

COOKHAM PARISH COUNCIL**Minutes of a Meeting of the PLANNING COMMITTEE held in the Community Room at Cookham Library on Tuesday 12th December 2023, commencing at 7.30pm.**

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

Also Present: There were 5 members of the public present.
No members of the press were present.

OPEN FORUM:

Residents from Strande Park asked about the letter regarding the ongoing site Licence issues around the change of use to allow the amenity land to be used for building, sent by the Planning Cmte to the Borough Ward Cllrs and what the outcome had been (Ref: minutes of the Planning Cmte 14th November 2023, Item 10, minute page 3182). Cllr Perry read the letter that had been sent. The matter remains ongoing, however Borough Officers and Cllrs are working for a resolution.

A member of public shared his comments on the Cannondown Rd applications.

The applicant for pl/ap 23/02883/Full Round Copse, Alleyns Lane, spoke in support of their application.

For the benefit of the applicant in attendance, and on the approval of the committee, pl/ap 23/02883/Full was moved up the agenda.

1. APOLOGIES:

Apologies received from Cllrs J. Edwards and J. Moore.

2. DECLARATIONS OF INTEREST:

None.

3. PLANS TO BE CONSIDERED AND DISCUSSED:

Application Number	Current Planning Applications	Parish Council Decision
23/02883/FULL App date 27/11/23 Comments to RBWM 27/12/23.	Replacement four bedroom detached dwelling with solar panels to the roof following the demolition of the existing dwelling and garage. Round Copse Alleyns Lane Cookham Maidenhead SL6 9AE Mr and Mrs Ridges	NO OBJECTION in principle but request a condition, in view of the size, that Permitted Development rights are removed.

APPEAL :	
Appeal By:	Mr Burgess
Site Address:	The Arcade High Street Cookham Maidenhead SL6 9TA
Proposal:	Change of use of the existing building from ancillary commercial use to office space (Retrospective)
PINS Ref:	APP/T0355/W/23/3329117
RBWM PI/ap:	22/03162/FULL
RBWM Decision	Refused 21/07/2023
CPC Comment:	<p>10/01/2023:1 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.</p> <p>2 If a permitted application exists, we would also object unless the normal requirements for parking, noise, toilet facilities and fire precautions are met</p>
CPC Comment:	<p>12/12/2023:</p> <p>CPC continue to OBJECT to this application and will reiterate our comments made on 10/1/2023, but we would also like to add points made during our representation at the RBWM Maidenhead Development Management Committee on 19/7/2023 where this application was refused.</p> <p>Cookham Parish Council objected to this application on 10 January 2023. Its grounds for doing so were that it was not satisfied that there was an existing valid permission for this building, in which case one needs to be sought. If there is, then it would object to this application unless the normal requirements for parking, toilet facilities and fire precautions had been met, which it was not satisfied were.</p> <p>At the meeting of the Maidenhead Development Panel on 19 July 2023, Cllr Jacqui Edwards on its behalf repeated that objection to this retrospective application because, to elaborate those short reasons:-</p> <p>Cookham Parish Council does not consider the additional statements in these applications provide sufficient evidence that planning permission for commercial use of the rear garden has ever been granted, or that the garden was in established commercial use prior to these recent developments; indeed it is aware of evidence to the contrary.</p> <p>Further, while the Parish Council encourages and supports appropriate commercial development in Cookham High Street, this site is on the north side of the High Street. To the west there are eighteen dwellings but not a single commercial property. The introduction of commercial activity into the rear garden of this property would produce activity and potentially noise inconsistent with the quiet residential area behind these dwellings, which is also part of the Cookham Village Conservation Area.</p> <p>This would be contrary to our Village Design Statement. It would also be inconsistent with recent planning decisions for other commercial properties on busier parts of the High Street, which have restricted development in their outside rear areas.</p> <p>Finally, the Parish Council has seen insufficient evidence that the normal requirements for parking, toilet facilities and fire precautions have been met. In particular, the shortage of parking space in Cookham village is an ongoing problem of which it is very much aware. New commercial use in a rear garden must be expected to generate more people on site and is therefore likely to require parking space. The Parish Council's understanding is that this proposal provides no additional parking space and therefore can only make a difficult situation worse.</p> <p>The Parish Council asks the Inspector to refuse this application.</p>

Application Number	Current Planning Applications	Parish Council Decision
23/02853/FULL App date 20/11/23 Comments to RBWM 20/12/23.	1 no. front bay window, alterations to fenestration and new rear steps following demolition of existing deck. Ebury Cottage Station Road Cookham SL6 9BU Olivia McLaren	NO COMMENT providing there is a condition that this remains as one dwelling.
23/02908/FULL App date 27/11/23 Comments to RBWM 29/12/23.	Change of use for temporary permission until 1st January 2026 for a mini zoo animal education centre (Retrospective) Lower Mount Farm Long Lane Cookham Maidenhead SL6 9EE Wildway Wildlife Ltd	The Parish Council OBJECTS to the change of use as it interferes with the openness of the Green Belt and loss of agricultural land without special circumstances, but would accept it provided that a strict condition is imposed that requires the site to revert to agricultural land on the expiry of the temporary permission on 1 st January 2026.
23/02951/FULL App date 29/11/23 Comments to RBWM 01/01/24.	1no. detached carport. Coney Meadow Spade Oak Reach Cookham Maidenhead SL6 9RQ Mr James Copas	NO COMMENT
23/02613/FULL App date 29/11/23 Comments to RBWM 15/12/22.	Amended Plans Detached triple garage and store and a ramped access following the demolition of the existing buildings. Sol Mill, Mill Lane Cookham Maidenhead SL6 9QT Mr A Richards	CPC Decision 14 Nov 2023: We do not object provided there is a condition that there is no increase in size or height of the building and no change of use for it or any part of the building. Decision 12th December 2023: No further comment
23/02964/FULL App date 01/12/23 Comments to RBWM 03/01/24.	Double carport/store Orchard End Maidenhead Road Cookham SL6 9DA Mr Babak Peyami	NO OBJECTION provided there is a condition requiring that it remains ancillary to the single dwelling.

Application Number	Notices for Information Only	Parish Council Decision
23/02774/CPD App date 10/11/23 Comments to RBWM N/A	Certificate of lawfulness to determine whether detached summer house is lawful. Round Copse Alleyns Lane Cookham Maidenhead SL6 9AE Mr and Mrs Tom Ridges	N/A (RBWM: Permitted 4/12/23)

Application Number	Current Applications for Tree Works.	Parish Council Decision
23/02551/TCA App date: 30/10/23 Comments to RBWM 7/12/23. Ext granted 13/12/23	(T3) Magnolia - remove. Moonbeams Cottage Hills Lane Cookham SL6 9NX Mark 360Globalnet	OBJECTION CPC strongly object to the removal of this important tree in the local scene. The PC is not satisfied that the Magnolia is the cause of the subsidence/structural damage and would support alternative methods of supporting the foundations.

Application Number	Current Applications for Tree Works.	Parish Council Decision
23/02797/TCA App date: 30/10/23 Comments to RBWM 7/12/23.	(T1) Apple tree - Crown reduce by 1m, leaving a final height of 6m and spread of 3.5m. (T2) Apple tree - Crown reduce by 1m, leaving a final height of 5.5m and spread of 3.5m. Little Dean Dean Lane Cookham SL6 9AF Mrs Pitt	NO COMMENT
23/02810/TCA App date: 15/11/23 Comments to RBWM 18/12/23	Yew - Crown reduction by 4m to a final height of 7.5m as per photograph. Little Bagsters Kings Lane Cookham SL6 9AY Mrs Patricia Beavan	NO COMMENT
23/02892/TCA App date: 23/11/23 Comments to RBWM 22/12/23	T1 - Variegated maple - Crown reduction by 2m to a final height of 9m and spread of 7m, T2 - Oak - Crown reduction by 3m to a final height of 14m and spread of 11m. Old Pond Cottage Kings Lane Cookham SL6 9AY Joan Child	NO COMMENT
23/02907/TPO App date: 24/11/23 Comments to RBWM 22/12/23.	(T1) Oak - Reduce as shown (019/1972/TPO) Siskins Church Road Cookham Dean SL6 9PG Mr Pottage	NO COMMENT

4. RBWM Decisions:

23/01373/Full	Grasmere Cedar Drive, Cookham, SL6 9DZ	Application withdrawn
23/01568/TPO	Silver Birch, Stone House Lane, Cookham, SL6 9TP	Permitted
23/01603/Full	Danes Manor Cottage, Dane Gardens, Cookham SL6 9BF	Permitted
23/02065/Full	Trelawney, Jobs Lane, Cookham, SL6 9TX	Application withdrawn
23/02267/CPD	2 Orchard Gardens, Sutton Road, Cookham, SL6 9QP	Permitted
23/02321/PDXL	2 Gorse Road, Cookham, SL6 9LL	Prior approval not required
23/02460/TCA	Back of Beyond Winter Hill, Cookham, SL6 9TW	Permitted
23/02654/CPD	Round Copse, Alleyns Lane, SL6 9AE	Permitted
22/02849/Full	Bigfrith End Cottage, Bigfrith Lane, Cookham, SL6 9UJ	Permitted
23/01911/Full	31 Westwood Green, Cookham, SL6 9DD	Permitted
23/02319/VAR	Rattys Hole, Spade Oak Reach, Cookham, SL6 9RQ	Permitted
23/01993/VAR	The Coppice, Startins Lane, Cookham, SL6 9AN	Permitted
23/02120/TPO	Round Copse, Alleyns Lane, Cookham, SL6 9AE	Permitted
23/02194/CLASSAA	Little Timbers Dean Lane Cookham Maidenhead SL6 9BG	Withdrawn
23/02281/Full	Highfield House, 8 High Road, Cookham, SL6 9HR	Permitted
23/02350/TPO	Wild Rose Cottage, Grange Lane, Cookham, SL6 9RP	Partial Refusal/Partial Approval
23/02368/CPD	Bagsters Kings Lane Cookham Maidenhead SL6 9AY	Refuse
23/00372/Full	Penny Wilgie, High Road, Cookham, SL69JF	Permitted
23/02445/CPD	Autumn Orchard, Sutton Road, Cookham, SL6 9SY	Refuse
23/02557/CPD	Lorelei Cottage, Graham Road, Cookham, SL6 9LJ	Permitted
23/02560/Full	Little Morton, The Pound, Cookham, SL6 9QD	Permitted
23/02667/TCA	The Malt Cottage, School Lane, Cookham, SL6 9QN	Permitted

5. 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:

Following on from a decision made at the Full Council meeting of 7th November (Ref: minutes of the Full Council 7th November 2023 Item 8, minute page 3140) to write to Senior Officers and Lead Members regarding the Stakeholder Master Plan for Cannondown Rd site pl/aps 23/02019 and 23/02022, a letter has been sent. This Council considers that the Master Plan should be reassessed and that RBWM revisit its decision that approved the document. To date no response has been received. The Clerk to follow this up.

6. 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 on the application.

In light of the response to the planning enforcement investigation, to be noted in item 7, the Cmte queried if a change of use, from garages to living accommodation, should have been requested prior to the demolition of the garages on the Strade Park site. In communication from the enforcement team regarding the Sanctum on the Green site, it makes a point of saying that planning permission for mobile homes is (only) required if it "facilitate[s] a change of use on [not 'of'] the site". The Cmte therefore questions why a change of use was not required if the change is from garages which would be ancillary use, to living accommodation.

The Cmte to write to the Planning Authority to seek clarification. Cllr Perry to write a letter for circulation prior to the Clerk sending.

7. TO DISCUSS A MOBILE HOME AT THE SANCTUM ON THE GREEN THAT DOES NOT APPEAR TO HAVE PLANNING PERMISSION:

Further to an enforcement issue regarding a mobile home at the Sanctum on the Green and a query over the need for change of use, after discussion the Cmte noted the points made by the Planning Enforcement team but decided that no further action will be taken.

8. TO PROVIDE AN UPDATE ON HEAVY GOODS VEHICLE LICENCES:

Cllr Perry updated the cmte regarding previous submissions that had been made against applications for Heavy Goods Vehicle Licences at the Lower Mount Farm site.

Clerk to write to the HGV Licencing team for an update on the applications that were outstanding as of February 2022.

9. CHAIRMAN'S SUBMISSIONS:

A request was made that the application 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, Land West of Switchback Road North and North of Nightingale Lane Maidenhead be reviewed at a future meeting. This will be added to the January Planning Cmte meeting.

The Building Height and Tall Buildings Supplementary Planning Document is due for adoption at the RBWM Cabinet meeting on 13th December. During the consultation phase, CPC put in an objection on a number of points which appear to have been taken into consideration on the draft due for adoption. Although it does not completely stop tall buildings, other policies are in place which can be used to control excess building height. Generally speaking, it was considered a good outcome.

A query was raised about changes made to a property subject to pl/ap 23/00914.

Cllr Perry thanked the Cmte for their work over 2023 and wished all a Happy Christmas.

The Meeting closed at 9.10pm.