

COOKHAM PARISH COUNCIL

**Minutes of the Meeting of the PLANNING COMMITTEE
Held in the Community Room on Tuesday 9th August 2022, commencing at 7.30pm.**

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

Also Present: 6 members of the public.
Cllr M. Howard.
No members of the press were present.

OPEN FORUM:

Three members of the public spoke in objection to pl/ap 22/01954/Full Land to North East of Hawthorn Lee Cedar Drive Cookham. Copies of a photo was circulated to the committee relating to the site.

The Committee agreed to move pl/Ap 22/01954/Full to the first of the applications to be discussed.

1. APOLOGIES

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

2. DECLARATIONS OF INTEREST:

Cllr L Austin. 22/01927/Full Personal

3. PLANS TO BE CONSIDERED AND DISCUSSED:

Application Number	Current Planning Applications	Parish Council Decision
22/01824/FULL App date 14/07/2022 Comments to RBWM by 11/08/22	Single storey front/side extension, replacement flat roof with a pitched roof with flat interconnecting roof over the existing two storey rear element, replacement /relocated outbuilding and alterations to fenestration, following demolition of the existing single storey front element. Woodpeckers Alleyns Lane Cookham SL6 9AD Mr Fradin	NO COMMENT
22/01909/FULL App date 14/07/2022 Comments to RBWM by 15/08/22	Installation of a Shepherds Hut ancillary to the main dwelling. Fairhill Cottage Warners Hill Cookham SL6 9NU Mr Piercey	NO COMMENT
22/01906/FULL App date 18/07/2022 Comments to RBWM by 15/08/22	Replacement boundary wall (retrospective). Shelleys High Street Cookham SL6 9SF Mr N Weller	NO COMMENT
22/01907/FULL App date 18/07/2022 Comments to RBWM by 15/08/22	Replacement detached outbuilding (retrospective). Shelleys High Street Cookham SL6 9SF Mr N Weller	NO COMMENT

Application Number	Current Planning Applications	Parish Council Decision
22/01915/FULL App date 19/07/2022 Comments to RBWM by 16/08/22	Lowering the ridge of the existing garage roof, new front porch with canopy, single storey rear extension with rear juliet balcony and accommodation within the roofspace, hip to gable , 2no. front dormers, alterations to the external finish and fenestration. Larksmead Grange Road Cookham SL6 9TH Mr and Mrs Emmett	NO COMMENT
22/01954/FULL App date 21/07/2022 Comments to RBWM by 18/08/22	X1 new dwelling. Land to North East of Hawthorn Lee Cedar Drive Cookham Mr Thomas	STRONGLY OBJECT On the following grounds:
<p>22/01954/FULL:</p> <ul style="list-style-type: none"> • It is in the Green Belt, as recently re-confirmed by the adopted BLP, and there are no very special circumstances to justify it; • It is outside the village boundary/envelope, and cannot be considered to be infilling, or to have any other exceptional justification for building in the Green Belt. • On the contrary, if it were permitted, it would create a dangerous precedent and might result in an ability to claim infilling for future applications in this area and/or that the site had in some way come to be within the village envelope/boundary. • The site is within Flood Zone 2, with no redeeming features. • In our view the applicant has not applied the sequential test properly. • The design is contrary to the Cookham Village Design Statement as to openness, design, the palette of Cookham, its height in context (especially if/as raised to try to avoid flooding issues). • The proposal fails to respect or make a positive contribution to the local character and appearance of the street scene or the locality. It is contrary to policies QP1, QP3 and IF4 of the Plan and section 12 (and 13) of the NPPF. • It would further contribute to traffic joining the B4447, which is already over-heavily used and will be further stressed as a result of development on sites AL25, AL37 and AL38 and at the Holland Farm and Slate Meadow sites north of the Thames. <p>The Cmte asked for this application to be called in if application is to be approved by Planning Officers. Cllr B. Perry raised with Borough Cllr M. Brar.</p>		
22/01927/FULL App date 21/07/2022 Comments to RBWM by 22/08/22	X2 outbuildings – retrospective 6 Southwood Road Cookham SL6 9LY Mr Howley	OBJECTION Too big, too high and too close to neighbours. Contrary to Cookham Village Design Statement.
22/01646/ADV App date 27/07/2022 Comments to RBWM by 26/08/22	Consent to display 1 no. externally illuminated fascia sign, 1 no. externally illuminated hanging sign and 3 no. externally illuminated hand written signs. Kings Arms High Street Cookham SL6 9SJ Mitchells and Butlers	No Objection in principle but request conditions that lighting be subdued as befits a listed building in a historic conservation area and mounted in such a way that it does not illuminate or cause a nuisance to residential occupiers.

Application Number	Current Planning Applications	Parish Council Decision
22/02068/FULL App date 28/07/2022 Comments to RBWM by 26/08/22	New carport and storage building, following demolition of the existing garage. Grahames Dean Lane Cookham SL6 9BD Mr and Mrs Oliver	NO COMMENT
22/02014/LBC App date 21/07/2022 Comments to RBWM by 30/08/22	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 Painter Planning officer confirmed full application not yet submitted.	NO COMMENT
22/02088/FULL App date 29/07/2022 Comments to RBWM by 30/08/22	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 Karavias	NO COMMENT
22/02081/FULL App date 28/07/2022 Comments to RBWM by 30/08/22	New front canopy over existing front elevation, single storey side extension and a single storey rear extension 19 Coxborrow Close Cookham SL6 9HH Mrs Martin	NO COMMENT
22/02097/FULL App date 01/08/2022 Comments to RBWM by 30/08/22	Single storey front extension. 4 Priory Cottages Lower Road Cookham SL6 9ER Maggie Hyndman	NO COMMENT

Application Number	Current Planning Applications - For Information Only	Parish Council Decision
22/01801/CPD App date 07/07/2022 Comments to RBWM by n/a	Certificate of Lawfulness to determine whether the proposed hip to gable loft conversion with x2 front rooflights and x1 rear dormer is lawful. Rosemount 145 Whyteladyes Lane Cookham SL6 9LF	NO COMMENT

Application Number	Current Planning Applications - For Information Only	Parish Council Decision
22/01862/CONDIT App date 11/07/2022 Comments to RBWM by n/a	Details required by Condition 4 (Surface Water Drainage Scheme) and Condition 5 (Archaeology) of planning permission 21/01824/OUT for an outline application for access, appearance, layout and scale only to be considered at this stage with all other matters to be reserved for a new equine stable building together with associated car parking and turning area. Land at Lower Mount Farm and to West of Unit 2B and South of Long Lane Cookham Mr Copas	NO COMMENT
22/01910/CPD App date 14/07/2022 Comments to RBWM by n/a	Certificate of Lawfulness to determine whether the proposed 1no.rear dormer to facilitate a loft conversion is lawful. 6 Roman Lea Cookham SL6 9BZ	NO COMMENT
22/01932/CPD App date 18/07/2022 Comments to RBWM by n/a	Certificate of Lawfulness to determine whether the proposed outbuilding on new hardstanding to replace an existing structure and new landscaped terrace is lawful. Silver Birches Startins Lane Cookham SL6 9TS	NO COMMENT
22/01955/CPD App date 19/07/2022 Comments to RBWM by n/a	Amended plans. Certificate of Lawfulness to determine whether the proposed pool outbuilding on proposed hardstanding is lawful. Silver Birches Startins Lane Cookham SL6 9TS	NO COMMENT

Application Number	Applications for Tree Works	Parish Council Decision
22/01978/TCA App date 19/07/2022 Comments to RBWM by 18/08/22	(T1) Damson – fell dead section Walnut Tree Cottage Sutton Road Cookham SL6 9SY Mrs Jones	NO COMMENT
22/02006/TCA App date 21/07/2022 Comments to RBWM by 22/08/22	T1 – Ash – reduce twin-stemmed tree by 4.5m in height leaving a final height of 11m. Thames Lodge Berries Road Cookham SL6 9SD Mr Overall	NO COMMENT
22/02007/TCA App date 21/07/2022 Comments to RBWM by 22/08/22	T2 – Beech – tip reduce by 4m in height to leave a final height of 14m, tip reduce the side laterals by 2.5m back to the boundary on the northern side to leave a final spread of 14m. T3 – Ash – reduce in height by 3m to leave a final height of 8m and spread of 2m. Moor Cottage High Street Cookham SL6 9SF Mr Overall	NO COMMENT
22/02116/TCA App date 01/08/2022 Comments to RBWM by 31/08/22	T1 – Yew tree – Crown reduction by 1m leaving a final height of 4.5m & spread of 4m Lindworth High Street Cookham SL6 9SJ Mrs Vale	NO COMMENT

RBWM Decisions:

Planning Ref:	Planning Application	RBWM Decision
22/00712/FULL	Poundcroft Poundfield Lane Cookham SL6 9RY	Permitted
22/01040/FULL	26 Burnt Oak Cookham SL6 9RN	Permitted
22/01271/CPD	Marley Cottage Bedwins Lane Cookham SL6 9PU	Permitted Development
22/01077/FULL	114 Broom Hill Cookham SL6 9LQ	Refused
22/01320/FULL	55 Westwood Green Cookham	Permitted
22/01575/TCA	Badgers Berries Road Cookham SL6 9SD	Permitted
22/01215/FULL	Autumn Orchard Sutton Road Cookham SL6 9SY	Permitted
22/01338/FULL	Ballards Jobs Lane Cookham SL6 9TX	Permitted
22/01401/CPD	Dawn Chorus Poundfield Lane Cookham SL6 9RY	Permitted Development
22/01481/FULL	Honey Cottage Maidenhead Road Cookham SL6 9DF	Permitted
21/03512/FULL	The Arcade High Street Cookham SL6 9TA	Withdrawn
21/03582/FULL	The Arcade High Street Cookham SL6 9TA	Withdrawn
22/01639/PDXL	19 Coxborrow Close Cookham SL6 9HH	Withdrawn
22/01576/TCA	Tudors Berries Road Cookham SL6 9SD	Permitted
22/01609/CONDIT	Coppenhall Cookham Dean Common Cookham SL6 9NZ	Approve Discharge of Condition

6. TO REVIEW COOKHAM PARISH COUNCILS OBJECTION TO APPLICATIONS 22/01537/OUT AND 22/01540/FULL' AT SPENCER'S FARM, SUMMERLEAZE ROAD, MAIDENHEAD IN ORDER TO ADD AN ADDENDUM WHERE REQUIRED:

The committee discussed this application. It was agreed that Cllr B. Perry draft a response and circulate this to Committee members for approval before submission. Initial comments: Add to objection to North of river and traffic flows resulting from it and we will consult Troy on how we may best, if appropriate, express our concern about traffic implications of 300 houses and a school joining the road network through a single access at what is already a difficult junction.

7. TO HAVE PRELIMINARY DISCUSSIONS REGARDING THE BOROUGH'S TALL BUDLINGS SUPPLEMENTARY PLANNING DOCUMENT WHICH IS DUE TO GO TO PUBLIC CONSULTATION IN AUGUST 2022:

Agreed to set up a working party of 3 people to look over the document when submitted. Cllrs Howard, Aisladie and B. Perry volunteered to do this.

8. TO RECEIVE ANY 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:

No further update/progress.

9. CHAIRMAN'S SUBMISSIONS:

Cllr B. Perry raised question 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, on Switchback Road, he proposed to write to RBWM Head of Planning, Mr Adrien Waite to chase up the question of water pollution from the site and the committee approved.

The Meeting closed at 8.55pm.