

COOKHAM PARISH COUNCIL

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

PRESENT: Cllr C. Aisladie (Acting Chairman)
Cllrs, L. Austin, M. Barnes, and I. Wernham.
Mr D. Scarff

Also Present: 3 members of the public.
The Assistant Clerk
No members of the press were present.

On the approval of the Committee, Cllr C. Aisladie chaired the meeting.

OPEN FORUM:

There were no representations.

The members of the public were attending regarding Item 6 and the Committee agreed to move this item to the top of the agenda.

1. APOLOGIES

Apologies received from Cllrs E. Bune, I. Herd, B. Perry, J. Perry and P. Roe

2. DECLARATIONS OF INTEREST:

None.

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:

There were no updates.

3. PLANS TO BE CONSIDERED AND DISCUSSED:

Application Number	Current Planning Applications	Parish Council Decision
22/01539/Full App date 08/06/2022 Comments to RBWM by 11/07/22 Extension of time until 13/07/22	Single storey front extension, two storey side extension x1 new rear entrance door and alterations to fenestration 1 Halfway Houses Maidenhead Road Maidenhead SL6 6PP Mr and Mrs Preston	NO OBJECTION , but request that a Traffic Management Plan is put in place during the development as the site is on a bend on a narrow road and visibility for road users is limited.
22/01567/FULL App date 10/06/2022 Comments to RBWM by 11/07/22 Extension of time until 13/07/22	Single storey rear extension, following demolition of the existing rear lean-to conservatory 103 Broom Hill Cookham SL6 9LJ Mr and Mrs Simpson	NO COMMENT
22/01639/PDXL App date 16/06/2022 Comments to RBWM by 08/07/2022 Extension of time until 13/07/22	Permitted Development Extended Single storey rear extension no greater than 3.50m in depth, 3.46m high with an eaves height of 2.30m 19 Coxborrow Close Cookham SL6 9HH Mrs Martin	NO COMMENT

Application Number	Current Planning Applications	Parish Council Decision
22/01040/FULL App date 20/06/2022 Comments to RBWM by 11/07/22	Amended Plans: Single 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 Foster	RBWM Permitted 05/07/22
22/01377/FULL App date 21/06/2022 Comments to RBWM by 22/07/22	Erection of solar panels Land to East of Mount Lodge Spring Lane Cookham Dean Mrs Draper	NO OBJECTION subject to confirmation that no trees will be felled.
22/01678/FULL App date 20/06/2022 Comments to RBWM by 21/07/22	Replacement and raising of the roof, loft conversion, x5 new rooflights, replacement and enlargement of existing gantry and x1 new dormer to east elevation. Gantry House School Lane Cookham SL6 9QN Mr and Mrs Donald	NO COMMENT
22/01645/FULL App date 28/06/2022 Comments to RBWM by 28/07/22	Single storey side/rear extension 65 Westwood Green Cookham SL6 9DE Mr King	NO COMMENT
22/01765/FULL App date 30/06/2022 Comments to RBWM by 29/07/22	New pitched roof above the existing single storey front element, single storey rear extension and alterations to external finishes/materials to the front elevation, following demolition of the existing single storey rear element. Jamesville 2 Gainsborough Cookham SL6 9DR Mr and Mrs Trickett	NO OBJECTION but request that new roof tiles match existing ones.
22/01756/FULL App date 30/06/2022 Comments to RBWM by 02/08/22	Single Storey front extension, single storey rear extension, garage conversion and alterations to fenestration following demolition of existing element. 55 Westwood Green Cookham SL6 9DE Mr and Mrs Brocas	OBJECTION on the basis that this development will come forward of the building line.
22/01806/FULL App date 05/07/2022 Comments to RBWM by 03/08/22	New dual pitched roof above the existing single storey element on the South East elevation with accommodation in the roof space and alterations to fenestration and to external finishes/materials, following demolition of the existing single storey element on the South West elevation and part demolition of the existing single storey element on the South East elevation. Hill Grove Farm Bradcutts Lane Cookham Dean SL6 9AA Mr Burton	OBJECTION – Over development and the negative effect on the openness on the Green Belt.
22/01786/FULL App date 05/07/2022 Comments to RBWM by 02/08/22	Single storey rear extension with glazed link to the main dwelling and covered area on the South East elevation. Cromwell Cottage Alleyns Lane Cookham SL6 9AD Mr Keevil	NO COMMENT

Application Number	Current Planning Applications	Parish Council Decision
22/01787/LBC App date 05/07/2022 Comments to RBWM by 02/08/22	Single storey rear extension with glazed link to the main dwelling and covered area on the South East elevation. Cromwell Cottage Alleyns Lane Cookham SL6 9AD Mr Keevil	NO COMMENT

Application Number	Current Planning Applications - For Information Only	Parish Council Decision
22/01528/CONDIT App date 07/06/2022 Comments to RBWM by n/a	Discharge of Condition Details required by condition 3 (material samples) (partial discharge) of planning permission 20/02474 for a single storey rear extension, new access, new boundary treatment and alterations to fenestration. Dene Hollow Cookham Dean Bottom Cookham SL6 9AR Ms Rachel Arthur	NO COMMENT
22/01609/CONDIT App date 13/06/2022 Comments to RBWM by n/a	Discharge of Condition Details required by Condition 2 (external materials) of planning permission 20/00854 for the Garage conversion, raising of the eaves and ridge to create first floor accommodation with x3 windows at first floor, x1 rooflight and x1 gable with juliet balcony to the North elevation, x3 rooflights and x1 gable with first floor balcony to the East elevation, x2 windows at first floor and x2 rooflights to the South elevation, x2 windows to the first floor West elevation, alterations to the ground floor fenestration, new access and driveway Coppenhall Cookham Dean Common Cookham SL6 9NZ Mr Pearce	NO COMMENT
22/01634/CPD App date 16/06/2022 Comments to RBWM by n/a	Amended Plans: Certificate of lawfulness to determine whether the proposed ancillary outbuilding is lawful. Bedwin House Bedwins Lane Cookham SL6 9PU	NO COMMENT

Application Number	Current Planning Applications - Spheres of Mutual Interest	Parish Council Decision
<p>22/06443/FULEA Buckinghamshire Council</p> <p>App date 23/05/2022 Comments to Buckinghamshire Council by 23/07/22</p>	<p>Buckinghamshire Council Planning Application:</p> <p>Full planning permission for production space and supporting buildings for screen-based media and associated services/industries. The development of approximately 168,718 sqm GEA total floorspace comprising: sound stages, workshops , office accommodation, studio hub associated outdoor space such as backlots and unit bases; entrance structures and reception; security infrastructure, mobility hub; cafes; parking; bridge; incidental supporting buildings; associated infrastructure; public art; upgraded vehicular access onto Marlow Road; new cycle and pedestrian accesses; a new cultural/educational/recreational building; a new community building and associated landscaping, publicly accessible recreational land and ecological and environmental enhancements/habitat creation.</p> <p>Land adjacent South Side Marlow Road and A404 Junction Westthorpe Park Little Marlow Buckinghamshire. Dido Property Limited</p>	<p>As complied by Cllr B. Perry, proposed by Cllr I Wernham, seconded by Cllr M. Barnes and unanimously approved.</p> <p>STRONGLY OBJECT</p> <p>on the following grounds:</p>

22/06443/FULEA – OBJECTION:

We write to comment on this application. The Parish of Cookham has an obvious interest in that any such development will be a major feature of the view from Winter Hill within our Parish (part of an area of special landscape importance), may affect public transport services through our Parish, and is very likely to affect traffic flows across Cookham Bridge and therefore through the Cookham High Street Conservation Area.

Three members of our Planning Committee (including its Chairman and the Chairman of our General Purposes Committee) attended the applicant's exhibition in Marlow. They were grateful for the opportunity of talking to those present as well as looking at the exhibition. We have considered carefully the plans as submitted.

Regrettably, the Parish Council has come to the conclusion that it must in the interests of its residents oppose this development. We have a number of reasons for coming to this conclusion.

1. The development is said to be likely to create about 4,200 jobs (Planning Statement, para 9.35). While of course the Parish Council would welcome any concomitant improvement in the railway service, and indeed the bus service, through this Parish from Maidenhead station to Marlow and/or High Wycombe, in its view any such potential gain is substantially outweighed by the likely substantial increase in traffic.

Our first concern relates to traffic entering and leaving the site itself. We are not satisfied that the road network serving the site is or can easily be made adequate, particularly in respect of traffic heading east, towards and through Little Marlow and Bourne End. This is not directly our concern, but it raises very serious issues for us.

Much of such traffic is likely to come to and from the site from south of the Thames/Maidenhead (whether from housing or from the station) or from housing in or around Cookham. It would have to move over Cookham Bridge (which is single lane traffic, traffic light controlled, as you are no

doubt aware) and through the Cookham High Street Conservation Area. Such traffic, once in Cookham, would either turn west through The Pound which is a very well-known traffic bottleneck with significant pedestrian safety issues, or continue south through the Riverside Conservation area in Maidenhead. Both would be seriously detrimental to the community of Cookham.

The existing levels of traffic result in significant queues, especially at rush hour (which is also, in the morning, drop-off time for Holy Trinity primary School in the Conservation Area). Traffic jams and the traffic cause significant noise and fume pollution issues in the Conservation Area, as well as endangering pedestrians, including children, in the narrow streets. This will anyway be exacerbated by the developments in Slate Meadow and Hollands Farm north of the Thames with 850 homes, and new developments both in Cookham itself (approximately 270 homes over the next 10 years). This development would make things significantly worse.

This is so both in respect of goods traffic, where there are already serious issues in lorries weighing more than the weight limit attempting to cross Cookham Bridge – no doubt many lorries would be needed to service your development - and also in car traffic. It will become significantly worse than at present due to the already planned increases in housing both immediately north of the bridge (at Slate Meadow and Hollands Farm in Bourne End) and south of the bridge (at Lower Mount Farm in Cookham itself, and two other sites) already mentioned.

The extra traffic of both types created by the development would make an already very bad and worsening situation even significantly worse still. It would in our view trigger the NPPF threshold of 'severe' residual effect which should result in refusal.

2. The Parish Council is opposed to building in the green belt, particularly in an area hitherto protected by the "barrier" of the A404. It is irrelevant whether the building is a film studio project or any other kind of development. While we acknowledge the argument that the land is not of high quality, the fact is that it is green belt and the Parish Council considers preservation of the green belt to be highly important for amenity reasons. There are in its view no very special circumstances relating to the project to justify overriding the protection of the green belt.

3. The sheer mass of the project as outlined is unacceptable. It involves a large number of enormous buildings, in terms of height and general volume as well as ground space. This point simply enhances the main argument against building in the green belt. However, it is also disproportionate and out of keeping with the small number of residential homes which would adjoin the development.

4. The development would seriously detract from the view from Winter Hill in our Parish. It will be a very substantial developed area in what is currently open land. We are aware that no one has a legal right to a view, but the openness of the green belt is one of its fundamental characteristics which the national planning policy framework seeks to protect. Views created by such openness are of particular importance when themselves viewed from areas of special landscape interest. Winter Hill adjoins such an area and deserves similar consideration, and as Common Land including rights of way the views from it are of planning relevance and should be protected. This applies both to residents and walkers using public pathways and national Trust walks.

5. This is particularly so considering solar panels on the roofs of the buildings. These are both unsightly in themselves when viewed from above, and very reflective. Those looking at them from the south/south-east as from Winter Hill in this Parish will see the development not only has large block like buildings intruding into the green belt but also buildings with glaring, reflective roofs. This aspect in particular would be seriously detrimental to the enjoyment of all walkers along the network of paths around Winter Hill in our Parish, but also to the amenities of our residents.

6. The noise which would emanate from the development would also be a significant detriment to residents of our Parish overlooking the site. The noise from the A404 is already an issue for

housing overlooking it and the site. The noise which would emanate from your development both in terms of traffic movements and work taking place on the site would add to this problem.

7. Both the noise and night lighting, especially on the potential out-door sets, could be seriously detrimental to wild-life and bio-diversity in our Parish as well as on and immediately adjacent to the site itself.

8. We believe that the water run-off and other drainage effects of the development, covering what are currently open fields which help absorb rainfall, would be seriously detrimental to the floodplain between the site and the river and consequently potentially to Cookham and those of its residents living in the floodplain. It is important that the land be left to absorb rainfall as part of the natural defences against flooding. The development is likely to cause a serious reduction in the ability of the land by Marlow to absorb rainfall and protect down-stream Cookham. This is particularly so in view of the role already played by the areas of water to the south of the site which are used to absorb water from the area and estate around the Crowne Plaza Hotel.

9. Finally, we note that a very large planning application at Bray Studios has just been permitted by the Royal Borough of Windsor and Maidenhead. We also note that an even larger planning application has just been made by Pinewood Studios at Iver Heath. While we appreciate the argument that a cluster of such studios may assist the development of talent and expertise in this country and this area, we are compelled to the view that a third such development would represent over-provision of such facilities, leading eventually to its decline and the need to redevelop the site. Since we would oppose such redevelopment, we are also opposed to any development which might have that outcome.

Though it is not our direct concern, we are concerned about what seems to us must be the significant loss of amenity for the homes already within the proposed site, including noise, traffic, overlooking/loss of privacy, loss of open space and so on.

Regrettably, we do not believe that these objections can be removed by cosmetic or minor changes to the proposed development. **Accordingly, we object to this or any similar development on this site.**

Application Number	Applications for Tree Works	Parish Council Decision
22/01576/TCA App date 09/06/2022 Comments to RBWM by 08/07/22	Ash – removal of 2 boughs and 1 branch. Tudors Berries Road Cookham SL6 9SD Mrs Jenny Greenland	Extension of time until 13/07/22 NO COMMENT
22/01575/TCA App date 09/06/2022 Comments to RBWM by 08/07/22	Ash – remove 3 to 4 overhanging branches and deadwood. Badgers Berries Road Cookham SL6 9SD Mrs Jenny Greenland	Extension of time until 13/07/22 NO COMMENT
22/01706/TPO App date 22/06/2022 Comments to RBWM by 26/07/2022	T1 – Lime – remove regrowth at the end of the low lateral limb and remove deadwood (029/1991/TPO). Riverdene Sutton Road Cookham SL6 9SN Bernice Smith	NO COMMENT
22/01592/TPO App date 23/06/2022 Comments to RBWM by 22/07/22	T1 – Sycamore – fell (20/1995/TPO) Harwood House Nursing Home Spring Lane Cookham Dean SL6 6PW Mrs Harold	CPC ask that where a tree is felled it is replaced with a tree of native species in the interests of conservation and because of climate emergency.

RBWM Decisions:

Planning Ref:	Planning Application	RBWM Decision
21/03455/COND IT	Land at 16 Southwood Gardens Cookham	Approve Discharge of Condition
22/00444/FULL	Land to The North East of Bigfrith Farm Bigfrith Lane Cookham	Permitted
22/00781/FULL	Weathervane Cottage Bigfrith Lane Cookham SL6 9PH	Refused
22/00895/FULL	Cookham Dean CE Primary School Bigfrith Lane Cookham SL6 9PH	Permitted
22/00980/FULL	2 Nightingale Cottages High Road Cookham SL6 9HU	Permitted
22/01141/TCA	5 Albion Cottages Church Road Cookham Dean SL6 9PE	Permitted
22/01248/TCA	Riverdene Sutton Road Cookham SL6 9SN	Permitted
22/00248/FULL	Tythe Barn Dean Lane Cookham SL6 9BB	Refused
22/00972/FULL	Beechwood Winter Hill Cookham SL6 9TT	Permitted
22/00988/FULL	Bedwin House Bedwins Lane Cookham SL6 9PU	Permitted
22/01179/TCA	Fieldfare Startins Lane Cookham SL6 9AN	Permitted
22/01248/TCA	Riverdene Sutton Road Cookham SL6 9SN	Permitted
22/01293/TCA	Moorlands School Lane Cookham SL6 9QJ	Permitted
21/02331/OUT	Station Court High Road Cookham SL6 9JF	Refused
22/01023/FULL	Bigfrith End Bigfrith Lane Cookham SL6 9UJ	Permitted
22/01106/FULL	Sanders Bigfrith Lane Cookham SL6 9PH	Permitted
22/01123/TCA	Spindles Bigfrith Lane Cookham SL6 9PH	Permitted
22/01169/VAR	Land at 16 Southwood Gardens Cookham	Permitted
22/00222/VAR	Stratford Wine Shippers and Merchants Ltd Old Butchers Wine Cellar High Street Cookham SL6 9SQ	Permitted
22/00685/FULL	1 Woodlands Farm Cottages Church Road Cookham Dean SL6 9PL	Permitted
22/01169/VAR	Land at 16 Southwood Gardens Cookham	Permitted
22/01210/FULL	Moonraker Stone House Lane Cookham SL6 9TP	Permitted
22/01411/TCA	Mallows Berries Road Cookham SL6 9SD	Permitted

7. TO RECEIVE AN UPDATE REGARDING THE MARLOW FILM STUDIO PROJECT:

There were no updates.

8. CHAIRMAN'S SUBMISSIONS:

Cllr C. Aisladie welcomed the new Assistant Clerk.

The Meeting closed at 8.05pm.