

COOKHAM PARISH COUNCIL

**Minutes of the Meeting of the PLANNING COMMITTEE
Held in the Community Room on Tuesday 14th June 2022, commencing at 7.30pm.**

PRESENT: Cllr B. Perry (Chairman)
Cllrs, L. Austin, E. Bune, J. Perry and I. Wernham.

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

OPEN FORUM:

The Architect for pl/ap 22/01542/Full, Briar Cottage and Holmwood, Briar Glen spoke in support of the application noting they had addressed the concerns raised following the previous application for this site.

Two residents spoke in objection to pl/ap 22/01542/Full, Briar Cottage and Holmwood, Briar Glen. There were concerns that the new properties have been moved closer to the boundary, and their subsequent over bearing nature, overlooking from dormer windows, loss of trees, which helped with privacy. Concerns about the boundary of the site plus access issues, including for emergency services, were also raised. On behalf of other residents Cllr M Howard raised objections on the same issues.

A resident raised concerns about pl/ap 22/01156/OUT – Oaklands and Hope House, Station Hill, Cookham. Although not against a change, they felt that the raising the building to three stories increases the bulk of the building and is out of keeping with buildings in the area, as is taking it from brick to white rendering.

The Committee agreed to move pl/ap's 22/01452 and 22/01156/OUT to the top of the agenda.

1. APOLOGIES

Apologies received from Cllrs C. Aisladie, M. Barnes, I. Herd, P. Roe and Mr D. Scarff

2. DECLARATIONS OF INTEREST

Cllr L. Austin	22/01411/TCA	Personal
Council	22/01210/Full	Application next to Parish property

3. PLANS TO BE CONSIDERED AND DISCUSSED

Application Number	Current Planning Applications	Parish Council Decision
22/01215/Full App date 10/5/2022 Comments to RBWM by 7/6/22	Replacement porch, and front bay window, first floor side extension, alterations to existing front dormers, new doors to the rear, 1no. rear dormer, alterations to the external finish and fenestration following the removal of the existing rear extension and chimney. Autumn Orchard Sutton Road Cookham SL6 9SY Mr And Mrs Wright	Response collated via Email and ratified at Cmte meeting on 14/6/22. Sent 31/5/22: No Comment

Application Number	Current Planning Applications	Parish Council Decision
22/01169/VAR App date 3/5/2022 Comments to RBWM by 7/6/22	Variation (under Section 73) of Condition 7 to substitute those plans approved under 21/01397 for the Construction of an additional dwelling with amended plans. Land At 16 Southwood Gardens Cookham Maidenhead Mr Edward Mather	Response collated via email and ratified at Cmte meeting on 14/6/22. Sent 7/6/22:
<p>22/01169/VAR - CPC have concerns about this application with regards to the safety of road access and in particular to the parking and turning arrangement proposed, which will result in some vehicles reversing out onto the main road (B4447).</p> <p>Unless there is a way that planning can ensure that vehicles only exit the site on to Cannondown Road in a forward gear we request that this application should be refused.</p>		
22/01210/Full App date 12/5/2022 Comments to RBWM by 10/6/22 (Extension of time allowed until 15/6/22)	Single storey front/side extension to the existing garage and sedum roof. Moonraker Stone House Lane Cookham SL6 9TP Mr Jonathan Fischer	No Objection provided there is a condition that the building is of exclusive use to the main dwelling. Failing that, we Object .
22/01320/Full App date 17/5/2022 Comments to RBWM by 17/6/22	Hip to gable loft conversion with x1 front rooflight and x1 rear dormer. 55 Westwood Green Cookham SL6 9DE Mr Brocas	No Comment
22/01338/Full App date 24/5/2022 Comments to RBWM by 23/6/22	Detached outbuilding with steps and habitable accommodation with the roof space following the demolition of the existing garage Ballards Jobs Lane Cookham SL6 9TX Alice Korth	No Objection provided there is a condition that the building is of exclusive use to the main dwelling. Failing that we Object .
22/01296/Full App date 24/5/2022 Comments to RBWM by 22/6/22	Part single part two storey part first floor side/rear extension and alterations to fenestration and to external materials, following demolition of the existing garage. 11 Burnt Oak Cookham SL6 9RL Mr Stevenson	OBJECTION On the basis that is out of keeping, unattractive, not subordinate and does not conform to the surrounding developments. It is contrary to Borough Wide Design Guide guidance and principles: 10.1.1, 10.3.1, 10.7, 10.8, 10.13 and Cookham VDS guidance: 6.2 and 6.13a.

Application Number	Current Planning Applications	Parish Council Decision
<p>22/01156/OUT</p> <p>App date 26/5/2022 Comments to RBWM by 23/6/22</p>	<p>Outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for alterations to the existing dwellings comprising of; garage conversion, single storey front and rear extensions, part single part two storey wraparound extension (front, side and rear) with accommodation in the roofspace, raised eaves and ridge and alterations to fenestration, following demolition of the existing outbuilding and single storey rear element to create x4 three-bed dwellings.</p> <p>Oaklands And Hope House Station Hill Cookham Mr Tony Caen</p>	<p>OBJECTION</p> <p>The development is too high, too dense, too much bulk in the context of the space – i.e. over development of the plot.</p> <p>CPC also raise concerns about vehicle movements in and out of the site and white rendering on this scale.</p>
<p>22/01285/LBC</p> <p>App date 26/5/2022 Comments to RBWM by 24/6/22</p>	<p>Consent for alterations to roof to facilitate the repositioning of the existing fire escape and steps, new balustrades, timber screen, new boundary treatment, render repair works, changes to the external finish, new lighting scheme, seating areas and other internal alterations.</p> <p>Kings Arms High Street Cookham Maidenhead SL6 9SJ Mitchells And Butlers</p>	<p>No Objection except to the following areas to which we do Object:</p> <ul style="list-style-type: none"> • Seating on the High Street will cause an obstruction and is dangerous. • Outside heaters and the inside curtain heater is contrary to BLP guidance and the Boroughs duty as it has declared a climate emergency. • We wish for a condition that outside festoon lighting is turned off outside licencing hours or midnight, whichever is earlier.
<p>22/01284/Full</p> <p>App date 26/5/2022 Comments to RBWM by 24/6/22</p>	<p>Alterations to roof to facilitate the repositioning of the existing fire escape and steps, new balustrades, new boundary treatment, and changes to the external finish.</p> <p>Kings Arms High Street Cookham Maidenhead SL6 9SJ Mitchells And Butlers</p>	<p>No Objection except to the following areas to which we do Object:</p> <ul style="list-style-type: none"> • Seating on the High Street will cause an obstruction and is dangerous. • Outside heaters and the inside curtain heater is contrary to BLP guidance and the Boroughs duty as it has declared a climate emergency. • We wish for a condition that outside festoon lighting is turned off outside licencing hours or midnight, whichever is earlier.

Application Number	Current Planning Applications	Parish Council Decision
<p>22/01396/Full</p> <p>App date 25/5/2022 Comments to RBWM by 27/6/22</p>	<p>Replacement and enlargement of steps on north elevation, part removal of glazed screens to veranda, replacement roof and renovation of the veranda on north elevation, x1 new door to west elevation, alterations to fenestration throughout the dwelling and replacement external finish to external veranda roof, first floor extension on east elevation, replacement of roof above the existing single storey element on east/south elevations to incorporate x1 rooflight, x2 new dormers on east elevation, removal of existing chimney on east elevation and new flat roof to existing two storey extension on east elevation in conjunction with extension.</p> <p>Riverdene Sutton Road Cookham SL6 9SN Mr Patrick Eltridge</p>	<p>No Comment</p>
<p>22/01456/VAR</p> <p>App date 30/5/2022 Comments to RBWM by 28/6/22</p>	<p>Variation (under Section 73A) of planning permission 03/40439/FULL to remove condition 14 (removal of permitted development rights).</p> <p>Former Dean Farm Garage Alleyns Lane Cookham Emma Cook</p>	<p>STRONGLY OBJECT to the removal of this condition.</p> <p>CPC wish to comment that it defeats the purpose of implementing a condition if the applicant can have it easily removed.</p>
<p>22/01194/LBC</p> <p>App date 30/5/2022 Comments to RBWM by 28/6/22</p>	<p>Consent for alterations to first floor stair case to include removal of existing door, refurbishment of existing loft conversion to include new interior walls, roof insulation, the removal of two non-original horizontal timber trusses and an upgrade of the supporting roof structure, new and upgraded roof space walls, 3no new rooflights and 1no new Juliette balcony on rear elevation, replacement windows, en-suite bathroom facilities and mechanical extraction unit vent.</p> <p>Vine Cottage High St, Cookham SL6 9SQ Mr Mark Smith</p>	<p>No Objection in principle but CPC do OBJECT to the Juliette balcony on this building which is in a conversation area and gives with a danger of overlooking.</p>
<p>22/01193/Full</p> <p>App date 30/5/2022 Comments to RBWM by 28/6/22</p>	<p>Refurbishment of existing loft conversion to include 3no new rooflights and 1no new Juliette balcony to rear elevation, replacement windows and mechanical extraction unit vent.</p> <p>Vine Cottage High Street Cookham SL6 9SQ Mr Mark Smith</p>	<p>No Objection in principle but CPC do OBJECT to the Juliette balcony on this building which is in a conversation area and gives with a danger of overlooking.</p>

Application Number	Current Planning Applications	Parish Council Decision
22/01452/FULL App date 30/5/2022 Comments to RBWM by 28/6/22	x3 dwellings with associated parking and landscaping, following demolition of the existing dwellings. Briar Cottage And Holmwood Briar Glen Cookham Germain Homes Ltd	OBJECTION on the following grounds:
<p>22/01452/FULL - OBJECTION on the following grounds:</p> <ol style="list-style-type: none"> 1. This is not an “accessible” site under RBWM’s parking and Highways policies because the train service, contrary to the comments by Highways, is actually only 1 per hour. 2. It is overdevelopment of site, and being two storeys will dominate and be out of keeping with the surrounding single storey housing. 3. The proposed houses will overlook neighbouring properties, especially from the dormer windows which are now much closer to the boundary than in application 20/02193, and on the same level as the ground floor windows in adjoining properties. This is a serious privacy/overlooking issue in breach of the Borough Wide Design Guide. 4. It is contrary to VDS guidance in section 6.9 which is opposed to ‘garden grabbing’ (see page 26: “It is important that new developments involving several dwellings should be well spaced ...”et seq., and box 24 on page 46) 5. It is contrary, specifically, to VDS policies: <ul style="list-style-type: none"> 6.6 (not ‘adequately spaced’ and designs (especially but not limited to height) which do not ‘relate in a vernacular manner to the neighbouring’ area); 6.7 (not ‘modest scale and discreet design’); 6.8 (‘spacing [not] follow[ing] the pattern of building in the immediate and nearby area’ 6.16 (‘avoid .. visually dominant hard-standings in front of houses’); 6.19a (‘Existing hedgerows forming residential boundaries should not in general be uprooted’); and 6.21 (‘Except in exceptional circumstances, front ... gardens should be included within new developments. To each side of a house space for greenery should be characteristic of the neighbourhood and proportionate to the building frontage’). 6. The junction of Briar Glen with High Road is dangerous and use should not be increased, and there are serious concerns about emergency services access. 7. There will be damage to trees. 		
Application Number	Current Planning Applications	Parish Council Decision
22/01481/FULL App date 31/05/2022 Comments to RBWM by 05/07/22	Two storey side and single storey rear extensions and alterations to fenestration, following demolition of the existing single storey rear element. Honey Cottage Maidenhead Rd Cookham Mr and Mrs Wooldridge	No Comment
22/01487/FULL App date 06/06/2022 Comments to RBWM by 05/07/2022	New detached three-bay carport. Charnwold Hills Lane Cookham SL6 9NT Mr P Dilley	The Committee note that this is actually a garage with doors/shutters which when closed will completely enclose the cars. CPC have NO OBJECTION to such structures.

Application Number	Current Planning Applications	Parish Council Decision
22/01251/FULL App date 06/06/2022 Comments to RBWM by 04/07/22	x1 dwelling with integrated garage and extension of entrance driveway. Whyteladyes Rose Garden Dean Lane Cookham, Mr Daley	OBJECTION: See below for detailed response.
<p>22/01251/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 (paragraphs 143 to 145 of the NPPF (Feb. 2019)). The Green Belt has recently been re-affirmed by the BLP. There are no grounds for changing it.</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. Application 21/02989 was withdrawn after strenuous opposition by this Council and many others in Cookham. Nothing has changed in planning law or policy which should cause any change in these right decisions on this repeat application.</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. A house here would make a significant intrusion into open fields. This cannot be 'infilling' since there is this clear demarcation of the edge of residential development and to the west of the site the land is entirely open. Hence the site cannot be seen as "falling within the village envelope" (QP5.3 of the Borough Local Plan). On the contrary, the site is plainly governed by QP5.1. Both the adopted plan and the Borough local plan confirm the existing boundary of the Green Belt. It must be kept.</p> <p>This site rises from the road. Therefore, a building on the 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 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>For all these reasons the Parish Council strongly objects to this proposal.</p>		

Application Number	Current Planning Applications - For Information Only	Parish Council Decision
22/01271/CPD App date 11/04/2022 Comments to RBWM by n/a	Amended plans: Certificate of lawfulness to determine whether the erection of x1 outbuilding is lawful. Marley Cottage Bedwins Lane Cookham SL6 9PU	No Comment
22/01401/CPD App Date: 25/052022 Comments to RBWM by n/a	Certificate of lawfulness to determine whether the replacement garage building with store is lawful. Dawn Chorus, Poundfield Lane, Cookham SL6 9RY	No Comment

Application Number	Applications for Tree Works	Parish Council Decision
22/01141/TCA App date 27/04/2022 Comments to RBWM by 1/6/22	T1 - Walnut - Crown reduction by up to 2m to a final height of 6m and spread 4m, T2 - Sycamore - Crown reduction by 2m to a final height of 10m and spread of 5m. 5 Albion Cottages Church Road Cookham Dean SL6 9PE Mr Gregory Smith	Response collated via email and ratified at Cmte meeting on 14/6/22. Sent 31/5/22: No Objection
22/01179/TCA App date 3/05/2022 Comments to RBWM by 1/6/22	(T1) Oak (Quercus Robur) - reduce and shape canopy by approximately 2-3m in height, evenly reduce the lateral spread by approximately 2-3m and remove any major deadwood over 50mm. Fieldfare Startins Lane Cookham SL6 9AN Mr Arnold	Response collated via email and ratified at Cmte meeting on 14/6/22. Sent 31/5/22: No Objection
22/01123/TCA App date 9/05/2022 Comments to RBWM by 6/6/22	Coastal Redwood - Remove hanging branches, reduce height by up to 2 m and lateral branches by up to 1 m. Crown lift to give 2 m clearance from roof of garage Spindles Bigfrith Lane Cookham SL6 9PH Mr Peter Thorne	Response collated via email and ratified at Cmte meeting on 14/6/22. Sent 31/5/22: No Comment
22/01248/TCA App date 9/05/2022 Comments to RBWM by 7/6/22	(G1) Mock Orange, Yew, Spindle, Laburnum and Holly - reduce driveway side by approximately 0.5-1m to lessen the overhang on the driveway and fell dying Laburnum next to telephone pole and (T3) Bay and (T4) Laburnum - section fell to just above ground level. Riverdene Sutton Road Cookham SL6 9SN Bernice Smith	Response collated via email and ratified at Cmte meeting on 14/6/22. Sent 31/5/22: No Comment
22/01293/TCA App date 13/05/2022 Comments to RBWM by 14/6/22	x1 Maple Tree - Crown reduction to a final height of 5 meters, x1 Silver birch - Crown reduction to a final height of 5 meters and Crown lift to 2 meters above ground level. Moorlands School Lane Cookham SL6 9QJ Mrs Marcia West	No Comment
22/01411/TCA App date 24/05/2022 Comments to RBWM by 23/6/22	T1 - Blue Cypress - Section fell. Mallows Berries Road Cookham SL6 9SD Mr Davies	No Comment

RBWM Decisions:

Planning Ref:	Planning Application	RBWM Decision
22/00252/Full	Hill Grove Farm Bradcutts Ln Cookham Dean SL6 9AA	Refuse
22/00614/CPD	Rose Cottage Kings Lane Cookham SL6 9TZ	Permitted Development
22/00615/Full	Car-Mon-Ta Church Road Cookham Dean SL6 9P	Permitted
22/00616/CPD	Car-Mon-Ta Church Road Cookham Dean SL6 9PJ	Permitted Development
22/00640/CPD	96 Westwood Green Cookham SL6 9DE	Permitted Development
22/00655/Full	9 Westwood Green Cookham SL6 9DD	Permitted
22/00657/CPD	The Field House Terrys Lane Cookham SL6 9TJ	Permitted Development
22/00832/CON DIT	11 Windmill Road Cookham SL6 9NE	Approve Discharge of Condition
22/00958/NMA	Holly House 3 Vicarage Close Cookham SL6 9SE	Permitted

RBWM Decision (contd):

Planning Ref:	Planning Application	RBWM Decision
22/01002/NMA	Coppenhall, Cookham Dean Common Cookham SL6 9NZ	Permitted
22/00012/Full	101 Broom Hill Cookham SL6 9LJ	Permitted
22/00628/Full	Site of Former Sewage Works Terrys Lane Cookham	Permitted
22/00637/CPD	101 Broom Hill Cookham SL6 9LJ	Permitted Development
22/00687/Full	Little Harwood Choke Lane SL6 6PL	Permitted
22/00662/CPD	Ballards Jobs Lane Cookham SL6 9TX	Application Withdrawn
22/00725/Full	Rose Cottage Kings Lane Cookham SL6 9TZ	Application Withdrawn
22/00773/Full	Holm Oak Grubwood Lane Cookham SL6 9UB	Permitted
22/00255/Full	59 Westwood Green Cookham SL6 9DE	Permitted
22/00683/CPD	1 Woodlands Farm Cottages Church Road Cookham Dean SL6 9PL	Permitted Development
22/00727/Full	Barnesh Startins Lane Cookham SL6 9AN	Permitted
22/00772/Full	Garage Mill House East Mill Lane Cookham SL6 9QT	Permitted
22/00960/PDXL	The Gables 49 Whyteladyes Lane Cookham SL6 9LT	Prior Approval Not Required
22/00859/Full	Riversteps Gibraltar Lane Cookham SL6 9TR	Permitted
22/00890/TPO	Alfred Major Recreation Ground High Rd Cookham	Permitted
22/00905/Full	Westleigh Station Road Cookham SL6 9BU	Permitted
22/00781/Full	Weathervane Cottage Bigfrith Ln Cookham SL6 9PH	Refused
22/01137/TCA	Warners Dean Lane Cookham SL6 9AF	Permitted
22/01141/TCA	5 Albion Cottages Church Rd Cookham Dean SL6 9PE	Permitted

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 was nothing further to report at this stage.

7. TO RECEIVE AN UPDATE REGARDING THE MARLOW FILM STUDIO APPLICATION AND THE PENDING APPLICATION TO SHORTLY BE SUBMITTED:

Cllrs M. Howard and B. Perry had met with members of Little Marlow Parish Council who have noted their opposition to the project. There is a Community Action Group who seek to challenge the development.

At the time of the meeting the application had not been validated on the Buckinghamshire CC planning website, the office will continue to monitor the application. The Planning Cmte have previously discussed their response, but once the application is validated the decision can be reviewed prior to its submission.

8. 5G MAST AT MILL LANE: TO DECIDE NEXT STEPS IN THE LIGHT OF THE APPEAL:

Further to the representation made by a resident at the Full Council meeting on 7th July regarding application 21/03688/TLDTT for 5G Mast at the corner of Sutton Road and Mill Lane, which was refused by the Planning Authority. An appeal has been submitted which is yet to be processed by the Inspector. The details will be brought to the attention of the Cmte once the notification has been officially received.

Cllr I. Wernham queried if it was possible for Cookham Parish Council to buy the area of land in question. The Committee requested that this matter was added to the next Full Council agenda.

9. TO CONFIRM THE ATTENDANCE OF THE DEVELOPMENT MANAGEMENT PANEL MEETING ON 15TH JUNE REGARDING PL/AP 21/02331/OUT STATION COURT HIGH ROAD COOKHAM MAIDENHEAD SL6 9JF AND CONSIDER THE RESPONSE:

Cllr B. Perry will represent CPC at the Panel meeting on the 15th June. His submission has been forwarded to Democratic Services as per meeting instructions. Cllr B Perry will report back after the meeting.

10. CHAIRMAN'S SUBMISSIONS:

Cllr B. Perry responded to Borough Cllr Haseler's email of the 13th April regarding the issues of the Councils representation at the Planning Development Management panel 16th February 2022. Cllr Haseler replied on 10th June reiterating the apology and noting that he has asked the Head of Governance to ensure the Chairman of the Committee is briefed by the clerk in advance of the meeting specifically in relation to public speakers.

Two planning applications for the land at Spencer's Farm, Summerleaze Road, Maidenhead have been validated on the RBWM Planning portal:

22/01537/OUT - Outline application for access only to be considered at this stage with all other matters to be reserved for residential development of up to 330 new homes, land for a primary school of up to three forms of entry with associated landscaping, open space, car parking, drainage and earthworks to facilitate surface water drainage; and all ancillary and enabling works. Comments by date Wed 6th July 2022.

22/01540/FULL - Full planning application for enabling works comprising the provision of construction access, site preparation and earthworks (in connection with outline planning application for residential development of up to 330 new homes, land for a primary school of up to three forms of entry with associated landscaping, open space, car parking, drainage and earthworks to facilitate surface water drainage; and all ancillary and enabling works). Comments by date Fri 8th July 2022.

Due to the timing of the 'comments by' date, and the significance of this development to Cookham, these applications will be added to the agenda for Full Council on 5th July.

The Meeting closed at 9.15pm.