

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

PRESENT: Cllr B. Perry (Chairman)
Cllrs L. Austin, C. Aisladie, M. Barnes 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:

The applicant and architect for Rosemary, School Lane, Cookham brought in revised plans ahead of submitting a new application for this site. Pl/ap 22/02467/Full had been withdrawn after a number of objections to the application.

1. APOLOGIES:

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

2. DECLARATIONS OF INTEREST:

None.

3. PLANS TO BE CONSIDERED AND DISCUSSED

APPEAL:	
Appeal By:	Mr Burton Hill
Site Address:	Hill Grove Farm Bradcutts Lane Cookham Dean Maidenhead SL6 9AA
Proposal:	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.
PINS Ref:	APP/T0355/D/22/3308994
RBWM Pl/ap:	22/01806/FULL
RBWM Decision	Refuse (25/8/2022)
CPC Comment:	OBJECTION – Over development and the negative effect on the openness on the Green Belt 12/7/22 14/3/2023 – Appeal noted.
I write to advise you the above appeal will be decided on the basis of Written Representations. We will send copies of all comments made to us about the application before it was decided to the appellant and the Planning Inspectorate. As this appeal is proceeding under the Householder Appeals Service there is no opportunity for you to submit further comments.	

Application Number	Current Planning Applications	Parish Council Decision
23/00347/VAR App date 09/02/23 Comments to RBWM 14/3/23 Extension agreed until 15/3/23	Variation (under Section 73) of Condition (4) to substitute those plans approved under (22/02242/VAR) as approved under (04/41928/FULL) for (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. Dawn Chorus Poundfield Lane Cookham SL6 9RY Mr & Ms D & H Oliver & Murphy	No Comment
23/00110/LBC App date 10/2/23. Comments to RBWM 14/3/23 Extension agreed until 15/3/23	Consent for structural repairs to the internal staircase. Kings Arms And Flat At Kings Arms High Street Cookham Mitchells & Butler	No Comment
23/00229/FULL App date 30/01/23 Comments to RBWM 08/3/23 Extension agreed until 15/3/23	Amended Plans: Two storey front extension with new entrance steps and balcony, single storey side extension with pitched tiled roof, 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	Determined 9 th March.
23/00421/FULL App date 22/02/23 Comments to RBWM 23/3/23	3 x front rooflights to facilitate habitable accommodation within the roof space. 48 Broom Hill Cookham Maidenhead SL6 9LW Mr & Mrs Ortiz	NO OBJECTION in principle but only if the required number of parking spaces are met and on the assumption that rooms of this height are considered habitable space. If these matters are not resolved, then we wish to object .
23/00372/FULL App date 07/03/23 Comments to RBWM 04/04/23	1no. detached dwelling, new boundary treatment and associated parking following the demolition of the existing dwelling. Penny Wilgie High Road Cookham SL6 9JF Mrs K McCrossan	OBJECTION Although the committee recognise the applicants have given thought to the ecology and sustainability of the design, the committee has concerns with the style, the zinc roof, Dutch brickwork, smoked timber and the facade generally as it is out of keeping with other houses on High Road.

Application Number	Current Planning Applications	Parish Council Decision
23/00332/FULL App date 22/02/23 Comments to RBWM 23/3/23	Two and a half storey front extension with gable, 2 no. single storey side extensions, enlargement of the existing first floor with 2 no. first floor side extensions, 2 no. rear dormers, Garage conversion with new roof to provide ancillary accommodation, 1 no. replacement garage, enlargement of existing patio, new hardstanding and steps, alterations to fenestration and external finishes following demolition of existing elements. Riverside Gibraltar Lane Cookham SL6 9TR Mr And Mrs Greer	NO OBJECTION but the committee has concerns about the bulk of the development, and ask for it to be reduced and also make a request for tree planting, screening and obscured glass at the west side of the development. CPC request that Permitted Development rights are removed.

Application Number	Notices for Information Only	Parish Council Decision
23/00433/CPD Letter for information only. No consultation.	Amended Plans: Certificate of lawfulness to determine whether the proposed air source heat pump to the side elevation is lawful. 13 Black Butt Cottages Cookham SL6 9RE Ms Fiona Bowden-Powell	No Comment
23/00389/CPD Letter for information only. No consultation.	Certificate of lawfulness to determine whether the proposed single storey rear extension is lawful. 1 Overton Cottages Kings Lane Cookham Maidenhead SL6 9BA Annabel Woodbridge	No Comment

Application Number	Current Applications for Tree Works.	Parish Council Decision
23/00387/TCA App date 13/2/23 Comments to RBWM 15/3/23 Extension agreed .	(T1) - Crab Apple - Fell. Pound House The Pound Cookham SL6 9QD Mrs Anna Greenley	No Comment
23/00381/TCA App date 17/2/23 Comments to RBWM 23/3/23	T1 - Crown reduce by 1.5-2m, leaving a height of 9m and spread of 8m, reduce overhanging branches on boundary by 1-2m and remove deadwood. T2 - Bay Tree - Crown reduce leaving a height of 4m, spread of 1.5m from main stem and provide 0.5m clearance from property. T3 - Bay Tree - Crown reduce leaving a height of 4m, spread of 1.5m from main stem and provide 0.5m clearance from property. T4 - Yew Tree - Sever ivy, remove deadwood, crown clean and reduce by 1m leaving a height and spread of 6m. The Maltings High Street Cookham SL6 9SL Mr Sam Eagling Fernandez	No Comment

4. RBWM Decisions:

23/00099/TCA	Lime Trees, Church Road, Cookham Dean, SL6 9PG	Permitted
23/00126/CONDIT	Eastleigh Worster Road Cookham SL6 9JG	Approved
22/03289/FULL	Roadways Lower Road Cookham SL6 9EJ	Permitted
22/03435/FULL	Englefield Poundfield Lane Cookham SL6 9RY	Permitted
23/00099/TCA	Lime Trees Church Road Cookham Dean SL6 9PG	Permitted
23/00157/TCA	Riverwood Heights Gibraltar Lane Cookham SL6 9TR	Permitted
22/03410/Full	Whyteladies Road Garden Dean Lane Cookham	Refused
23/00037/Full	Ashton Alleyns Lane Cookham SL6 9AE	Permitted
23/00243/TCA	Regency Cottage The Pound Cookham SL6 9QD	Permitted
23/00389/CPD	1 Overton Cottages Kings Lane Cookham SL6 9BA	Permitted

5. 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:

A reply had been received to CPC's email of 17th January 2023 from RBWM regarding clarification for safe emergency exit from Strand Park site during flood.

There have been no further communications regarding the planning application and therefore there were no further steps to take.

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:

A reply from Mr A Waite, RBWM Head of Planning, had been received in response to a concern raised about the way this retrospective planning application had been handled. He had noted that the Planning Authority were still waiting on a consultation response from the Environment Agency and that RBWM had reviewed their procedures and felt that processes had been followed, apart from the formal communication with the EA. Cllrs B. Perry and Howard will discuss the matter and look for instances where they felt errors were made and report these to the Planning Authority. The Committee gave their approval for this action to take place.

7. 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 Stakeholder Masterplan Document (SMD) has been received.

CPC has written to the Monitoring Officer to request that RBWM reconsider their decision to seek council approval for this document at RBWM Cabinet meeting on 30th March 2023 as it is within the pre-election period. Mr I Motuel, RBWM Planning Policy Manager has responded to say that RBWM have considered the request, but don't feel that the matter breaks pre-election guidelines. Cllrs B. Perry and Howard will discuss the matter to consider if a further response is necessary. The Committee gave their approval for this action to take place.

As agreed at the Full Council meeting on 7th March, Troy Planning and Design will be asked to attend the Cabinet meeting on behalf of CPC.

Mr D. Scarff noted that he had asked RBWM if they would be consulting on the SMD. Mr I Motuel, had responded to say that it is a developer lead document and is the result of a community consultation.

8. CHAIRMAN'S SUBMISSIONS:

There were no submissions.

The Meeting closed at 8.35pm.