities and fire precautions are met.
- **21/03582/FULL**, The Arcade High Street Cookham Maidenhead SL6 9TA - Demolition of an existing shed used for ancillary commercial storage and the formation of a patio for use by coffee shop for ancillary outdoor seating area - retrospective. CPC decisions from Meeting 11th Jan. Objection in principle to development of the site on basis of noise and over-development in a conservation area; we would also object unless the normal requirements for parking, noise, toilet facilities and fire precautions are met.

Mr D Scarff volunteered to speak regarding pl/aps 21/03512/FULL and 21/03582/FULL, on behalf of CPC in his role as co-opted member of the committee, however asked that the Clerk ensure that all relevant RBWM Officers and the Chairman of the Committee are notified and acknowledge that he will be speaking on behalf of both the Parish Council and the Cookham Society. It was agreed there was no need to speak regarding pl/ap 21/03498/FULL. The Clerk will book the speakers slots.

The Meeting closed at 8.30pm.