

COOKHAM PARISH COUNCIL**Minutes of a Meeting of the PLANNING COMMITTEE held in the Community Room on Tuesday 13th December 2022, commencing at 7.30pm.**

PRESENT: Cllr B. Perry (Chairman)
Cllrs L. Austin, E. Bune, J. Edwards, I. Herd and J. Perry,
Mr D. Scarff

Also Present: Cllr M. Howard
There were 7 members of the public.
No members of the press were present.

OPEN FORUM:

Cllr Howard asked that the Cmte request clarification from the Planning Authority on the situation of flooding around the Lightlands Lane, Strande Lane and Bass Mead area, for both ground water and surface water as there appears to be inconsistencies within the BLP regarding emergency escape routes.

A further two members of the public also talked about this issue, particularly in connection with safe escape routes, as the situation is likely to worsen following the proposed developments.

Two members of the public spoke in objection to pl/ap 22/03012/Full Cherry Stones Grange Road.

1. APOLOGIES

Apologies received from Cllrs M. Barnes, C. Aisladie and I. Wernham.
Cllr I Herd did not attend.

2. DECLARATIONS OF INTEREST:

All Cllrs	22/03090/Full	Personal
Cllr J. Perry	22/02909/Full	Personal
Cllr B. Perry	22/02909/Full	Personal
Cllr J. Perry	22/03130/TCA	Odney Club member
Cllr B. Perry	22/03130/TCA	Odney Club member
Cllr J. Edwards	22/03130/TCA	Odney Club member
Cllr E. Bune	Item 6	Pecuniary

Cllrs agreed to move item 6, An update on proposed BLP development sites, and pl/ap 22/03012/Full – Cherry Stones, Grange Road and 22/03090/Full – Hillcrest Stores, Hill Crest Ave up the agenda to be discussed whilst members of the public interested in those items were present.

6. TO RECEIVE ANY UPDATE ON THE PROPOSED DEVELOPMENT SCHEMES FOR THE LAND AT STRANDE PARK (BLP SITE AL38, 22/00343/OUT), AND THE POTENTIAL DEVELOPMENT SCHEME FOR LAND AT CANNONDOWN ROAD (BLP SITE AL37) AND TO CONSIDER AND APPROVE ANY FURTHER STEPS:

There was nothing further to update regarding the currently planning application, but the cmte agreed to write to the Planning Authority to ask for clarification over flood escape routes from the area. Cllr B. Perry to write a response for the Clerk to send on behalf of the Cmte.

There has been no further update on the Cannondown Road scheme.

3. PLANS TO BE CONSIDERED AND DISCUSSED:

Application Number	Current Planning Applications	Parish Council Decision
22/03012/Full App date 11/11/2022 Comments to RBWM by 13/12/22. Extension for comments until 14 Dec	(Includes amended plans). Single storey side/front extension, single storey rear extension, relocation of existing front entrance with new steps, x2 front dormers, x3 side dormers, x1 rear dormer, alterations to existing roof and to fenestration following demolition of existing elements. Cherry Stones Grange Road Cookham SL6 9TH Mr Gordon Lambe	OBJECTION See detail below Cllrs requested that this application be called in to Panel if the application was due to be permitted. Cllr B. Perry will notify Borough Cllr M. Brar.
22/03012/FULL - OBJECTION		
<p>The plot is narrow the development would have serious detrimental effects on the neighbours and their amenities.</p> <p>It is in breach of BLP Policy QP3, with particular reference to BLP paragraphs 6.12.3, paragraph 6.12.5 with its incorporating reference to the Cookham Village Design Statement, and hence to QP3.1(b) and 3.1(m). Clear guidance is also given in Principle 10.1 of the Borough Wide Design Guide regarding the design of extensions. This proposal fails to meet points 1 and 2. Furthermore it fails to meet points 1 and 2 in Principle 10.4.</p> <p>Finally, the Guidance given in the Cookham VDS at G6.9a and G6.8 has not been followed. This is clear from the applicant's own surveyors' statement in respect of the minimum spacing in G6.8 and is clear from the plans in respect of G6.9a.</p> <p>The NPPF para. 128 makes clear that 'designs ... should take account of the views of the community'. Para 130 is clear in terms that 'permission should be refused for development ... that fails to take into account any local design standards or style guides in plans or supplementary planning documents.</p> <p>As this proposal does not comply with the BLP, the Borough's own design guidance, and/or the Village Design Statement, and bearing in mind those NPPF policies, we believe that the application should be refused, and we request you to do so.</p>		

Application Number	Current Planning Applications	Parish Council Decision
22/03090/Full App date 28/11/2022 Comments to RBWM by 26/12/2022	Single storey side extension, rear boundary wall and new access. Hillcrest Stores, 13 Hillcrest Avenue, SL6 9NB Mr Harry Brar	NO COMMENT
22/02843/FULL App date 24/11/2022 Comments to RBWM by 08/12/22 Extension for comments until 14 Dec	Sphere of Mutual Interest (Bisham Parish): Garage conversion, part two storey, part first floor rear extension and alterations to fenestration. Fernie Cottage, Grubwood Lane Mr and Mrs Benoit Privey	NO COMMENT
22/02909/Full App date 01/11/2022 Comments to RBWM by 02/12/22. Extension for comments until 14 Dec	Garage conversion, x1 new bay window, first floor front/side extension, x1 rear Juliet balcony and alterations to fenestration. Beaulieu Grange Road Cookham SL6 9TH Mr Nic Dawkes	NO COMMENT

Application Number	Current Planning Applications	Parish Council Decision
22/02876/Full App date 7/11/2022 Comments to RBWM by 06/12/22 Extension for comments until 14 Dec	UPVC Conservatory to the rear of property 22 Burnt Oak Cookham SL6 9RL Mr & Mrs Shorvon	NO COMMENT
22/02981/Full App date 9/11/2022 Comments to RBWM by 09/12/22 Extension for comments to 14 Dec	Replacement of dwelling and annexe and new vehicular access Harwood Acre Spring Lane Cookham Dean SL6 6PW Mr Paul Spencer	OBJECTION See detail below
<p>22/02981/FULL - OBJECTION</p> <p>The existing use of the outbuilding appears to be a garage and store. The application seeks to rebuild this as a completely self-contained dwelling with integral garage. This is a very significant and inappropriate change of use in the Green Belt and a former Area of Special Landscape Importance without any particular justification being given. The Parish Council agrees with the Cookham Society (letter dated 9.12.22). We believe that this should not be permitted.</p> <p>Further or alternatively, the Parish Council strongly supports the comments and recommendations of the Council's Ecology consultee (memo of Helen Cradduck, 8.12.22) and its archaeological consultee (Berkshire Archaeology letter 5.12.22) and requests that they be followed in full.</p>		
22/03006/FULL App date 15/11/2022 Comments to RBWM by 14/12/2022	x1 detached outbuilding building and new gates. Greenways Lightlands Lane Cookham Mr Stephen Morris	OBJECTION On the basis that the detached building is too far in front of the house and too close to the road.
22/03139/FULL App date 23/11/22 Comments to RBWM by 30/12/2022	Single-storey side infill extension, conversion of garage to habitable accommodation and amendments to fenestration. Weathervane Cottage, Bigfrith Lane, Cookham, SL6 9PH Mr and Mrs Dobson	NO COMMENT
22/03033/CPD RBWM are not reconsulting.	Certificate of lawfulness for single storey rear extension. 1 Overton Cottages, Kings Lane, Cookham Annabel Woodbridge	NO COMMENT
22/03137/CONDIT App date 23/11/2022 Comments to RBWM by 16/12/2022	Details required by Condition 3 (part discharge – wall sample) ofPP (20/02474/Full) for a single storey rear extension, new access, new boundary treatment and alterations to fenestration. Dene Hollow, Cookham Dean Bottom, Cookham SL6 9AR	NO COMMENT
22/03194/CONDIT App date 29/11/2022 Comments to RBWM by 23/12/2022	Details required by Condition 3 (Bat licence), Condition 4 (Lighting), Condition 5 (Biodiversity) of Planning Permission 22/02088 for Single storey side/rear extension, first floor front/side extension, 2no. side canopies, alterations to the external finish and fenestration and 3no. rooflights to the existing detached outbuilding. Cherry Tree Cottage Cookham Dean Common Cookham SL6 9NZ Mr and Mrs Karavias	NO COMMENT

Application Number	Current Planning Applications	Parish Council Decision
22/02780/TLDDT App date 02/11/2022 Comments to RBWM by 30/11/22 (Determination 56 days)	Application for determination as to whether prior approval is required for the installation of 1no. 18m monopole, supporting 6 no. antennas, 1no. wraparound equipment cabinet at the base of the monopole, 2no. equipment cabinets, 1no. meter cabinet and ancillary development thereto Verge To The South East of Ridgemount From Spring Lane To Bigfrith Lane Cookham Dean Maidenhead Agent: Miss Dianne Perry Clarke Telecom Ltd Unit E Madison Place Northampton Road Manchester	Application withdrawn

Application Number	Current Applications for Tree Works	Parish Council Decision
22/02996/TCA App date 15/11/2022 Comments to RBWM by 14/12/22	T1-3 - Conifer - Crown reduction by 2m to a final height of 7m, T4 - Robbinia - Crown reduction by 2.5m to a final height of 12m, T5 - Conifer - Crown reduction by 3m to a final height of 7m, T6 Conifer - removal of x3 new upper trunks to leave a final height of 8m. Wisteria Cottage, Popes Lane, Cookham SL6 9NY Mrs Lisa Ridley	NO COMMENT
22/03130/TCA App date 21/11/2022 Comments to RBWM by 14/12/22	(T1) - Lime - Crown reduce leaving a final height of 13m and spread of 8m. (T2) - Cedar - Reduce 2m on westside of the longer lateral branches, crown reduce leaving final height of 7m and spread of 18m. The Grove, Odney Lane, Cookham, SL6 9SR Mr Mills	NO COMMENT
22/03170/TCA App date 25/11/2022 Comments to RBWM by 26/12/2022	Removal of conifer hedge. The Nook, Church Road, Cookham, SL6 9PD Peter Austen	NO COMMENT Provided the applicant undertake to replant the hedge.
22/03215/TCA App date 25/11/2022 Comments to RBWM by 26/12/2022	T1 - Bay - Crown reduction by 1m/0.5m leaving a final of height of 6m and spread of 4m, T2 - Acer - Crown reduction by 1m leaving a final height of 7m and spread of 5m, T3 - Acer - Crown reduction by 0.5m leaving a final height of 2.5m and a spread of 1.5m, T4 - Smoke tree - Crown reduction by 0.5m leaving a final height of 1.5m and a spread of 1.5m. The Malt Cottage School Lane Cookham SL6 9QN Mrs Aston	NO COMMENT

4. RBWM Decisions:

22/01193/Full	Vine Cottage, High Street, Cookham, SL6 9SQ	Permitted
22/01194/LBC	Vine Cottage, High Street, Cookham, SL6 9SQ	Permitted
22/01452/Full	Briar Cottage and Holmwood Briar Glen Cookham	Refuse
22/02215/Full	1 Royal Cottages, Cookham Dean, Maidenhead, SL6 9PA	Refuse
22/02553/Full	114 Broom Hill, Cookham, Maidenhead, SL6 9LQ	Permitted
22/02633/TCO	The Odney Club, Odney Lane, Cookham, SL6 9SR	Permitted
22/00921/Full	Green Banks, Stone House Lane, Cookham, SL6 9TP	Permitted
22/01824/Full	Woodpecks, Alleyns Lane, Cookham, SL6 9AD	Permitted
22/02437/Full	Eastleigh, Worster Road, Cookham, SL6 9JG	Permitted
22/02494/Full	Marley Cottage, Bedwins Lane, Cookham, SL6 9PU	Permitted
22/02421/CLU	Kings Coppice Farm, Grubwood Lane, Cookham, SL6 9UB	Permitted
22/02490/Full	Orchardleigh Cottage, Bigfrith Lane, Cookham, SL6 9PH	Permitted
22/02665/TCO	Retrac 1 Keeleys Cottages, High Street, Cookham, SL6 9SF	Permitted
22/01954/Full	Land to NE of Hawthorn Lee, Cedar Drive, Cookham	Permitted
22/02403/TCA/TPO	Carisbrook, Bradcutts Lane, Cookham, SL6 9AA	Permitted
22/02410/TCA/TPO	Herron Court, Sandpipers Place, Cookham, SL6 9PF	Refuse
22/02428/CPD	Woodwards School Lane, Cookham Dean, SL6 9PQ	Permitted
22/02539/Full	Genista Cockmarsh Riverside Bourne End, SL8 5RG	Permitted
22/02682/Full	108 Whyteladyes Lane, Cookham, SL6 9LE	Permitted
22/02823/TCA	Rose Cottage, School Lane, Cookham Dean, SL6 9PQ	Permitted
22/02841/NMA	Moonbeams Cottage Hills Lane, Cookham, SL6 9NX	Permitted
22/02605/Full	Mulberry House, Church Road, Cookham, SL6 9PD	Permitted
22/02726/Full	Harvest Cottage, Poundfield Lane, Cookham, SL6 9RY	Permitted
22/02739/TCA	The Moor, Moor Hall, CIM, School Lane, Cookham, SL6 9QH	Permitted
22/02740/Full	6 Roman Lea, Cookham, SL6 9BZ	Permitted
22/02802/TCA	March Cottage, Alleyns Lane, Cookham, SL6 9AE	Permitted

5. TO DISCUSS 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 APPROVE A PROPOSAL TO WRITE TO RBWM HEAD OF PLANNING, MR ADRIEN WAITE TO CHASE UP THE DETERMINATION OF THE APPLICATION:

There is frustration in the way this planning application is being handled by the Planning Authority. They appear to still be waiting for supporting information yet continue to let the applicant run their business from site. There has been no further updates to the planning portal for the application in recent months despite Officers noting that documents have been received.

The Cmte unanimously agreed to write to the Head of Planning, Mr A Waite, and Lead Member for Planning, Cllr P. Haseler to ask for this application to be determined. Cllr B. Perry to write.

7. TO ACKNOWLEDGE THE ADOPTION OF THE JOINT CENTRAL AND EASTERN BERKSHIRE MINERALS & WASTE PLAN BY RBWM:

The adoption of the Plan was acknowledged.

Although no further sites were added during the various stages of the draft plan, there are existing areas reserved for mineral extraction within the Parish. There will remain a watching brief over the Cookham Parish sites.

8. CHAIRMAN'S SUBMISSIONS:

Cllr B. Perry thanked the Committee and Clerk for their work this year and wished all a Happy Christmas.

The Meeting closed at 8.35pm.