

COOKHAM PARISH COUNCIL**Minutes of a Meeting of the PLANNING COMMITTEE held in the Community Room at Cookham Library on Tuesday 9th January 2024, commencing at 7.30pm.**

PRESENT: Cllr J Edwards (chair)
 Cllrs C. Aisladie, L. Austin, E. Bune, T. Caen, J. Edwards, R. Kellaway, J. Moore, and
 H. Pleming
 Mr D. Scarff

Also Present: There was 1 member of the public present
 No members of the press were present.

OPEN FORUM:

A member of the public explained grounds for their opposition to 23/03135/FULL. They believed the design statement had several omissions and the information that was available went against the NPPF, VDS Guidance and the Neighbourhood plan which is currently in development.

1. APOLOGIES:

Apologies were received from Cllr B. Perry

2. DECLARATIONS OF INTEREST:

Cllr J. Moore	23/03168/Full	Personal
Mr D. Scarff	23/02802/LBC	Personal

3. PLANS TO BE CONSIDERED AND DISCUSSED:

Mr D Scarff arrived 19.38

Application Number	Current Planning Applications	Parish Council Decision
23/03042/FULL App date 13/12/23 Comments to RBWM 10/01/24	Rebuild section of fire damaged garage, part garage conversion to annexe ancillary to the main dwelling and alterations to fenestration. The Coppice Winter Hill Cookham SL6 9TN Mr & Mrs Young	NO COMMENT
23/03076/FULL App date 14/12/23 Comments to RBWM 12/01/24	Replacement single storey infill extension with new lantern rooflight, replacement tiles to front bay window and bricks to top section of chimney at rear, repairs to windows on side elevation and to front gate pier. The Maltings High Street Cookham SL6 9SL Mr R Harrison And Mrs C Woolveridge	NO COMMENT
23/03077/LBC App date 14/12/23 Comments to RBWM 12/01/24	Consent for internal alterations, replacement single storey infill extension with new lantern rooflight, replacement tiles to front bay window and bricks to top section of chimney at rear, repairs to windows and 1no. solid fan light over existing door on side elevation and repairs to front gate pier. The Maltings High Street Cookham Maidenhead SL6 9SL Mr R Harrison And Mrs C Woolveridge	NO COMMENT
23/02802/LBC App date 19/12/23 Comments to RBWM 17/01/24	Consent for the replacement of the existing window on east elevation with double door to include increase of height and wheelchair access. Rose Cottage Sutton Road Cookham SL6 9QX Mr Alan Smith	NO COMMENT

Application Number	Current Planning Applications	Parish Council Decision
23/03101/LBC App date 14/12/23 Comments to RBWM 15/01/24	Consent to create an opening on ground floor level through an internal wall within the shop to private office located in the rear. Stratford Wine Shippers & Merchants Ltd Old Butchers Wine Cellar High Street Cookham SL6 9SQ Mr Paul Stratford	NO COMMENT
23/03099/FULL App date 14/12/23 Comments to RBWM 12/01/24	Enlargement of existing lower ground floor, two storey front extension with front gable, single storey rear extension with glass balustrade, 2no. proposed rear dormers, , 3no. chimneys, raised terrace with balustrade, steps and conversion of existing garage to an annex ancillary to main dwelling with new roof, alterations to fenestration and external finishes, replacement garage, new EV charger, hardstanding, landscaping, retaining wall and boundary treatment to front, following demolition of existing elements. Riverside Gibraltar Lane Cookham SL6 9TR Mr And Mrs Greer	No objection, providing the proposed size does not exceed the size of that usually allowed in greenbelt and details of external driveway lighting given.
23/03135/FULL App date 19/12/23 Comments to RBWM 24/01/24	Garage conversion with pitched roof providing habitable accommodation, two storey front extension with entrance porch and Juliet balcony, part single, part two storey side/rear extension with roof terrace, glass balustrade and privacy screen, 1no. rear Juliet balcony, alterations to the external finish and fenestration, rear terrace with privacy screen and new pedestrian access gate following removal of the existing conservatory. Triboges Berries Road Cookham SL6 9SD Mr & Mrs Chris Whall	The Parish Council OBJECTS on the grounds of an inappropriate development in a Conservation area. The large terrace and Juliette balconies give a loss of amenity and privacy to neighbours. Removal of native hedge to fit new gate. External white painting not in keeping with rest of the houses.
23/03153/Full App date 21/12/23 Comments to RBWM 30/01/24	Part garage conversion, single storey side/rear extension and alterations to the external finish and fenestration following the demolition of the existing conservatory 2 Orchard Gardens Sutton Road Cookham SL6 9QP Ann King	NO COMMENT
23/03168/Full App date 22/12/23 Comments to RBWM 31/01/24	Replacement roof to the existing single storey sunroom and alterations to fenestration St Boniface Bedwins Lane Cookham SL6 9PU Mr Gerwyn James	NO COMMENT
23/03170/Full App date 22/12/23 Comments to RBWM 31/01/24	Single storey side/rear extension, new hardstanding and replacement entrance gates following the demolition of the single storey rear element. Satis Alleyns Lane Cookham SL6 9AD Mr & Mrs T Biggart	The Parish Council OBJECTS . The solid gates are contrary to the VDS.
23/02975/CPD App date 01/12/23 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 Road Cookham SL6 9SY Mr & Mrs Wright	

Parish Council Decision	Current Planning Applications	Parish Council Decision
23/00433/CPD App date 23/02/23 Comments to RBWM N/A	Certificate of lawfulness to determine whether the proposed air source heat pump to the side elevation is lawful. 13 Black Butt Cottages Cookham Maidenhead SL6 9RE Ms Fiona Bowden-Powell	
23/03137/CPD App date 23/02/23 Comments to RBWM N/A	Certificate of lawfulness to determine whether the proposed single storey side extension, replacement Juliet balcony, alteration to fenestration and external finish is lawful. Mandalay Bradcutts Lane Cookham Dean SL6 9AA Mr Phillip Lowe	

Application Number	Notices for Information Only	Parish Council Decision
23/03028/CONDIT App date 6/12/23 Comments to RBWM N/A	Details required by Condition 11 (windows) of Listed Building Consent 22/02549/LBC for consent for single storey rear extension, internal alterations, replacement and alterations to fenestration, x1 new rooflight to existing roof, existing ridge tiles to be rebedded, x2 new canopies over entrance doors, alterations to external finishes, new ventilation for existing cellar, replacement roof to existing outbuilding, new patio areas, landscaping, new driveway, new and alterations to boundary treatment, widening of access, x1 new manhole cover and alterations to an existing manhole cover. Old Timbers The Pound Cookham SL6 9QE Mr & Mrs S Painter	
23/03029/CONDIT App date 6/12/23 Comments to RBWM N/A	Details required by Condition 6 (Windows) of Planning Permission 22/02548 for Single storey rear extension, replacement and alterations to fenestration, x1 new rooflight to existing roof, existing ridge tiles to be rebedded, x2 new canopies over entrance doors, alterations to external finishes, replacement roof to existing outbuilding, new patio areas, landscaping, new driveway, new and alterations to boundary treatment and widening of access. Old Timbers The Pound Cookham SL6 9QE Mr & Mrs S Painter	

Application Number	Current Applications for Tree Works.	Parish Council Decision
23/03002/TCA App date: 05/12/23 Comments to RBWM 5/1/24. Ext granted to 10/1/23	T1 - Bay, T2 - Conifer, T3 - Rowan, T4 - Yew - reduce height all trees by 2m to leave a final height of 4m and face trim tree. Saddleback School Lane Cookham Dean SL6 9PQ Alan Jaramillo	NO COMMENT

4. RBWM DECISIONS:

23/00372/Full	Penny Wilgie, High Road, Cookham, SL6 9JF	Permitted
23/02774/CPD	Round Copse, Alleyns Lane, Cookham, SL6 9AE	Permitted
23/02631/TCA	Winterdown Stone House Lane, Cookham, SL6 9TP	Withdrawn
23/02684/Full	Shelleys, High Street, Cookham, SL6 9SF	Withdrawn
23/01181/VAR	Hérons Court, Terrys Lane, Cookham, SL6 9RR	Permitted
23/02797/TCA	Little Dean, Dean Lane, Cookham, SL6 9AF	Permitted

20.10 Cllr Moore left the meeting

20.12 Cllr Moore returned to the meeting

20.12 Cllr Kellaway left the meeting

5. 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:

Raised in open forum but noted here. A Member of Public they would be sending additional response to the highway comment which will be made available to the parish council.

6. 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 proposed development.

The committee discussed the state of the ground during the current flooding. It was recorded that the ground was boggy but not access routes were blocked by flooding. Cllr Bune supplied photographs of the current flooding on the site.

20.15 Cllr Kellaway returned to the meeting.

7. TO PROVIDE AN UPDATE ON HEAVY GOODS VEHICLE LICENCES AT THE LOWER MOUNT FARM SITE.

No updates.

8. TO REVIEW ASSOCIATED DOCUMENTS FOR PL/AP 21/02963: NEW POLY TUNNELS FOR REARING TURKEYS WITH ASSOCIATED FEED SILOS AND SUBSTANTIAL FORMATION OF ROAD CHIPPINGS TO FORM A NETWORK OF TRACKS AT LOCATION LAND WEST OF SWITCHBACK ROAD NORTH AND NORTH OF NIGHTINGALE LANE AND CONSIDER THE PRESENT STATE OF THE LAND ON WHICH PERMISSION WAS GRANTED AND TO CONSIDER WHAT IF ANY ACTION TO TAKE IN THE LIGHT OF ITS CURRENT STATE. *

Cllr Edwards summarised that all the current work had got the right consents. A vote was taken for 'direct action', approaching the Borough to question the process that granted the application and why permission was granted retrospectively. 2 councillors voted for this. 5 against. It was approved that no further action against this application will be taken.

Cllr Fleming requested that the Clerk ask the Borough how they will be monitoring the output from the turkeys.

9. CHAIRMAN'S SUBMISSIONS

The Committee discussed PI/ap 23/03209/FULL - Briar Cottage And Holmwood, Briar Glen, Cookham, Maidenhead.

Notes taken by Cllr Edwards, as the Assistant Clerk had to leave the meeting briefly at that point.

Not all councillors had found the relevant email and been able to read the updated planning application, but it was commented that the updated application did not substantially address the issues from the original application of over development and overlooking of neighbouring properties. Councillors did not suggest this application be called in to RBWM councillors, but the Chair presumed this could be suggested if a response needs to be agreed by email before the next planning meeting.

Councillors were reminded to check their email and respond in a timely fashion should a council response need to be reviewed before the next planning meeting.

Cllr Caen commented that a number of planning applications were requiring a decision outside the usual timing of the meeting. Requested that the Planning Department be asked if CPC planning meeting dates could be considered when the deadline for responses was set. Mr Scarff explained that this was outside of our control.

20.18 Assistant Clerk left the room

20.26 Assistant Clerk returned

The meeting closed at 8.45pm