

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

PRESENT: Cllr B. Perry (Chairman)
 Cllrs C. Aisladie, L. Austin, E. Bune, J. Edwards, 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.

OPEN FORUM:

The applicants for pl/ap 23/02634/Full came and spoke in support of their application.

1. APOLOGIES:

Apologies received from Cllrs T. Caen and J. Moore.

2. DECLARATIONS OF INTEREST:

Cllr R. Kellaway	23/02539/Full	Personal
Cllr R. Kellaway	23/02495/CPD	Personal
Mr D. Scarff	23/01388/CPD (Appeal)	Personal

3. PLANS TO BE CONSIDERED AND DISCUSSED:

<u>APPEAL :</u>	
Appeal By:	Mr Papazoglou c/o Agent: Mr Alam Cookham Design Partnership Tavistock House Waltham Road White Waltham Maidenhead SL6 3NH
Site Address:	Hurst Place, Bradcutts Lane, Cookham Dean, SL6 9AA
Proposal:	Certificate of lawfulness to determine whether the 5no. two storey rear extensions is lawful.
PINS Ref:	APP/T0355/X/23/3328522
RBWM Pl/ap:	23/01388/CPD
RBWM Decision	Refused 1st August 2023
CPC Comment 13/6/2023:	23/01388/CPD – notice sent by RBWM for information only. No decision or comments made by CPC.:
CPC Comment 14/11/2023:	No further action to be taken.

Application Number	Current Planning Applications	Parish Council Decision
23/02560/FULL App date 17/10/23 Comments to RBWM 20/11/23.	Timber orangery to replace existing conservatory. Litte Morton, The Pound, Cookham, SL6 9D Mr and Mrs Flower	NO COMMENT
23/02613/Full App date 24/10/23 Comments to RBWM 22/11/23.	Detached triple garage and store with solar panels to the roof and a ramped access following the demolition of the existing buildings. Sol Mill, Mill Lane, Cookham, SL6 9Q Mr A Richards	We do not object provided there is a condition that there is no increase in size or height of the building and no change of use for it or any part of the building.

Application Number	Current Planning Applications	Parish Council Decision
23/02554/Full App date 18/10/23 Comments to RBWM 20/11/23.	New front entrance, single storey rear extension, part two storey, part first floor, part single storey front/side/rear extension with Juliet balcony, garage and loft conversion, 2no. rear dormers and alterations to fenestration following the demolition of the existing conservatory. Ainsdale 12 Sutton Close Cookham SL6 9QU Mr & Mrs S Peet	NO OBJECTION Provided matching materials are used and all trees on site are preserved.
23/02539/Full App date 18/10/23 Comments to RBWM 20/11/23.	Enlargement of existing first floor with part two storey part first floor side/rear extension with undercroft, alterations to front elevation, garage conversion to habitable accommodation ancillary to main dwelling and replacement dormer on north west elevation, enlargement of raised terrace, alterations to steps, fenestration and external finishes and relocation of existing vehicular access and dropped kerb following demolition of existing elements. Silver Birches Startins Lane Cookham SL6 9TS Mr And Mrs Nicholson	NO OBJECTION in principle but CPC ask for a condition that the secondary building is kept as ancillary to the main dwelling.
23/02634/Full App date 26/10/23 Comments to RBWM 30/11/23.	Replacement four bedroom dwelling with associated bin and cycle stores, parking, new pedestrian access and alterations to the existing vehicular access. Rosemary School Lane Cookham Maidenhead SL6 9QJ 10 Gallon Hat Ltd	OBJECTION CPC objects to this application as the building is still too tall. CPC think it most important that Permitted Development rights are removed.
23/02684/Full App date 3/11/23 Comments to RBWM 1/12/23.	Single storey rear extension. Shelleys High Street Cookham SL6 9SF Mr Nigel Weller	NO COMMENT
23/02711/Full App date 6/11/23 Comments to RBWM 6/12/23.	Part single part two storey rear/side extension with rear Juliet balcony, relocation of front entrance door, raising the roof of existing single storey side element, alterations to existing front bay window and fenestration following demolition of existing rear element Cherry Bank Maidenhead Rd Cookham SL6 9DB Mr And Mrs James Peet	NO OBJECTION

Application Number	Current Planning Applications	Parish Council Decision
23/02588/Full App date 24/10/23 Comments to RBWM 22/11/23.	New building to house 3no. stables, tack room, hay store, WC, and construction of a post and timber fence to the west following the demolition of the existing shelters. Land At The Junction of Warners Hill And Dean Lane Cookham Mr And Mrs P Dilley	OBJECTION Please see below.

23/02588/Full - OBJECTION:

This proposal should be rejected because:

1. Paragraph 6.18.15 of the Adopted Local Plan 2013 – 33 (“ALP”) makes clear that new stables should be “appropriately and unobtrusively located.” (Village Design Statement guidance 13.3 is also applicable, as are section 13.1, second paragraph, first sentence.) These are unnecessarily and excessively large (including too high), both generally and specifically for their location at the highest point of the plot where they will be obtrusive in the green belt and a conservation area.
2. It appears to result in the unnecessary loss of hedging and hence of habitat (and propose quite unsuitable replacement in this green belt and conservation area). VDS advisory A17.3 is immediately relevant;
3. It appears likely to lead to the unnecessary loss of trees and hence of habitat in this green belt and conservation area (see again VDS A17.3);
4. Paragraph 6.18.16 of the ALP makes clear that “the impact of any new access [for stables] will be taken into account in assessing impact”. This proposal will create significant traffic/pedestrian issues due to (a) the nature of Warners Hill as a single lane road without pavements; (b) parking of cars visiting the stables to care for and/or use horses; and (c) problems at the (difficult corners with poor visibility) at both ends of Warners Hill especially for cars towing horse-boxes.
5. It fails to demonstrate how, in the absence of mains drainage, toilet waste will be dealt with and removed without detriment to the amenities of others - the same applies to horse waste.

Paragraph 6.18.20 of the ALP says that: “The Borough will impose such conditions as may be appropriate to ensure that the openness of the Green Belt and the purposes of including land within it are maintained This may include withdrawal of permitted development rights, limiting use and/or duration, creating personal permissions and using occupancy conditions”. In this case the Parish considers it important if permission were to be granted for stables here:

- (a) to withdraw any permitted development rights;
- (b) to impose a condition that the buildings be removed once equine use has ceased, in order to return the land to agricultural use and proper openness in the green belt and conservation area; and
- (c) that the permission be personal.

Application Number	Notices for Information Only	Parish Council Decision
23/02386/CONDIT App date 27/9/23 Comments to RBWM N/A	Details required by Condition 2 (Paint analysis and sample), 3 (Paint removal), 4 (Near surface bars), 5 (Repair to parapet) and 6 (Removal/cleaning to abutments) of Listed Building Consent 23/00854 for Consent for essential maintenance including re-painting of steelwork, structural bearing replacement, structural strengthening, re-waterproofing, re-surfacing and expansion joint replacement. Cookham Bridge Sutton Road Cookham Thomas Lambert	OBJECTION For all the reasons given by the Conservation Officer
23/02368/CPD App date 27/9/23 Comments to RBWM N/A	Certificate of lawfulness to determine whether the single storey rear extension and alterations to fenestration is lawful. Bagsters Kings Lane Cookham SL6 9AY Mr Russell Taylor	N/A

Application Number	Notices for Information Only	Parish Council Decision
23/02445/CPD App date 06/10/23 Comments to RBWM N/A	Certificate of lawfulness to determine whether the proposed single storey rear extension following demolition of existing conservatory and alteration to fenestration is lawful. Autumn Orchard Sutton Rd Cookham SL6 9SY Mr and Mrs Wright	N/A
23/02495/CPD App date 10/10/23 Comments to RBWM N/A	Certificate of lawfulness to determine whether the proposed detached garage and extended driveway ancillary to the main dwelling is lawful. Moonbeams Cottage, Hills Ln, Cookham, SL6 9NX Mr and Mrs Korzeniowski	N/A
23/02557/CPD App date 18/10/23 Comments to RBWM N/A	Certificate of lawfulness to determine whether the proposed hip to gable alteration, 1 no. rear L-shaped dormer, 2 no. front rooflights and 2 no. rear rooflights to facilitate a loft conversion is lawful. Lorelei Cottage Graham Rd Cookham SL6 9JL Mr L Noott	N/A
23/02654/CPD App date 30/10/23 Comments to RBWM N/A	Certificate of lawfulness to determine whether the single storey side extension, 1no. dormer to south west elevation, repairs to existing roof, alterations to fenestration, 1no detached outbuilding and replacement garage/outbuilding is lawful. Round Copse Alleyns Lane Cookham SL6 9AE Mr And Mrs Tom Ridges	N/A

Application Number	Current Applications for Tree Works.	Parish Council Decision
23/02631/TCA App date: 27/10/23 Comments to RBWM 27/11/23.	T1 - x2 Copper Beech Trees - Crown reduction by 2-3m to a final height of 18m and spread of 16m and Crown thinning by 20%. Winterdown Stone House Lane Cookham SL6 9TP Sarah Clark	NO COMMENT
23/02667/TCA App date: 30/10/23 Comments to RBWM 29/11/23.	(T1) Bay - trim top by 1m leaving a final of height of 6m. trim back sides by 0.5m leaving a spread of 4m; (T2) Acer - reduce by 1m leaving a final height of 7m and spread of 5m; (T3) Acer - reduce by 0.5m leaving a final height of 2.5m and a spread of 1.5m and (T4) Smoke Tree - reduce 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. DECISIONS TO BE RATIFIED;

Application Number	Notices for Information Only	Parish Council Decision
23/02193/PDXL App date 25/9/23 Comments to RBWM 23/10/23. Ext not possible.	Single storey rear extension no greater than 8m in depth, 3.5m high with an eaves height of 2.5m. Little Timbers Dean Lane Cookham SL6 9BG Mr Win Man	NO COMMENT Decision sent to the Planning Authority 23/10/23
23/02460/TCA App date: 6/10/23 Comments to RBWM 07/11/23. Ext not possible	T1 - Magnolia - Crown reduction by 1m, to leave a final height of 5.5m and spread of 6m. Back of Beyond, Winter Hill Cookham Maidenhead SL6 9TW Mr Mercer	NO OBJECTION Comment: It was noted that the paperwork appears to be incomplete. Only the heading of the application explains what is being done but no reason given as to why the work is being done. Sent to the Planning Authority 3/11/23.

5. RBWM Decisions:

22/02830/Full	Hardings Cottage, Hills Lane, Cookham, SL6 9NX	Withdrawn
23/01265/Full	Honeypots, School Lane, Cookham, SL6 9PQ	Refuse
23/01517/Full	Kings Cottage, The Pound, Cookham, SL6 9QE	Withdrawn
23/01786/TCA	The Moor, Moor Hall, Chartered Institute of Marketing School Lane, Cookham, LS6 9QH	Permitted
23/01900/Full	Dawn Chorus, Poundfield Lane, Cookham, SL6 9RY	Permitted
23/01994/Cert of Lawfulness	Hardings Cottage, Hills Lane, Cookham, LS6 9NX	Withdrawn
23/02164/Full	Herries Preparatory School Dean Lane, Cookham	Withdrawn
23/01913/Full	Brigstocke Gibraltar Lane, Cookham, SL6 9TR	Permitted
23/02011/TLDDT	Telecommunications Mast Maidenhead Road Cookham	Refuse
23/02159/TCA	2 Black Butt Cottages, Cookham, SL6 9RE	Permitted
23/02189/TCA	Hollyhocks, Cookham Dean, SL6 9NZ	Permitted
23/02217/CONDIT	Vine Cottage, High Street, Cookham, SL6 9SQ	Approved
23/02215/CONDIT	Vine Cottage, High Street, Cookham, SL6 9SQ	Approved
23/30016/Spheres of Mutual Interest	Land Adjacent South Side Marlow and A404 Junction Westhorpe Park Little Marlow Marlow	No Further Action on the planning application sent to RBWM.
23/02361/ AGDET	Oaklands Farm, Spring Lane, Cookham, SL6 9PN	Prior approval not required
23/02405/TCA	Homestead, The Pound, Cookham, SL6 9QD	Permitted
23/02133/Full	Land to the South of Holly Lodge, Cookham,	Withdrawn
23/02203/Full	Riverside, Gibraltar Lane, Cookham, SL6 9TR	Withdrawn
23/01811/Full	Ballards, Jobs Lane, Cookham, SL6 9TX	Permitted
23/02102/Full	Cherrybrook, Terrys Lane, Cookham, SL6 9RT	Permitted
23/2138/ CLASSJ	Land to the North East of Bigfrith Lane, Cookham	Prior Approval required and granted
23/02193/PDXL	Little Timbers, Dean Lane, Cookham, SL6 9BG	Prior approval not required
23/01351/CONDIT	Land West of Main Farm Buildings Lower Mount Farm Long Lane Cookham Maidenhead	Approved
23/01568/TPO	Silver Birch Stone House Lane Cookham SL6 9TP	Permitted
23/02004/CPD	Round Copse Alleyns Lane Cookham SL6 9AE	Application withdrawn
23/02065/FULL	Trelawney Jobs Lane Cookham Maidenhead SL6 9TX	Application withdrawn
23/02133/FULL	Land To The South of Holly Lodge Hills Lane Cookham	Application withdrawn
23/02233/LBC	Kings Arms High Street Cookham Maidenhead SL6 9SJ	Permitted
23/02321/PDXL	22 Gorse Road Cookham Maidenhead SL6 9LL	Prior approval not required
23/02495/CPD	Moonbeams Cottage Hills Lane Cookham SL6 9NX	Permitted

9. 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:

There were no updates.

10. 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:

There were no further updates on the planning applications.

The Planning Cmte queried the ongoing issue of the site Licence in respect of the land at BLP site AL38. There has apparently been no change of use from amenity use for the Mobile Home residents to be able to build homes on the area, yet the planning application is still live. The committee will send a letter to the Borough Ward Cllrs to raise this issue as the Cmte felt it needs to be addressed before the planning application can be determined. Cllr B. Perry to put together a letter for the committee to review prior to sending.

11. CHAIRMAN'S SUBMISSIONS:

Cllr B. Perry requested an agenda item to discuss a mobile home that has been installed at the Sanctum on the Green without planning permission.

The Meeting closed at 8.45pm.