

COOKHAM PARISH COUNCIL**Minutes of a Meeting of the PLANNING COMMITTEE held in the Community Room at Cookham Library on Tuesday 14th February 2023, commencing at 7.30pm.**

PRESENT: Cllr B. Perry (Chairman)
Cllrs L. Austin, C. Aisladie, J. Edwards, and J. Perry,
Mr D. Scarff

Also Present: There were 3 members of the public.
No members of the press were present.

OPEN FORUM:

Two members of the public spoke in support of their planning application for PI/ap 23/00187/Full. Cherry Stones, Grange Road, Cookham.

A member of the public reiterated his concerns regarding flood evacuation at BLP site AL38, pl/ap 22/00343/OUT and lack of a response from RBWM to an email he had sent.

For the interest of members of the public present, Cllrs agreed to move pl/ap 23/00187/Full – Cherry Stones, Grange Road, Cookham, and Item 7: Update on the development scheme for land at Strande Park (BLP site AL38 22/00343/OUT), up the agenda.

1. APOLOGIES:

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

2. DECLARATIONS OF INTEREST:

Mr D. Scarff pl/ap 23/00089/CPD Personal

7. 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.

Cllr B. Perry assured the member of public that CPC were communicating where appropriate with the Planning Authority.

The Clerk to chase a response from RBWM to CPC's email of 17th January 2023 requesting clarification for safe emergency exit from Strand Park site during flood. It was also agreed that Mr Scarff on behalf of the Cookham Society would also continue to press for updates from the Planning Authority.

There was a suggestion that a new application for the site may be forthcoming.

3. PLANS TO BE CONSIDERED AND DISCUSSED**APPEAL:**

Appeal By: Mr & Ms Oliver/Murphy c/o Agent: Mr Palomba JSA Architects Ltd Middle Shop
Waltham Road Maidenhead SL6 3NH

Site Address: Dawn Chorus Poundfield Lane Cookham SL6 9RY

Proposal: Variation (under Section 73A) of approved plans to substitute those plans approved under 04/41928/FULL for the construction of two storey side extension with front and rear dormers and further two dormers to front and one to rear of existing roof and new porch canopy amendment to approved planning permission 03/41093 with amended plans.

Plns Ref: APP/T0355/W/22/3310262

RBWM PI/ap: 22/02242/VAR

RBWM Decision: 10/10/2022 – Permitted.

CPC Comment 11/10/2022: No Comment

CPC Comment: 14/02/2023: No Comment – no further action to take.

Application Number	Current Planning Applications	Parish Council Decision
23/00187/FULL App date 17/01/23 Comments to RBWM by 07/3/23	Single storey side/front extension, relocation of existing front entrance with new steps, part single part two storey rear extension, new roof with x1 new side dormer, raising of the ridge, alterations external materials and fenestration following demolition of existing elements Cherry Stones Grange Road Cookham SL6 9TH Gordon Lambe	No Comment
22/03391/Full App date 12/01/2023 Comments to RBWM by 09/02/23 Extension for comments allowed until 15/02/2023	Single storey side extension and alterations to fenestration. The Bosket Halldore Hill, Cookham, SL6 9EX Mrs Z Jones	No Comment
23/00037/Full App date 09/01/2023 Comments to RBWM by 09/02/23 Extension for comments allowed until 15/02/2023	Single storey side extension, garage conversion, alterations to fenestration and relocation of existing gate. Ashton Alleyns Lane Cookham SL6 9AE Emma Cook	No Comment
23/00218/FULL App date 26/1/2023 Comments to RBWM by 24/2/2023	x1 new outbuilding. Hamilton Lodge Dean Lane Cookham SL6 9AF Mr Glen Skivington	No Objection. CPC noted that this was in a conservation area and in front of the building line.
23/00213/FULL App date 25/1/2023 Comments to RBWM by 27/2/2023	Single storey side/rear extension and alterations to fenestration following part demolition of existing single storey element. Oak Cottage Graham Road Cookham SL6 9JQ Mr Nigel Lemon	No Comment
23/00179/FULL App date 20/1/2023 Comments to RBWM by 27/2/2023	Construction of a detached dwelling, detached garage with habitable accommodation within the roofspace, new boathouse, pedestrian/vehicular entrance gates and landscaping following the demolition of the existing dwelling and garage. Mendota Stone House Lane Cookham SL6 9TP Mr Christopher Ross	CPC ask that delivery of building materials and removal of building waste should be allowed by boat/barge as construction traffic will have difficulty using Stonehouse Lane. The new development should have the existing permitted rights removed. A condition added that the accommodation remain one household, not split into separate accommodation.
23/00229/FULL App date 25/02/23 Comments to RBWM by 28/02/23	Two storey front extension with new entrance steps and balcony, single storey side extension with balcony above, first floor side extension over existing garage with x1 front dormer, x1 new flue, x1 new detached outbuilding, alterations to existing steps, existing roof and fenestration and landscaping following demolition of existing elements. Chapman Orchard Winter Hill Cookham SL6 9TT Mr Mark Taylor	OJBECTION On the basis that: 1. The balconies overlook the neighbours. 2. Flat roof out of keeping with other dwellings.

Application Number	Current Planning Applications	Parish Council Decision
23/00268/FULL App date 01/02/23 Comments to RBWM by 06/03/23	Single storey side extension, new front porch and alterations to fenestration following demolition of existing elements. Inglenook Lower Road Cookham SL6 9HW Mr & Mrs A Spiers	No Comment
23/00032/FULL App date 02/02/23 Comments to RBWM by 06/3/23	New in/out access and hard standing (part retrospective). 7 Halfway Houses Maidenhead Road SL6 6PP Mr P Summers	No Comment On the condition the Highways Authority have no concerns.
23/00113/FULL App date 07/02/23 Comments to RBWM by 07/3/23	Single storey rear extension and alterations to fenestration. 2 Pound Farm Cottages Terrys Lane Cookham SL6 9RU Mr And Mrs Uzenas	OBJECTION Unless the concerns raised by the neighbour have been addressed.
23/00299/Full App date 03/02/23 Comments to RBWM by 08/3/23	Single storey rear/side extension following demolition of existing Grasmere School Lane Cookham Maidenhead SL6 9QJ Angus Schumacher	No Comment

Application Number	Notices for Information Only	Parish Council Decision
23/00089/CPD App date 13/01/23 No consultation	Certificate of lawfulness to determine whether the single storey outbuilding for new swimming pool is lawful. Hurst Place, Bradcutts Lane, Cookham Dean, SL6 9AA Mr Papazogulou	
23/00242/CPD App date 02/03/23 No consultation	Certificate of lawfulness to determine whether the proposed replacement rear doors and the alteration of a ground floor rear window to doors is lawful. Mickleham Cottage Dean Lane Cookham SL6 9AH Mrs Kelly Gitsham	
23/00045/CONDIT No consultation	Details required by Conditions 4 (wall plate), 5 (roof intersection) and 7 (roof light) of Listed Building Consent 22/02014/LBC for repair and remedial works to existing roof valley, insertion of conservation rooflight, removal of existing paint finish to west, east and south elevations, brickwork repairs and repointing prior to repainting plus removal of east parapet and reinstatement of roof verge, reduction of external ground levels to house perimeter and installation of French drain, demolition of canopy, shed and existing single garage. Old Timbers, The Pound, Cookham, SL6 9QE Mr and Mrs S Painter	
23/00126/CONDIT No consultation	Details required by Condition 2 (Materials) of planning permission 22/02437/FULL for a single storey rear extension, enlargement of existing dormer and alterations to hardstanding and fenestration. Eastleigh Worster Road Cookham SL6 9JG Mr and Mrs Barwick	
23/00244/CONDIT No consultation	Details required by Condition 3 (Bat Licence) of planning permission 22/02088/FULL for a 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	

Application Number	Current Applications for Tree Works.	Parish Council Decision
22/03414/TPO App date 06/01/23 Comments to RBWM by 03/02/23 Extension for comments allowed until 16/2/23	T3 - Beech - Crown reduction by 9m leaving a final height of 14m (012/1984/TPO). Round Copse, Alleyns Lane, Cookham, SL6 9AE Mrs Brooke-Taylor	No Comment
23/00052/TCA App date 10/01/23 Comments to RBWM by 08/02/23 Extension for comments allowed until 15/2/23	Removal of hedge on south west edge of property, Hawthorn - Crown reduction by 2m to a final height of 8m and spread of 3-4m. Linden Lea, Startins Lane, Cookham, SL6 9AN Mr Kevin Chapman	No Comment
23/00099/TCA App date 13/01/23 Comments to RBWM by 14/02/23 Extension for comments allowed until 15/2/23	Eucalyptus - Fell. Lime Trees Church Road Cookham Dean SL6 9PG Mrs Teasdale	CPC requested to know the reason for felling and that the eucalyptus be replaced with a native species.
23/00157/TCA App date 19/01/23 Comments to RBWM by 20/02/23	(T1) Beech - fell leaving low stump. Riverwood Heights Gibraltar Lane Cookham SL6 9TR Mrs Sylvia Rutter	No Comment
23/00059/TCA App date 19/01/23 Comments to RBWM by 22/02/23	T1 - Hornbeam - Crown thin by 33% and crown reduce 1.5m all around leaving approx 9m height and 6.5m spread. T2 - Oak - Remove dead wood and crown lift 2m. T3 - Oak - Remove dead wood and crown lift 2m. Five Elms Popes Lane Cookham SL6 9NY Mr Richard Roberts	No Comment
23/00243/TCA App date 27/01/23 Comments to RBWM by 27/02/23	T1 - Cherry - Reduce the overall canopy by 1.5m to 2m, Crown thinning by 20% leaving the spread of the tree at 5m. Regency Cottage The Pound Cookham SL6 9QD Mr Joe Margerrison (Bartlett Tree Experts)	No Comment
23/00266/TPO App date 31/01/23 Comments to RBWM by 01/03/23	T1 - Birch and T2 Cherry – fell (005/1964/TPO) Old Spinneys Stone House Lane Cookham Maidenhead SL6 9TP Mr Richard Griffith	No Objection CPC request that felled trees be replaced with native species
23/00217/TCA App date 25/01/23 Comments to RBWM by 23/02/23	x4 Trees (species unknown) - fell. Wyx Cottage, Startins Lane Cookham SL6 9AN Mrs Samantha Ronald	No Comment
23/00035/TCA App date 17/01/23 Comments to RBWM by 06/03/23	T877 – Sycamore crown reduce back to previous, leaving a spread of 10m. T878 & T879 - x2 Coke Cherry - Crown reduce back to previous, leaving a spread of 3-3.5m. T880 - Lawson Cypress - Reduction in height leaving height of 6m. T883 - Lawson Cypress - Crown lift over footpath to legal height (2.5m) and provide 3m clearance over adjacent building. The Moor Moor Hall, CIM, School Lane, Cookham, SL6 9QH Mr Joe Margerrison (Bartlett Tree Experts)	No Comment

4. DECISIONS FOR RATIFICATION:

Decisions for the following planning applications we unanimously ratified.

Application Number	Current Planning Applications	Parish Council Decision
22/03410/FULL App date 03/01/2023 Comments to RBWM by 02/02/23	1 dwelling with integrated garage and extension of entrance driveway. Whyteladyes Rose Garden, Dean Lane, Cookham, Mr Daley	STRONGLY OBJECT: See detailed response below Ratified
<p>22/03410/FULL – OBJECTION</p> <p>This site is currently agricultural land in the Green Belt. This application is for residential development. There are no very special circumstances which justify this development in the Green Belt. It should be refused on that ground alone under paragraphs 147 to 149 of the NPPF (2021).</p> <p>The Council gratefully adopts the reasoning, referring to Policy QP5 of the adopted local plan and section 13 of the NPPF, in numbered paragraph 1 of RBWM's refusal of permission for application 22/01954.</p> <p>Application 95/003044 for a staff room was previously refused on this site. Application 01/36736 for a dwelling was also refused, and was also refused on appeal (on appeal ref. 01/00159). Application 04/014974 for conversion to storage was refused. Application 05/014864 for storage and a stable block was also refused.</p> <p>More recently, application 21/02989 was withdrawn after strenuous opposition by this Council and many others in Cookham. Application 22/01251 was similarly withdrawn after similar opposition. Nothing has changed in planning law or policy which should cause any change in the right decision on this repeat application which is just as objectionable for the same reasons.</p> <p>The site is on the west side of Whyteladyes Lane, on the junction with Dean Lane. There is a clear demarcation at this point between residential development to the east and the Green Belt to the west. This cannot be 'infilling' since there is that clear demarcation of the edge of residential development, and the site itself and the land to the west of the site are entirely open. Hence the site cannot be seen as "falling within the village envelope" (QP5.3 of the emerging Borough Local Plan). On the contrary, the site is plainly governed by QP5.1.</p> <p>The recently adopted local plan confirmed the existing boundary of the Green Belt. There can be no reason for changing the appraisal which underlay that and building in it on this basis.</p> <p>This site rises from the road. (The photograph at paragraph 2.1.4 of the Planning Statement seriously under-shows the reality of the slope and distorts the nature of the junction of Dean Lane and Whyteladyes Lane, which is actually a right-angle.) Therefore a building on this site, even if 'dug-in' to the south, would much more seriously damage the view and the open-ness of the Green Belt than if it were level ground. It would dominate the view from the north and from Dean Lane and Bradcutts Lane due to its height above the road.</p> <p>This is the important beginning of the open green space between the Cookham Rise and Cookham Dean. To permit building in it would be very seriously detrimental to the gap between Cookham Dean and Cookham Rise as well as setting a very bad precedent for future encroachment in both the Green Belt and that gap.</p> <p>Paragraph 2.1.2 of the Planning Statement is wrong when it says that "The current access to the site is located off Dean Lane". The access has been from Whyteladyes Lane since it was changed following permission 20/00898/FULL in 2020. (Drawing 278-ca-03-dr-a000-05 shows use of the Whyteladyes Lane entrance.)</p> <p>Paragraph 2.1.6 of the Planning Statement is wrong when it says "2.1.6 The site is also within 700 metres of Cookham railway station which provides half hourly services between Marlow / Bourne End and Maidenhead (for onward connections towards Reading and London)." On the contrary, at the AGM of the Maidenhead Marlow Passengers Association on 23 September 2022, Mr John Hastie of Network Rail confirmed what the timetable shows, namely: "He noted the long awaited 2 trains per hour on the Branch Line. He held out little hope for this happening in the short/medium/long term. The original plans, which had been in place for some many years did not 'stack up' operationally. There was no apparent logic to them. They would not work. The intention was to create a workable alternative but funding is the major hold up. The money, originally designated for the work, has been spent elsewhere. 2 trains per hour is an 'aspiration' but whether it is achievable is doubtful." (our emphasis).</p> <p>Paragraph 2.2.1 is also inaccurate, in that it omits application 22/01251.</p>		

22/03410/FULL – OBJECTION (contd)

Paragraph 4.2.8 is inaccurate for the reasons given above relating to the importance of Whyteladyes Lane and this site in delineating the end of Cookham Rise and start of the Green Belt.

The same argument as that in paragraph 4.1.13 – 18 was rightly dismissed as incorrect in the decision on application 22/01954.

The Planning Statement does not demonstrate how the proposed dwelling would work towards minimising CO2 emissions, nor how it would achieve net zero carbon as set out within the Interim Sustainability Position Statement. As such it is in breach of Policy SP2 and/or paras 154 and 156 of the NPPF (2021).

For all these reasons the Parish Council strongly objects to this proposal

Application Number	Current Planning Applications	Parish Council Decision
22/03161/FULL App date 28/12/2022 Comments to RBWM by 03/02/23	Demolition of an existing shed used for ancillary commercial storage and formation of a patio for use by coffee shop for ancillary outdoor seating area (Retrospective) The Arcade, High Street, Cookham, Maidenhead SL6 9TA Mr Jolyon Burgess	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. Ratified
22/03162/FULL App date 28/12/2022 Comments to RBWM by 03/02/23	Change of use of existing building from ancillary commercial use to office space (Retrospective). The Arcade, High Street Cookham, Maidenhead, SL6 9TA Mr Jolyon Burgess	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. Ratified

Application Number	Current Applications for Tree Works	Parish Council Decision
23/00007/TCA App date 06/01/23 Comments to RBWM by 03/02/23 Extension requested.	T1 - Beech - Crown reduce, leaving final height of 6.75m and spread of 6m. T2 - Pine - Crown reduce, leaving final height of 7m and spread of 6.5m. Pippins, Popes Lane, Cookham, SL6 9NY Peter Austen	No comment Ratified
23/00063/TCA App date 10/01/23 Comments to RBWM by 10/02/23. Circulated prior to meeting.	(T1) Lime - crown reduce by 2-3m to leave at height of 8m tall and a spread of 4m; (T2) Yew - crown reduce by 2-3m leaving 6m from ground level and a spread of 3.3m; (T3) Plum - crown reduce by 1-2m to leave a height of 6m and spread of 3m; (T4) Apple - crown reduce by 2m to leave a height of 6m and spread of 6m and (T5) Cherry - reduce crown by 3m to leave a height of 5m and a spread of 2m. Byford Berries Road Cookham SL6 9SD Mr Mark Knight	No comment Ratified

5. RBWM DECISIONS:

22/02865/Full	88 Westwood Garden, Cookham, SL6 9DE	Permitted
22/02996/TPO	Wisteria Cottage, Popes Lane, Cookham, , SL6 9NY	Permitted
22/03012/Full	Cherry Stones Grange Road Cookham SL6 9TH	Application withdrawn
22/03170/TPO	The Nook Church Road Cookham Dean SL6 9PD	Permitted
22/03130/TCA	The Grove Odney Lane Cookham SL6 9SR	Permitted
22/03137/CONDIT	Dene Hollow Cookham Dean Bottom Cookham SL6 9AR	Permitted
22/02549/LBC	Old Timbers, The Pound, Cookham, SL6 9QE	Permitted
22/02548/Full	Old Timbers, The Pound, Cookham, SL6 9QE	Permitted
22/02981/Full	Harwood Acre, Spring Lane, Cookham, SL6 9PW	Application withdrawn
22/03033/CPD	1 Overton Cottages, Kings Lane, Cookham,SL6 9BA	Refuse
22/03090/Full	Hillcrest Stores, 13 Hillcrest Avenue, Cookham, SL6 9NB	Permitted
22/03139/Full	Weatherwane Cottage, Bigfrith Lane, Cookham, SL6 9PH	Permitted
22/03194/CONDIT	Cherry Tree Cottage Cookham Dean Common Cookham SL6 9NZ	Partial Refuse/ Partial Approval
22/03286/Full	7 Broom Hill, Cookham, SL6 9LH	Permitted
22/03334/Full	Dyars Church Road, Cookham, SL6 9	Permitted
22/03360/TCA	Woodland bounded by Gibraltar Lane and Stone House and Winter Hill Cookham	Permitted
22/03429/TCA	April Dene Warners Hill Cookham, SL6 9NU	Permitted

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 NEXT STEPS:

The Committee agreed that Cllr M. Howard and Cllr B. Perry would continue to correspond with the Planning Authority in a robust manner regarding this application.

Concerns regarding transportation of uncovered turkey manure were noted. It was felt that this could be a health hazard when it fell on the road, as it was doing. The spreading of the turkey manure was producing an unpleasant smell.

8. TO RECEIVE ANY UPDATE ON THE PROPOSED DEVELOPMENT SCHEMES FOR THE LAND AT CANNONDOWN ROAD BLP SITE AL37 AND TO CONSIDER ANY FURTHER STEPS:

The Committee was concerned by Cllr B Perry's report, relying on Cllr Brar's Borough Councillor report to Full Council on 7 February, that the Site Masterplan was due to be put before RBWM Cabinet for adoption on 30 March. It was suggested by Mr Scarff that such a decision, creating a material consideration in the planning process, would be an inappropriate use of the Cabinet's power. There has been no RBWM consultation. There is also the issue of 'purdah' having started before that Cabinet meeting about this controversial issue. The Committee decided that (a) Cllr B. Perry should consult the Cookham Society on its views; (b) Cllrs Howard and B. Perry should draft appropriate correspondence to RBWM to express concern on that basis; and (c) it requests an item be placed on the agenda for Full Council on 7 March, on the basis of a report by Cllr B Perry, to decide whether to make an application for Judicial Review of any decision by Cabinet to do so, to warn RBWM of such intention if so decided and to take all other appropriate steps

9. CHAIRMAN'S SUBMISSIONS:

There were no submissions.

The Meeting closed at 8.40pm.