

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

PRESENT: Cllr J. Edwards (Acting Chairman)
 Cllrs, L. Austin, E. Bune, R. Kellaway and H. Pleming
 Mr D. Scarff

Also Present: There were 2 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:

The applicants for pl/ap 23/01964/Full came to speak in support of their application and answer questions.

Pl/ap 23/01964/Full was brought up the agenda.

1. APOLOGIES:

Apologies received from Cllrs C. Aisladie, T. Caen, J. Moore and. B. Perry

2. DECLARATIONS OF INTEREST:

Cllr L. Austin 23/01884/Full Personal

3. PLANS TO BE CONSIDERED AND DISCUSSED:

Application Number	Current Planning Applications	Parish Council Decision
23/01964/Full App date 10/8/23 Comments to RBWM 12/9/23 Extension for comments to 13/9/23	Erection of an earth covered dwelling, remediation of the existing sewage works and decontamination of the site. Site of Former Sewage Works Terrys Lane Cookham Mr Wayne Richards	NO OBJECTION
23/01811/Full App date 26/7/23 Comments to RBWM 30/08/23. Extension for comments to 13/9/23	Replacement and alterations to the existing roof, 1no. front and rear dormer, enlargement of the first floor and alterations to fenestration. Ballards Jobs Lane Cookham SL6 9TX Mr & Mrs Korth	NO OBJECTION
23/01888/FULL App date 01/08/23 Comments to RBWM 01/09/23 Extension for comments to 13/9/23	Single storey rear extension West Morlands House High Road Cookham SL6 9JT Scott Field	NO COMMENT
23/01884/FULL App date 02/08/23 Comments to RBWM 04/09/23 Extension for comments to 13/9/23	First floor side/rear extension and 1 no. rooflight 11 Whyteladyes Lane Cookham SL6 9LZ Mr Alexis Austin	NO COMMENT
23/01934/FULL App date 07/08/23 Comments to RBWM 08/09/23 Extension for comments to 13/9/23	Part single part two storey front/side extension with new canopy and alterations to fenestration following demolition of existing side extension. 24 Broom Hill Cookham SL6 9LW Oliver Witney	NO COMMENT

Application Number	Current Planning Applications	Parish Council Decision
23/01913/FULL App date 04/08/23 Comments to RBWM 08/09/23 Extension for comments to 15/9/23	Relocation of existing front entrance door, replacement roofs to existing conservatories, replacement of existing entrance gates and alterations to steps, fenestration and external finishes following demolition of existing elements. Brigstocke Gibraltar Lane Cookham SL6 9TR Mr And Mrs Davies	NO COMMENT
23/01900/FULL App date 08/08/23 Extension for comments to 14/9/23	Including Amended Plans: Replace 1no. front dormer with rooflight and 2no. rear rooflights with 2no. rear dormers. Dawn Chorus Poundfield Lane Cookham SL6 9RY Mr And Mrs D And H Oliver And Murphy	NO COMMENT
23/01985/AGDET App date 14/8/23 Comments to RBWM 18/9/23	Notification to determine whether prior approval is required for a new agricultural barn. Pound Field Open Space Terrys Lane Cookham Copas	RBWM Determined 11/9/23 – Refused. (Prior Approval is required)
23/01993/FULL App date 15/8/23 Comments to RBWM 18/9/23	Variation (under Section 73a) of planning permission 92/00221/FULL to remove Condition 5 (additional development). The Coppice Startins Lane Cookham SL6 9AN	OBJECTION to the removal of condition. The original reason for the restriction still applies.
23/02057/FULL App date 23/8/23 Comments to RBWM 21/9/23	Single storey rear extension with terrace above, new roof over existing rear and side elements and alterations to fenestration. Queens Coppice Grubwood Lane Cookham SL6 9UB Mr Paul Rollett	NO OBJECTION
23/01911/FULL App date 30/8/23 Comments to RBWM 2/10/23	Single storey front extension, part first floor part two storey part single storey rear extension and alterations to fenestration following demolition of existing element. 31 Westwood Green Cookham SL6 9DD Mrs Callund	NO COMMENT
23/02133/FULL App date 1/9/23/23 Comments to RBWM 3/10/23	New tractor garage, welfare unit and manure composter. Land To The South of Holly Lodge Hills Lane Cookham Mr Braich	OBJECTION On the grounds of: <ul style="list-style-type: none"> • The site is in the critical area of the Green Belt between Cookham Rise and Cookham Dean. • Overdevelopment of the site. • The residential nature of the shed. • The oversized sheds for tractors which are to be erected using materials not in keeping with the area, • No carparking • Lack of screening. CPC also query if an archology survey is needed due to its location.

Application Number	Current Planning Applications	Parish Council Decision
23/02065/FULL App date 01/9/23 Comments to RBWM 3/10/23	Alterations to the existing garage to include a new external staircase and raising of the eaves and ridge to create a new first floor. Trelawney Jobs Lane Cookham SL6 9TX Mr David Bateson	NO OBJECTION however the original garage does not appear to have planning permission. It is not on the drawings of the 2011 planning application nor is there a later application for one. If permission is given we wish for a condition that this remains ancillary to the main dwelling and does not become an independent dwelling.
23/02011/TLDTT App date 14/8/23 Comments to RBWM 19/9/23	The installation of an 18-metre-high monopole supporting 6 no. antennas, the installation of 3no. new equipment cabinets together and ancillary development thereto. Telecommunications Mast Maidenhead Road Cookham, SL9 9LZ CK Hutchinson Networks (UK) Ltd	OBJECTION on the grounds of the position and visual impact. The Cmte felt the grass area was suitable for the installation but would like it to be placed somewhere else on the site so that it would be less intrusive and not directly opposite the junction with Whyteladyes Lane.
23/02138/ClassJ App date 31/8/23 Comments to RBWM 4/10/23	Prior notification for the installation of a solar PV (photovoltaic) array to the existing tractor shed roof. Land To The North East of Bigfrith Farm Bigfrith Lane Cookham Mr Mumtaz Alam	NO COMMENT
23/02029/PDXL App date 15/8/23 Comments to RBWM 11/09/23	Single storey rear extension no greater than 8.00m in depth, 4.00 m high with eaves height 3.00m Round Copse Alleyns Lane Cookham SL6 9AE Mr and Mrs Ridges	NO COMMENT

Application Number	Notices for Information Only	Parish Council Decision
23/01855/CPD App date 31/7/23 Comments to RBWM N/A	Certificate of lawfulness to determine whether the single storey rear extension and 2no. detached outbuildings incidental to the main dwelling and the removal of the existing cat-slide roof projections to the rear are lawful. Riverside Gibraltar Lane Cookham SL6 9TR Mr And Mrs Paul And Jayne Greer	N/A
23/01869/CPD App date 01/08/23 Comments to RBWM N/A	Certificate of lawfulness to determine whether the detached outbuilding is lawful. Hill Grove Farm Bradcutts Lane Cookham Dean SL6 9AA Mr T Burton	N/A
23/02004/CPD App date 15/08/23 Comments to RBWM N/A	Certificate of lawfulness to determine whether the detached outbuilding is lawful. Certificate of lawfulness to determine whether the proposed single storey side extension, loft conversion with 2 no. rooflights, rear dormer and 3 no. outbuildings following demolition of existing garage is lawful. Round Copse Alleyns Lane Cookham SL6 9AE Mr and Mrs Ridges	N/A

Application Number	Notices for Information Only	Parish Council Decision
23/01994/CPD App date 15/08/23 Comments to RBWM N/A	Certificate of lawfulness to determine whether the single storey rear extension and 2no. new rear dormers following demolition of existing elements is lawful. Hardings Cottage Hills Lane Cookham SL6 9NX D Pickering	N/A
23/02110/CPD App date 31/08/23 Comments to RBWM N/A	Certificate of lawfulness to determine whether the proposed detached outbuilding following the removal of the existing two sheds is lawful. Westflint High Street Cookham SL6 9SF Mr Mark Mason	N/A
23/02087/NMA App date: 25/8/23 Comments to RBWM N/A	Non material amendments to planning permission 22/02682/FULL for changes to the internal layout and the removal of a ground floor side window. 108 Whyteladyes Lane Cookham SL6 9LE Mr Alex Omirou	The Cmte query the large amount of Permitted Development applications on this property in

Application Number	Current Applications for Tree Works.	Parish Council Decision
23/02053/TCA App date 17/8/23 Comments to RBWM 18/9/23	Magnolia - crown reduction as per photograph. Saxons Cottage Cookham Dean Common Cookham SL6 9NZ Chrissy Rosenthal	NO COMMENT
23/02018/TCA App date 24/8/23 Comments to RBWM 22/9/23	T1 - Ash - Crown reduction by 3-4m to a final height of 10-15m and spread of 10-15m, Crown lifting to 4.5m above ground level, sever Ivy and remove epicormic growth within canopy. The Parish Centre Sutton Road Cookham SL6 9SN Mrs B Clark	NO COMMENT
23/01931/TCA App date 24/8/23 Comments to RBWM 22/9/23	x2 Conifer trees - Crown reduction to 4.5m height and spread of 7m in east-west and 2m in north-south direction. Thyme Cottage School Lane Cookham SL6 9QJ Mr James Turley	NO OBJECTION The Cmte queried the species of trees.
23/02120/TPO App date 29/8/23 Comments to RBWM 27/9/23	Refer to schedule. (012/1984/TPO) 2 x Oak lift crown to 6m, 7 x Lawson cypress (6 fell, 1 crown lift), 1 x spruce fell, 3 x Sycamore reduce crown, Round Copse Alleyns Lane Cookham SL6 9AE Mr And Mrs Ridges	COMMENT This appears to be a large number of trees to fell which is of concern. Please refer to the Tree Officer

4. DECISION FOR RATIFICATION:

Application Number	Current Applications for Tree Works.	Parish Council Decision
23/01568/TPO App date 19/7/23 Comments to RBWM 30/8/23	(T1) Beech - Tip reduce height by 2m, tip reduce laterals by 1.5m, crown thin by 20% and crown lift by 7m. (T2) Beech - reduce height by 2m and tip reduce laterals by 1.5m, crown thin by 20% and crown lift by 7m. (005/1964/TPO) Silver Birch Stone House Lane Cookham SL6 9TP Linda Bittan	NO COMMENT Decision made via Cllr email. Submitted to RBWM 31/8/23. Decision Ratified.

5. RBWM Decisions:

23/01370/TPO	House in the Wood, Alleyns Lane, Cookham, SL6 9AD	Permitted
23/01377/TPO	Old Gardeners Cottage, Church Road, Cookham, SL6 9PD	Permitted
23/01388/CPD	Hurst Place, Bradcutts Lane, Cookham Dean, SL6 9AA	Refuse
23/01424/VAR	Dawn Chorus, Poundfield Lane, Cookham, SL6 9Y	App withdrawn
23/01506/TCA	Riverdene, Sutton Road, Cookham, SL6 9SN	Permitted
23/01531/TCA	Maltings Cottage, School Lane, Cookham, SL6 9QN	Permitted
23/01590/TPO	Siskins Cottage, Church Road, Cookham, SL6 9QN	Permitted
23/01793/CPD	Round Copse, Alleyns Lane, Cookham, SL6 9AE	Refuse
23/01992/TCA	Chubbars, Church Road, Cookham Dean, SL6 9PG	Withdrawn
23/20057/Con	Telecommunications Mast Maidenhead Road, Cookham,	No objection
22/03327/Full	White Place Farm, Sutton Road, Cookham, SL6 9QZ	Withdrawn
23/00854/LBC	Cookham Bridge, Sutton Road, Cookham	Permitted
23/01280/CONDIT	Vine Cottage High Street Cookham Maidenhead SL6 9SQ	Approved
23/01347/CONDIT	Vine Cottage High Street Cookham Maidenhead SL6 9SQ	Approved
23/01469/FULL	Tall Trees Cedar Drive Cookham Maidenhead SL6 9DZ	Permitted
23/01698/TCA	Marsh Meadow Berries Road Cookham SL6 9SD	Permitted
23/01855/CPD	Riverside Gibraltar Lane Cookham SL6 9TR	Permitted
23/01869/CPD	Hill Grove Farm Bradcutts Lane Cookham Dean SL6 9AA	Permitted
23/01464/FULL	Paddocks End, Terry Lane, Cookham, SL6 9RZ	Permitted
23/01698/TCA	Marsh Meadow, Berries Road, Cookham, SL6 9SD	Permitted
23/01772/TCA	Albury, Terry Lane, Cookham, SL6 9R	Permitted
23/01616/Full	Frith Coppice, Church Road, Cookham Dean, SL6 9UH	Refuse
23/01789/PDXL	Round Copse, Alleyns Lane, Cookham, SL6 9AE	Withdrawn

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 FURTHER STEPS:

The recent correspondence from Mr A Waite, Assistant Director of Planning, dated 29th August 2023 was acknowledged.

There remains concerns as to how this application has been handled and also what effect the waste generated on site has on the water table below as the site is within Source Protection Zone 1 and 2.

7. TO CONFIRM IF CPC WILL SEND A REPRESENTATIVE TO THE MAIDENHEAD DEVELOPMENT MANAGEMENT COMMITTEE ON 20TH SEPTEMBER REGARDING PL/AP 21/02963/FULL, LAND WEST OF SWITCHBACK ROAD NORTH AND NORTH OF NIGHTINGALE LANE MAIDENHEAD FOR NEW POLY TUNNELS FOR REARING TURKEYS WITH ASSOCIATED FEED SILOS AND SUBSTANTIAL FORMATION OF ROAD CHIPPINGS TO FORM A NETWORK OF TRACKS:

Cllr J. Edwards will represent the Parish Council at the Maidenhead Development management Cmte on 20th September. She will liaise with Cllr B Perry and Mr D Scarff with regards to the submission. Clerk to book a speaker's slot with Democratic Services.

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:

Following on from the Full Council meeting on 5th September when these applications were discussed, Troy Planning + Design have been engaged to write a submission for the two applications. The council are in discussion with Bancroft Consulting, specialists in highway and transportation matters with regards to the traffic analysis aspect of the applications.

9. 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:

It appears that information regarding a revised site layout has been added to the planning portal. The PC has not yet been notified of the changes. Clerk to follow this up as the PC are likely to want to make further comments.

10. TO RECEIVE AN UPDATE ON MATTERS REGARDING A MINI ZOO AT LOWER MOUNT FARM:

A mini zoo has opened at the Lower Mount farm industrial units. It is going through the process of applying for a zoo licence with RBWM. It is also likely to require a change of use planning application which does not currently appear to have been submitted.

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

This will be reviewed again next month in time for the Finance Cmte meeting on 31st October. The 23/24 budget for planning and legal matters is set at £7,500.

12. CHAIRMAN'S SUBMISSIONS:

The Clerk has been approached by a Planning Consultant who is in the process of putting together an application for a single new house on green belt land on Grange Road, near to the junction with Terrys Lane, neighbouring existing houses.

The Cmte members have, separately, been experiencing issues accessing the planning portal. The Clerk to follow this up with the Planning Support.

The Meeting closed at 9.05pm.