

NOTICE  
OF  
MEETING

**MAIDENHEAD DEVELOPMENT  
MANAGEMENT COMMITTEE**

will meet on

**WEDNESDAY, 20TH APRIL, 2022**

**At 7.00 pm**

In the

**COUNCIL CHAMBER - TOWN HALL, MAIDENHEAD AND ON [RBWM YOUTUBE](#)**

TO: MEMBERS OF THE MAIDENHEAD DEVELOPMENT MANAGEMENT COMMITTEE

COUNCILLORS LEO WALTERS (VICE-CHAIRMAN), JOHN BALDWIN,  
GURPREET BHANGRA, MANDY BRAR, GERRY CLARK, GEOFF HILL,  
MAUREEN HUNT, JOSHUA REYNOLDS AND DAVID COPPINGER

SUBSTITUTE MEMBERS

COUNCILLORS CLIVE BASKERVILLE, STUART CARROLL, CATHERINE DEL CAMPO,  
ANDREW JOHNSON, GREG JONES, GURCH SINGH, DONNA STIMSON,  
CHRIS TARGOWSKI AND HELEN TAYLOR

Karen Shepherd – Head of Governance - Issued: 8 April 2022

Members of the Press and Public are welcome to attend Part I of this meeting. The agenda is available on the Council's web site at [www.rbwm.gov.uk](http://www.rbwm.gov.uk) or contact the Panel Administrator **Becky Oates** [Rebecca.Oates@RBWM.gov.uk](mailto:Rebecca.Oates@RBWM.gov.uk)

**Recording of Meetings** – In line with the council's commitment to transparency the Part I (public) section of the virtual meeting will be streamed live and recorded via Zoom. By participating in the meeting by audio and/or video, you are giving consent to being recorded and acknowledge that the recording will be in the public domain. If you have any questions regarding the council's policy, please speak to Democratic Services or Legal representative at the meeting.

## AGENDA

### PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
1.	<p><u>APOLOGIES FOR ABSENCE</u></p> <p>To receive any apologies for absence.</p>	-
2.	<p><u>DECLARATIONS OF INTEREST</u></p> <p>To receive any declarations of interest.</p>	5 - 8
3.	<p><u>MINUTES OF THE PREVIOUS MEETING</u></p> <p>To approve the minutes of the meeting held on 16 February 2022 as a true and accurate record.</p>	9 - 10
4.	<p><u>21/02057/FULL - LAND BETWEEN MILLEY NURSERY AND WESTWINDS AND BEAULY - MILLEY ROAD - WALTHAM ST LAWRENCE - READING</u></p> <p>Proposal: Replacement stable block, repositioned access and associated track.</p> <p>Recommendation: PERMIT</p> <p>Applicant: Mr and Mrs Reid</p> <p>Member Call in: n/a</p> <p>Expiry Date: 1 April 2022</p>	11 - 26
5.	<p><u>21/03498/FULL - COOKHAM DEAN CRICKET CLUB - WHYTELADYES LANE - COOKHAM - MAIDENHEAD - SL6 9LF</u></p> <p>PROPOSAL: Replacement club house with new soakaway.</p> <p>RECOMMENDATION: PERMIT</p> <p>APPLICANT: Trustees of Cookham Dean Cricket Club</p> <p>MEMBER CALL-IN: n/a</p> <p>EXPIRY DATE: 17 March 2022</p>	27 - 42
6.	<p><u>21/03512/FULL - THE ARCADE HIGH STREET - COOKHAM - MAIDENHEAD - SL6 9TA</u></p> <p>PROPOSAL: Change of use of the existing building from ancillary commercial use to office space - retrospective.</p> <p>RECOMMENDATION: PERMIT</p>	43 - 48

APPLICANT: Mr Burgess

MEMBER CALL-IN: Councillor Mandy Brar

EXPIRY DATE: 7 February 2022

7.

21/03582/FULL - THE ARCADE HIGH STREET - COOKHAM -  
MAIDENHEAD - SL6 9TA

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PROPOSAL: PERMIT

RECOMMENDATION: Demolition of an existing shed used for ancillary commercial storage and the formation of a patio for use by coffee shop for ancillary outdoor seating area - retrospective.

APPLICANT: Mr Burgess

MEMBER CALL-IN: Councillor Mandy Brar

EXPIRY DATE: 8 February 2022

8.

PLANNING APPEALS RECEIVED AND PLANNING DECISION  
REPORTS

57 - 64

Committee Members to note report.

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## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

In accordance with the requirements of the Local Government (Access to Information) Act 1985, each item on this report includes a list of Background Papers that have been relied on to a material extent in the formulation of the report and recommendation. The list of Background Papers will normally include relevant previous planning decisions, replies to formal consultations and relevant letter of representation received from local societies, and members of the public. For ease of reference, the total number of letters received from members of the public will normally be listed as a single Background Paper, although a distinction will be made where contrary views are expressed. Any replies to consultations that are not received by the time the report goes to print will be recorded as "Comments Awaited".

The list will not include published documents such as the Town and Country Planning Acts and associated legislation, Department of the Environment Circulars, the Berkshire Structure Plan, Statutory Local Plans or other forms of Supplementary Planning Guidance, as the instructions, advice and policies contained within these documents are common to the determination of all planning applications. Any reference to any of these documents will be made as necessary under the heading "Remarks".

## **STATEMENT OF THE HUMAN RIGHTS ACT 1998**

The Human Rights Act 1998 was brought into force in this country on 2nd October 2000, and it will now, subject to certain exceptions, be directly unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular, Article 8 (respect for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) apply to planning decisions. When a planning decision is to be made however, there is further provision that a public authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest, and therefore much of this authority's decision making will continue to take into account this balance.

The Human Rights Act will not be referred to in the Officer's report for individual applications beyond this general statement, unless there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues.

## MEMBERS' GUIDE TO DECLARING INTERESTS AT MEETINGS

### Disclosure at Meetings

If a Member has not disclosed an interest in their Register of Interests, they **must make** the declaration of interest at the beginning of the meeting, or as soon as they are aware that they have a Disclosable Pecuniary Interest (DPI) or Other Registerable Interest. If a Member has already disclosed the interest in their Register of Interests they are still required to disclose this in the meeting if it relates to the matter being discussed.

Any Member with concerns about the nature of their interest should consult the Monitoring Officer in advance of the meeting.

### Non-participation in case of Disclosable Pecuniary Interest (DPI)

Where a matter arises at a meeting which directly relates to one of your DPIs (summary below, further details set out in Table 1 of the Members' Code of Conduct) you must disclose the interest, **not participate in any discussion or vote on the matter and must not remain in the room** unless you have been granted a dispensation. If it is a 'sensitive interest' (as agreed in advance by the Monitoring Officer), you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted by the Monitoring Officer in limited circumstances, to enable you to participate and vote on a matter in which you have a DPI.

Where you have a DPI on a matter to be considered or is being considered by you as a Cabinet Member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it.

*DPIs (relating to the Member or their partner) include:*

- *Any employment, office, trade, profession or vocation carried on for profit or gain.*
- *Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses*
- *Any contract under which goods and services are to be provided/works to be executed which has not been fully discharged.*
- *Any beneficial interest in land within the area of the council.*
- *Any licence to occupy land in the area of the council for a month or longer.*
- *Any tenancy where the landlord is the council, and the tenant is a body in which the relevant person has a beneficial interest in the securities of.*
- *Any beneficial interest in securities of a body where:*
  - a) that body has a place of business or land in the area of the council, and*
  - b) either (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body **or** (ii) the total nominal value of the shares of any one class belonging to the relevant person exceeds one hundredth of the total issued share capital of that class.*

Any Member who is unsure if their interest falls within any of the above legal definitions should seek advice from the Monitoring Officer in advance of the meeting.

### Disclosure of Other Registerable Interests

Where a matter arises at a meeting which **directly relates** to one of your Other Registerable Interests (summary below and as set out in Table 2 of the Members Code of Conduct), you must disclose the interest. **You may speak on the matter only if members of the public are also allowed to speak at the meeting** but otherwise **must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation**. If it is a 'sensitive

interest' (as agreed in advance by the Monitoring Officer), you do not have to disclose the nature of the interest.

*Other Registerable Interests (relating to the Member or their partner):*

*You have an interest in any business of your authority where it relates to or is likely to affect:*

- a) *any body of which you are in general control or management and to which you are nominated or appointed by your authority*
- b) *any body*
  - (i) exercising functions of a public nature*
  - (ii) directed to charitable purposes or*

*one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)*

### **Disclosure of Non- Registerable Interests**

Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a DPI) or a financial interest or well-being of a relative or close associate, you must disclose the interest. **You may speak on the matter only if members of the public are also allowed to speak at the meeting** but otherwise **must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation**. If it is a 'sensitive interest' (agreed in advance by the Monitoring Officer) you do not have to disclose the nature of the interest.

Where a matter arises at a meeting which **affects** –

- a. your own financial interest or well-being;
- b. a financial interest or well-being of a friend, relative, close associate; or
- c. a body included in those you need to disclose under DPIs as set out in Table 1 of the Members' code of Conduct

you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied.

Where a matter **affects** your financial interest or well-being:

- a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
- b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

**You may speak on the matter only if members of the public are also allowed to speak at the meeting** but otherwise **must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation**. If it is a 'sensitive interest' (agreed in advance by the Monitoring Officer), you do not have to disclose the nature of the interest.

### **Other declarations**

Members may wish to declare at the beginning of the meeting any other information they feel should be in the public domain in relation to an item on the agenda; such Member statements will be included in the minutes for transparency.

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# Agenda Item 3

## MAIDENHEAD DEVELOPMENT MANAGEMENT COMMITTEE

WEDNESDAY, 16 FEBRUARY 2022

PRESENT: Councillors Leo Walters (Vice-Chairman), John Baldwin, Clive Baskerville, Gurpreet Bhangra, Gerry Clark, Geoff Hill, Maureen Hunt, Greg Jones and Gurch Singh

Officers: Tony Franklin, Sian Saadeh, David Cook and Laurence Ellis

### APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brar, Haseler and Reynolds. Councillors Baskerville, Greg Jones and Singh were substituting.

### DECLARATIONS OF INTEREST

Councillor Baldwin declared that he had spoken to the applicant after the original application. He attended the meeting with an open mind.

### MINUTES OF THE MEETING HELD ON 19 JANUARY 2022

**APPROVED UNANIMOUSLY: That the minutes of the meeting held on 19 January 2022 be a true and accurate record.**

### 21/01824/OUT - LAND AT LOWER MOUNT FARM AND TO THE WEST OF UNIT 2B AND SOUTH OF LONG LANE, COOKHAM, MAIDENHEAD

A motion was put forward by Councillor Hill to grant planning permission with the conditions listed in Section 13 of the main report, as amended in the Update Report, in line with officer's recommendation. This was seconded by Councillor Hunt.

A named vote was taken.

**APPROVED UNANIMOUSLY: That the planning permission be granted with the conditions listed in Section 13 of the main report, as amended in the Update Report, in line with officer's recommendation.**

The panel were addressed by Dick Scarff, the objector, and Geoffrey Copas, the applicant.

<b>21/01824/OUT - LAND AT LOWER MOUNT FARM AND TO THE WEST OF UNIT 2B AND SOUTH OF LONG LANE, COOKHAM, MAIDENHEAD (Motion)</b>	
Councillor Leo Walters	For
Councillor John Baldwin	For
Councillor Clive Baskerville	For
Councillor Gurpreet Bhangra	For
Councillor Gerry Clark	For
Councillor Geoffrey Hill	For
Councillor Maureen Hunt	For
Councillor Greg Jones	For
Councillor Gurch Singh	For
<b>Carried</b>	

PLANNING APPEALS RECEIVED AND PLANNING DECISION REPORTS

The Panel noted the report.

The meeting, which began at 7.00 pm, finished at 7.50 pm

CHAIRMAN.....

DATE.....

## ROYAL BOROUGH OF WINDSOR & MAIDENHEAD PLANNING COMMITTEE

### MAIDENHEAD DEVELOPMENT CONTROL PANEL

20 April 2022

Item: 1

<b>Application No.:</b>	21/02057/FULL
<b>Location:</b>	Land Between Milley Nursery And Westwinds And Beauly Milley Road Waltham St Lawrence Reading
<b>Proposal:</b>	Replacement stable block, repositioned access and associated track.
<b>Applicant:</b>	Mr And Mrs Reid
<b>Agent:</b>	Mr Moody
<b>Parish/Ward:</b>	Waltham St Lawrence Parish/Hurley And Walthams

**If you have a question about this report, please contact:** Vivienne McDowell on 01628 796578 or at [vivienne.mcdowell@rbwm.gov.uk](mailto:vivienne.mcdowell@rbwm.gov.uk)

#### 1. SUMMARY

- 1.1 The proposed stable building, new access and track development are considered to be appropriate development and acceptable in the Green Belt. The new gate is also considered to be acceptable. The proposed development would not result in any significant loss of openness in the Green Belt or harm to the rural character of the area. The development complies with national and local plan policies.

**It is recommended the Committee grants planning permission with the conditions listed in Section 14 of this report.**

#### 2. REASON FOR COMMITTEE DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Committee as the application was originally advertised as a major development.

#### 3. THE SITE AND ITS SURROUNDINGS

- 3.1 The site lies within the Green Belt and is on the north side of Milley Road. The site comprises a paddock and stable buildings. There is an existing access in the south western corner of the site. There is a hedgerow along the remainder of the site boundary onto Milley Road. The site is not in an area liable to flood and not in a Conservation Area.

#### 4. KEY CONSTRAINTS

- 4.1 The site lies within the Green Belt.

#### 5. THE PROPOSAL

- 5.1 The proposal is for a new/replacement stable block and new access onto Milley Road. Amended plans have been submitted during the course of the application. The amended plans show the proposed new stable building sited 31 metres from the

boundary with Milley Road and 3.4 metres from the side (west) boundary. The new access would be sited just over 14 metres from the side (west boundary).

- 5.2 The application site comprises a stable block and associated paddock bounded by hedgerows. The site is surrounded by fields, hedgerows, and scattered trees, with pockets of woodland in the wider landscape. It is proposed to demolish the building and replace it with a new stable block, with repositioned access and track.
- 5.3 The stable building would have a pitched roof measuring approx. 4.4 metres in height to the ridge and 2.4 metres to the lower eaves. The building would be 'L' shaped with a canopy. The overall length of the building would be 21 metres and at its widest part it would measure almost 13 metres. The building would comprise 4 no. stable units, a tack room and store room. In terms of footprint the new building without the canopy would be approx.. 133 sq metres and including the canopy would be approximately 163 sq metres.
- 5.4 The proposed new stable building would have dwarf brick walling and ebony stained wavy edged timber cladding and a plain clay tile roof.

## 6. RELEVANT PLANNING HISTORY

Application Ref:	Proposal	Decision and Date
19/00218/FULL	x1 dwelling with attached garage, stables, driveway, hard standing and entrance gates with front boundary treatment.	Refused March 2019.  (see note below on stable height)
19/02221/FULL	Detached five bedroom dwelling with attached garage, stables, driveway and hard standing and new vehicular access and entrance gates following the closure of the existing access.	REF 21.11.2019 and Dismissed on appeal.  (see note below on stable height)

19/00218/FULL – This application proposed a new stable building measuring 6.3 metres in height. There were 3 reasons for refusal on this application. The first reason was about inappropriateness; the second reason referred to the stable building, entrance walls, piers and gates; the third reason related to the lack of information for the protection of trees and hedgerows.

19/02221/FULL – this application proposed a new stable building measuring approximately 4.1 metres in height. The reason for refusal had one reason for refusal relating to inappropriateness and openness. It does not specifically refer to the stable building, nor to the new entrance, gates, boundary treatment or new access.

## 7. DEVELOPMENT PLAN

- 7.1 The main relevant policies are:

### **Adopted Borough Local Plan**

<b>Issue</b>	<b>Local Plan Policy</b>
Spatial strategy	SP1
Climate change	SP2
Sustainability and Placemaking	QP1
Character and design	QP3
Rural development and Green Belt .	QP5
Trees and woodlands	NR3
Nature Conservation and Ecology	NR2

### **Hurley and the Walthams adopted Neighbourhood Plan**

<b>Issue</b>	<b>Neighbourhood Plan Policy</b>
Sustainable development	ENV1
Climate change	ENV2
Quality design	GEN2
Highway safety	T1

## **8. MATERIAL PLANNING CONSIDERATIONS**

### **National Planning Policy Framework Sections (NPPF) (2021)**

Section 4- Decision-making

Section 13- Protecting Green Belt land

Section 15 – Conserving and enhancing the natural environment

## **9. CONSULTATIONS CARRIED OUT**

### **Comments from interested parties**

- 9.1 A total of 8 neighbours were directly notified. The application was advertised by way of a site notice (posted at site on 17<sup>th</sup> July 2021) and advertised in the Maidenhead Advertiser on 22<sup>nd</sup> July 2021.
- 9.2 One letter of objection has been received. The points made are summarised in the table below.

<b>Comment</b>	<b>Officer Response</b>
Objection to new access point on highway safety grounds. Bushlands opposite has two access points. Restricted visibility will make it dangerous for users of accesses to Bushlands. Moving the access to field will make the situation worse. Dangerous highway situation. All that needs to be done is to move the existing gates 10m into the site – the existing access is wide enough. Cars speed down this road.	The Highway has raised no objection of highway safety grounds.  It is noted that the speed limit along this road is 30 mph.  See paragraphs 5.17-5.19 below.
Hedges should not be removed in Green Belt to provide new access – hedges take a long time to grow.	New hedgerow is proposed to be planted to close the gap where the existing access point is located. New hedgerow is also proposed along sections of the new access drive.

The existing stables, track and access were built without planning permission.	Noted.
Land is let out by applicants on a commercial basis. Various cars are seen outside the field and various people are riding the horses.	The planning statement advises that the stables are intended for private use. A condition will be applied to ensure the stables are private/non-commercial.
Large horsebox regularly parked outside the field blocking the driveway to Bushlands.	Noted.  A large horsebox was parked next to the existing stables when the planning officer visited the site (in summer 2021). See paragraphs 5.17-5.19 below.
The previous application for a house included a building for 3 stables and a tack room. The new application is for 4 stables, a tack room and a tractor store so has grown substantially. It is also much higher than the previous application.	It is noted that the proposed building is larger than that of the previous application 19/02221/FULL (which was refused and dismissed on appeal).
The current stables were erected only recently without planning permission are presumably tall enough. No need for new taller building. New building will be very visible from the front bedroom windows of Bushlands. The current timber stables fit well into a rural environment and to go to a brick structure seems out of place in a field.	The applicants have submitted amended plans to show the stable building further away from the front boundary. The original drawings showed the building set back 27m from the front boundary. The amended plans show the building 31 metres from the front boundary.  Bushlands is on the opposite side of Milley Road. The proposed siting is not considered to be obtrusive or readily visible from Milley Road.
Object to the height and the size / number of stables proposed and the choice of materials used. A brick structure would seem out of place in this rural setting.	The proposed stable building would be 4.4 metres. This is not considered to be exceptionally tall. The proposed materials are a dwarf brick wall, timber cladding and plain clay roof tiles. These material are considered acceptable.
The height should be no higher than the existing stables or as a worst case no higher than that proposed in the recent planning application for a house and stables that was refused.	The proposed stables are 4.4 metres in height. The previously proposed stable building was 4.1m in height.  It is not considered that the existing building is exceptionally tall.
Planning conditions should be made so that: 1. no vehicles are allowed to park on Milley Rd for the length of the frontage of the house – “Bushlands”, that are taking people to or from the stables. 2. the use of the access, land and stables is for the applicant’s private use only and this it will not be used for commercial purposes where the stables or land is let out to others.	Suggested condition 1 is not reasonable or enforceable.  Regarding suggested condition 2. Planning permissions go with the land, it would be unreasonable to have a personal condition.  Regarding suggested condition 3. This condition is considered unnecessary and unreasonable.

<p>3. the tractor store must not be used as an additional stable.</p> <p>4. the track/drive must be of loose material and not a hard surface such as concrete or tarmac or similar.</p> <p>5. there will be no external lighting on the stables or in the field, in the track/drive or at the entrance.</p> <p>6. there will be no horse events such as Gymkhanas</p> <p>7. there must be no south facing windows.</p>	<p>The details of the surface materials for the track/drive/hardstanding can be secured by condition.</p> <p>A condition can be included for the stable building to be for private/non commercial uses.</p> <p>A planning condition to prevent horse events such as gymkhanas is considered to be unnecessary. The General Permitted Development Order (GPDO) Schedule 2, Part 4, Class B allows certain temporary uses within the Green Belt (and depending on the use limited to either 14 or 28 days per year) without requiring planning permission. However, as the land/paddocks within the application site (outlined in red and blue) would be considered to be within in the curtilage of the stable building the site would <i>not</i> benefit from any permitted development rights for the temporary use of the land. See paragraph 5.17 below.</p> <p>No windows are shown in the south facing elevation. However, it is not considered that this needs to be controlled by condition.</p>
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### Consultees and Organisations

Comment	Officer Response
<p><b>Parish Council:</b> No Objection subject to no contravention of GB7.1, and that Highways are consulted.</p>	<p>Local plan policy GB7 is now superseded by the adopted Borough Local Plan Policy QP5.</p> <p>See paragraphs 5.2-5.37 below.</p> <p>The highway officer has been consulted and raises no objection.</p> <p>See paragraph 5.17-5.19 below</p>
<p><b>Environmental Protection:</b> No objection raised.</p>	<p>Noted. See para. 5.10 below.</p>
<p><b>Council's Ecologist:</b> No objection, conditions recommended.</p>	<p>See paragraphs 5.26-5.30 below. Conditions to be included.</p>
<p><b>Highway officer:</b> No objection. Standard conditions suggested.</p>	<p>See paragraphs 5.17-5.19 below.</p>

<b>Lead Local Flood Authority.</b> Recommend a condition to secure further surface water drainage details.	See paragraph 5.31 below. Condition included
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**10. EXPLANATION OF RECOMMENDATION**

10.1 The main considerations are:

- Green Belt
- Impact on neighbours
- Trees
- Highways and parking

**Green Belt**

10.2 The stable building would have a pitched roof measuring approx. 4.4 metres in height to the ridge and 2.4 metres to the lower eaves. The building would be ‘L’ shaped with a canopy. The overall length of the building would be 21 metres and at its widest part it would measure almost 13 metres. The building would comprise 4 no. stable units, a tack room and store room. In terms of footprint the new building without the canopy would be approx.. 133 sq metres and including the canopy would be approximately 163 sq metres. The proposed building would have dwarf brick walling and ebony stained wavy edged timber cladding and a plain clay tile roof.

10.3 The existing building is also L shaped and has a footprint of approximately 70 sq metres – having a somewhat makeshift appearance. The building is stained black timber with a low mono-pitched roof. The existing building with its limited height, is not prominent in the landscape.

**10.4 Paragraph 149 of the NPPF 2021 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include:**

**b) the provision of appropriate facilities (in connection with the existing use of land or change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds allotment; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;**

10.5 Having regard to para. 149 of the NPPF the proposed development is considered to be appropriate development in the Green Belt.

10.6 Policy QP5 of the adopted Borough Local Plan states:

***Equestrian Development:***

***6. New equestrian development (including lighting and means of enclosure) should be unobtrusively located and designed so that it does not have a significant adverse impact on the character of the locality, residential amenity, highway safety and landscape quality.***

***7. Proposals will need to ensure sufficient land is available for grazing and exercise , where necessary.***



**8. Satisfactory scheme for the disposal of waste will need to be provided.**

***Facilities for Outdoor Sport, Outdoor Recreation or Cemeteries***

**9. The scale of the development will be expected to be no more than is genuinely required for the proper functioning of the enterprise or the use of the land to which it is associated.**

**10. Buildings should be unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and carparking areas.**

**11. The development (including lighting) should have no detrimental effect on landscape quality, biodiversity, residential amenity or highway safety.**

- 10.7** The planning statement submitted with this current application advises that the applicants, who live within walking distance of the land need to proceed with a stable block in which to meet their own private needs for 4 horses at this site. The planning statement goes on to say that the size and positioning of the stable would accord with the DEFRA Code of Practice for the Welfare of Horses, Ponies and their Hybrids, 2017, which was produced in association with the British Horse Council and in pursuance of Animal Welfare Act 2006.
- 10.8** The propose building would replace an existing smaller make-shift stable block. The new building would be set back 31 metres from the front boundary of the site (onto Milley Road). and sited 3.4 metres from the side boundary with Beauly. It is considered that the proposed building is not unnecessarily large and its siting prevents the building appearing intrusive in the landscape.
- 10.9** There is a paddock associated with the stable building which is considered to provide adequate grazing land for the horses. The area of the land within the red line and blue line, is 1.5 hectares.
- 10.10** The applicant's agent has advised that currently, the owners have a muck-heap just to the north of the stables which is collected by a local farming family who come and take it away a couple of times a year. Once the stables are built, rather than simply have a heap on the ground, the intention is to buy a trailer that will simply be collected when full, as it will save bringing a digger along to load. It is noted that the Environmental Protection Officer has raised no objection and has not suggested any condition regarding waste disposal. As there are existing waste disposal arrangements in place at the site, it is not considered necessary in this instance to apply a planning condition relating to waste disposal for a new stable building with 4 stable units.
- 10.11** In terms of impact on the openness of the Green Belt, it is considered that the proposed building in its proposed siting would not result in any unacceptable harm to openness in the Green Belt.
- 10.12** As part of the proposal a new access and driveway is to be formed for the new stables and the existing access is to be closed off. The new access and driveway is considered to be an engineering operation (under para.150 of the NPPF), which would preserve the openness of the Green Belt and as such is considered to be acceptable in the Green Belt.

- 10.13 New gates are proposed across the new access point. The new timber gates with brick piers would enclose the boundary where there is currently a hedgerow. The overall width of the gates would be approximately 4.3m wide and the overall height would be approximately 1.9 metres tall. The gates would open away from the highway.**
- 10.14 Whilst new boundary gates are not specifically listed as being appropriate development in the Green Belt, it is considered that the gates in lieu of the hedge would not result in the loss of openness in the Green Belt. Given the proposed set back of the gates , 9.5m from the carriageway, the gates could be considered to be ‘permitted development’ (not requiring planning permission), as they are not ‘adjacent’ to the highway. In any case it is considered that the gates would provide essential security to the field and stables - thus providing very special circumstances to justify the development. It is noted that the proposal includes planting a new hedge where the existing access is sited.**
- 10.15 It is concluded that the proposed gates would not conflict with the purposes of including land within the Green Belt. In terms of design and appearance, the wooden gates would with brick piers would be in keeping in this rural setting.**

#### **Impact on neighbours**

- 10.16 It is considered the proposed new stables are unlikely to result in overlooking, loss of light or visual intrusion to neighbouring amenity. Furthermore, it considered that the proposed development is unlikely to result in any additional noise and disturbance.
- 10.17 A neighbour has suggested a condition to prevent gymkhanas and equestrian events. The General Permitted Development Order (GPDO) under Schedule 2, Part 4, Class B allows temporary uses within the Green Belt for 28 days per year (and with certain uses such as holding a market or motor car and motorcycle racing restricted to 14 days per year). However, as the land/paddocks within the application site (outlined in red and blue) would be considered to be within in the curtilage of the stable building the site would *not* benefit from any permitted development rights for the temporary use of the land. Therefore, a condition to prevent the use of the land for gymkhanas or equestrian events is considered unnecessary, in this case.

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#### **Highway Safety and Parking**

- 10.18 The Highway Officer has commented that in highway terms, the location of the new access would improve the visibility spays to the right (west). The proposed visibility splays as shown on the amended plan are considered to be acceptable. For domestic use, gates positioned 7.0m from the edge of the carriageway allows a vehicle to be driven off the public highway before the gates are opened. However, the use of the access by larger vehicles would warrant the gates being erected further into the site so as not to obstruct the free flow of traffic. It was noted at the site visit (in the summer 2021) that the applicant had a large horse transporter on the site. The applicant’s agent has advised that this was probably a shared transporter, and that the owners now have their own which is just under 7metres in length.
- 10.19 The amended plans show the new gates would be set back from the nearest park of the carriageway by 9.5 metres. This set back is considered sufficient to allow larger vehicles associated with the moving horses to pull off the road. An amended plan has been submitted to show the requisite visibility splays. Conditions will be included to

ensure that the existing access is closed up, the gates are set back from the highway and to secure adequate visibility splays.

### **Trees**

- 10.20 None of the trees on the application site and adjoining site are covered by TPO. The planning statement advises that the new stable will still be sited outside of the root protection area of the two trees, as identified T12 and T15. The applicants state in the planning statement that they rely upon and *re-submit* the previous relevant arboricultural information (Appendix 3) in this regard.
- 10.21 The Tree Survey submitted with the previous applications on this site, identified trees on and adjacent to the site boundary. A couple of category B trees including T12 (Beech) and T15 (Sycamore) are shown plotted on the currently submitted drawings. These trees have stem diameters of 500mm and 1190mm respectively. T12 is an offsite tree in the grounds of Beauly.
- 10.22 Other trees along/adjacent to the side (western) boundary in the vicinity of the proposed stable building, but *not* shown on the submitted drawings for this current application include trees T10 and T11 which are classed as category C in the previously submitted tree survey. T11 is a Sycamore with stem diameter of 450 mm and T10 is also a Sycamore with a stem diameter of 300mm. There is also a group of crab apple trees (G13) shown on the previous plans and tree survey table.
- 10.23 The new stable building would be sited further from the western boundary than the existing building (to be replaced). The plans indicate a gap of 3.4 metres from the new stable building to the site's western boundary.
- 10.24 The LPA is satisfied that there would not be any encroachment of the RPA of T15. This tree is in the front corner of the site and is a very positive visual feature in the landscape. The LPA is also satisfied that the new building would not encroach the RPA of T12.
- 10.25 Although the new building may marginally breach the RPA of trees T10 and T11 and G13, it is not considered that this would justify a reason for refusal given that there are other trees in the vicinity which provide a satisfactory backdrop and setting to the proposed new stables.

### **Ecology**

- 10.26 Following previous ecology comments, an Ecological Impact Assessment has now been provided as part of this application (ECOSA, February 2022). The ecology survey and report have been undertaken to an appropriate standard, the details of which are discussed below.
- 10.27 The majority of habitats on site had low ecological value (building, hard standing and poor semi-improved grassland) although there was a species poor hedgerow which had higher ecological value, 5m of which will be lost as part of the development. The development plans include replacing the hedge with the same native species over the blocked up entrance and extending the hedgerow along the newly created entrance, this should be secured by condition.
- 10.28 The building on site was recorded as having negligible potential to support roosting bats and there was no habitat on site to support great crested newts, reptiles, otter, water vole, notable invertebrates or badger setts.

- 10.29 The hedgerow had some potential to support dormice and breeding birds and the applicants ecologist has recommended that the section of hedgerow to be removed is undertaken following a precautionary method of works in order to protect dormice and breeding birds should they be present. The site also had some potential to support badger and hedgehog and mitigation measures with regards to these species were also provided within the ecology report. A condition will be set to secure this mitigation.
- 10.30 As bats (and other wildlife) are likely to forage and commute around and across the site, a condition will be imposed to ensure that any new external lighting to be installed as part of the development would not adversely affect bats or other wildlife.
- 10.31 Furthermore, in accordance with the NPPF, which states that “*opportunities to incorporate biodiversity in and around developments should be encouraged*” and policy NR2 in the Borough Local Plan, a condition will be imposed to ensure that enhancements for wildlife are provided within the new development.

### **Surface water drainage**

- 10.32 The Lead Local Flood Authority (LLFA) has commented that as the proposal is for a relatively small development further clarity on the surface water drainage strategy can be addressed via condition. Typically, the applicants would be required to undertake in-situ testing to confirm infiltration rates on site, but in this instance as there appear few constraints should infiltration rates be less favourable and a larger soakaway be required, in-situ testing is considered unnecessary at this stage. A condition will be included as recommended by the LLFA.

### **Sustainable Design and Construction**

- 10.33 Although the footprint of the building exceeds 100 square metres, it is considered that the criteria set out in Interim Sustainable Position Statement (which amongst other things to seek to minimise carbon dioxide emissions and water consumption), are *not* applicable to a stable building such as the one currently proposed.

## **11. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 11.1 The development is not CIL liable.

## **12. CONCLUSION**

- 12.1 As this report sets out, the proposed development complies with the relevant local planning policies and the National Planning Policy Framework. It is therefore recommended that planning permission is granted subject to the conditions listed below.

## **13. APPENDICES TO THIS REPORT**

- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings

## **14. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.  
Reason: To accord with the provisions of Section 91 of the Town and Country Planning

- Act 1990 (as amended).
- 2 No development above slab level shall take place until details of the materials to be used on the external surfaces (including any new hardsurfacing) of the development have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.  
Reason: In the interests of the visual amenities of the area. Relevant Policy - adopted Borough Local Plan QP3, QP5.
- 3 No development (excluding demolition) shall commence until a surface water drainage scheme for the development, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. Details shall include:
- i. Full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert levels, cover levels and relevant construction details.
  - ii. Supporting calculations confirming compliance with the Non-statutory Technical Standards for Sustainable Drainage Systems, proposed discharge rates and attenuation volumes to be provided. The supporting calculations should be based on infiltration testing undertaken in accordance with BRE365.
  - iii. Details of the maintenance arrangements relating to the proposed surface water drainage system, confirming who will be responsible for its maintenance and the maintenance regime to be implemented.
- The surface water drainage system shall be implemented and maintained in accordance with the approved details thereafter.  
Reason: To ensure compliance with the National Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems, and to ensure the proposed development is safe from flooding and does not increase flood risk elsewhere. Relevant policy - adopted Borough Local Plan NR1.
- 4 The erection of protective fencing and any other requisite tree protection measures for the protection of any retained tree shall be in accordance with BS 5837 and shall be provided on site before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the Local Planning Authority.  
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - adopted Borough Local Plan NR3, QP5.
- 5 Prior to the substantial completion of the development, details of the proposed new hedge planting (alongside the new access drive and across the existing access point) shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development and retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity.  
Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - adopted Borough Local Plan NR3.
- 6 Prior to the commencement of the development above slab level, details of biodiversity enhancements, to include installation of a swallow box and bat box on the new building and native and wildlife friendly landscaping (including a new native hedgerow and grassland) and a schedule of the time frames for the provision of such biodiversity

enhancements, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To incorporate biodiversity in and around developments in accordance with the NPPF and Policy NR2 of the adopted Borough Local Plan.

- 7 The biodiversity enhancements (pursuant to condition no. 6 ) shall be installed as approved and a brief letter report confirming that the planting and the boxes have been installed, including a simple plan showing their location and photographs of the enhancements in situ, shall be submitted to and approved in writing by the Council.

Reason: To incorporate biodiversity in and around developments in accordance with the NPPF and Policy NR2 of the adopted Borough Local Plan.

- 8 No development above slab level shall commence until a report detailing the external lighting scheme, and how this will not adversely impact upon wildlife, has been submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally, areas identified as being of importance for commuting and foraging bats, and locations of bird and bat boxes.

The approved lighting plan shall thereafter be implemented as agreed.

Reason: To limit the impact of light pollution from artificial light on nature conservation in accordance with paragraph 180 of the NPPF and adopted Borough Local Plan policy EP3.

- 9 The proposed gates shall sited in accordance with the approved plans i.e. be set back at least 9.5 metres from the highway carriage way and shall open away from the highway.

Reason: In the interests of highway safety. Relevant policies - adopted Borough Local

Plan QP3.

- 9 The development shall be carried out in accordance with the recommendations relating to dormice, badger, hedgehog and nesting birds given in the ecology survey report (ECOSA - dated February 2022 - ref: PEA-200619-14) unless otherwise agreed in writing by the Council.

Reason: To ensure that dormice, badger, nesting birds and hedgehog, which are protected or priority species, are not adversely affected by the proposals. Relevant policy - adopted Borough Local Plan NR2.

- 10 The existing access to the site of the development shall be stopped up and abandoned immediately upon the new access being first brought into use. The footways and verge shall be reinstated before the development is first occupied in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason : In the interests of highway safety and of the amenities of the area. Relevant Policies - adopted Borough Local Plan QP3.

- 11 No part of the development shall be occupied until visibility splays (of 2.4 metres by 43 metres) have been provided in accordance with the approved plan 423.05 Rev F. The areas within these splays shall be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Reason: In the interests of highway safety. Relevant policy - adopted Borough Local

Plan QP3.

- 12 The stable building hereby approved shall be used solely for private/non-commercial purposes and in connection with horses grazing on land within the application site (as outlined in red and blue).

Reason: To ensure that there is no significant intensification in the use of this Green Belt site and in the interests of the amenities of neighbouring properties. Relevant policies - adopted Borough Local Plan QP5, QP3 and NPPF (2021) paragraphs 149

- and 130.
- 13 The development hereby permitted shall be carried out in accordance with the approved plans listed below.  
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

**Informatives**

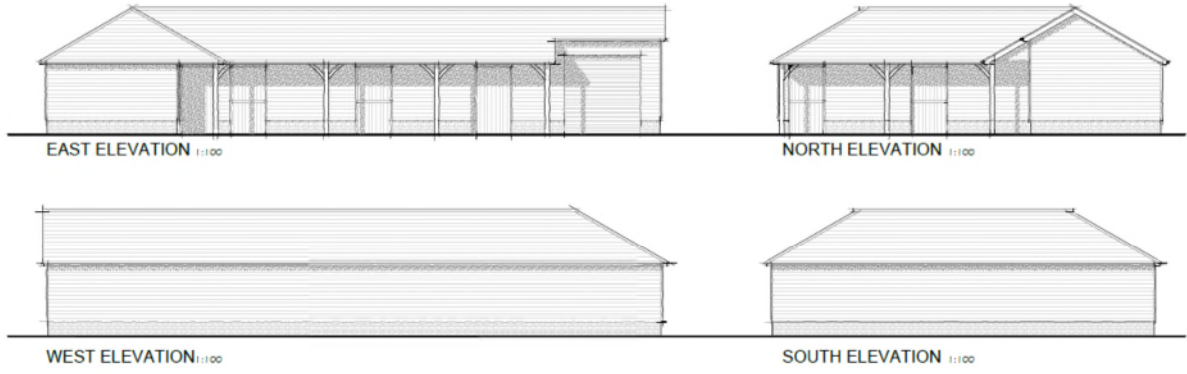
- 1 The applicant is advised that the site is within a ground water source zone. The applicant is advised to obtain further advice on this matter from the Environment Agency.

Appendix A Site Location Plan









REF:	DATE:	DESCRIPTION:
DO NOT SCALE THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.		
		
PROPOSED		
LAND AT MILLEY ROAD WALTHAM ST LAWRANCE RG10 0JP		
DATE:	SCALE:	REVISION:
APR 21	1:100	
423.03		

## MAIDENHEAD DEVELOPMENT CONTROL PANEL

20 April 2022

Item: 2

<b>Application No.:</b>	21/03498/FULL
<b>Location:</b>	Cookham Dean Cricket Club Whyteladyes Lane Cookham Maidenhead SL6 9LF
<b>Proposal:</b>	Replacement club house with new soakaway.
<b>Applicant:</b>	Trustees of Cookham Dean Cricket Cl
<b>Agent:</b>	Mr Jonathan Heighway
<b>Parish/Ward:</b>	Cookham Parish/Bisham And Cookham

**If you have a question about this report, please contact:** Lucinda Pinhorne-Smy on 01628 796462 or at lucinda.pinhorne-smy@rbwm.gov.uk

### 1. SUMMARY

- 1.1 This application for a replacement club house at Cookham Dean Cricket Club is a resubmission of the proposals granted planning permission under application 19/00491/FULL on 30<sup>th</sup> May 2019. The planning permission granted under application 19/00491/FULL expires on 30<sup>th</sup> May 2022 and due to delays caused largely by the global pandemic works have yet to commence on site. A comparison of the current submissions against the plans approved for application 19/00491/FULL indicates no changes are proposed to the approved scheme under the cover of this application.
- 1.2 Whilst there have been updates to the National Planning Policy Framework since the original grant of planning permission, and the RBWM Local Plan has been replaced with the new Borough Local Plan, adopted 8<sup>th</sup> February 2022, the proposals are considered to remain consistent with Green Belt policy, with the replacement clubhouse not being materially larger than the one it replaces. The proposed replacement club house is therefore considered to be an appropriate form of development in the Green Belt.
- 1.3 The building design, transport impact and sustainable drainage scheme are considered to be acceptable when considered against the new Borough Local Plan policies and updated NPPF.

**It is recommended the Committee grants planning permission with the conditions listed in Section 15 of this report.**

### 2. REASON FOR COMMITTEE DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Committee as the application is for major development

### 3. THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located on the west side of Whyteladyes Lane, immediately south of the junction with Dean Lane and Lower Road. The site comprises the cricket club house and associated parking area, a boules pitch, score box and practice nets. Picnic tables and chairs are located on the hardstanding to the north of the club house facing the cricket pitch.

#### 4. KEY CONSTRAINTS

- 4.1 The site is located within the Green Belt

#### 5. THE PROPOSAL

- 5.1 The application is a resubmission of the scheme for a replacement club house at Cookham Dean Cricket Club due to the original planning permission, granted under application 19/00491/FULL, expiring on 30<sup>th</sup> May 2022. There are no changes proposed to the originally approved scheme and the reason for this application is simply that works have been delayed to due to the global pandemic and funding applications.
- 5.2 The submitted Design and Access Statement identifies the proposed replacement club house would sit on a plinth 150mm above the surrounding ground level, would measure 342 sq. m in gross external floor area, and would measure 5250mm from ground level to top of the ridge. The building would be single storey and comprise a series of five gables, the 3 broader gables measuring 5250mm in height would be predominately glazed and serve the main multi-functional & fitness room, and the 2 smaller gables, reaching a height of 4.7m, would be clad with wood and provide access to the changing rooms. The building would have a zinc roof and the walls would be clad in zinc and timber. In addition to the changing facilities and multi-functional & fitness room, the accommodation would include a bar, kitchen and storage areas. The proposals would incorporate a relocated Petanque court.

#### 6. RELEVANT PLANNING HISTORY

Reference	Description	Decision
22/00079/FULL	3no. replacement cricket nets	Approved 14/03/2022
19/00491/FULL	Replacement club house	Approved 30/05/2019
11/03298/FULL	Erection of scoreboard, umpires changing room and groundsman's facility	Approved 09/01/2021

#### 7 DEVELOPMENT PLAN

- 7.1 The main relevant policies are:

##### Adopted Borough Local Plan

Issue	Policy	Compliance
Spatial Strategy for the Borough	SP1	Yes
Climate Change	SP2	Yes
Sustainability and Placemaking	QP1	Yes

Character and Design of New Development	QP3	Yes	
Development in Rural Areas and Green Belt	QP5	Yes	
Nature Conservation and Biodiversity	NR2	Yes	
Trees, Woodlands and Hedgerows	NR3	Yes	
Environmental Protection	EP1	Yes	
Sustainable Transport	IF2	Yes	
Community Facilities	IF6	Yes	

## 8. MATERIAL PLANNING CONSIDERATIONS

### National Planning Policy Framework Sections (NPPF) (2021)

Section 2 – Achieving sustainable development

Section 4- Decision-making

Section 8 – Promoting healthy and safe communities

Section 9- Promoting Sustainable Transport

Section 12- Achieving well-designed places

Section 13- Protecting Green Belt land

### Supplementary Planning Documents

- Cookham Village Design Statement
- Borough Wide Design Guide

### Other Local Strategies or Publications

Other Strategies or publications material to the proposal are:

- RBWM Landscape Assessment
- RBWM Parking Strategy
- Interim Sustainability Position Statement
- Corporate Strategy
- Environment and Climate Strategy

## 9. CONSULTATIONS CARRIED OUT

### Comments from interested parties

1 occupier was notified directly of the application.

The planning officer posted a notice advertising the application at the site on 19<sup>th</sup> January 2022 and the application was advertised in the Local Press on 30<sup>th</sup> December 2021

No letters were received either supporting or objecting to the application

### Statutory consultees

Consultee	Comment	Where in the report this is considered
Lead Local Flood Authority	A similar application was submitted for this site in 2019 (19/00491/FULL) for which no objection was raised by the LLFA. Given that the application does not appear materially different, there are no further comments relating to surface water flood risk for this proposal. <b>Recommendation:</b> No objections to the granting of this planning permission	ii. Climate Change and Sustainability

## Consultees

Consultee	Comment	Where in the report this is considered
Cookham Parish Council	No comment	N/A
Highways	In highway terms the application is no different to the previously approved scheme [ <i>Application number: 19/00491/FULL</i> ]. Therefore, our initial comments and recommendations dated 21 <sup>st</sup> March 2019 still stands.	v. Parking and Highway Impacts
Environmental Protection	No specific comments returned, however, requested if planning permission were to be forthcoming the following conditions and informatives are included:  EH15 – Construction working hours; EH16 – Collections / deliveries during Construction and Demolition IEH02 Dust Control Informative IEH03 Smoke Control Informative	vi. impact on neighbouring properties

## 10. EXPLANATION OF RECOMMENDATION

10.1 The key issues for consideration are:

- i Green Belt
- ii Climate Change and Sustainability
- iii Design and Character
- v Parking and Highways Impacts
- vi Impact on amenity of neighbouring buildings
- vii Other Material Considerations

i. Green Belt

Whether or not the proposal is appropriate development

10.2 The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Policy QP5 of the Borough Local Plan, which concerns Rural Development, states development in the Green Belt will be restricted as set out in national policy. Paragraph 149 of the NPPF states that the construction of new buildings within the Green Belt shall be regarded as inappropriate development. Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 149 of the NPPF goes on to list certain exceptions to inappropriate development, one of which is the replacement of a building provided that the new building is in the same use and not materially larger than the one it replaces, paragraph 149(d).

10.3 The height, footprint, scale, and floor area of the proposed replacement club house remains unchanged from the scheme approved under application 19/00491/FULL. The Planning Officer's Assessment for application 19/00491/FULL observed:

*"The proposal would result in a circa 51% increase in floorspace. This is a fairly large percentage increase in floorspace for a replacement building in the Green Belt, however, the increase in floorspace is only one of the guiding factors in assessing whether a building is materially larger. It is also important to consider the scale and bulk of the replacement.*

*The existing building is single storey with a gable roof. The proposed building would be wider, but shallower than the existing building. Whilst the replacement building has a larger footprint, the building would remain single storey and is designed with a series of gables, which aids in breaking up the scale and mass of the building. As a result it is not considered that the proposed building would be materially larger than the one it would replace..."*

#### Impact on openness and purposes of Green Belt

10.4 Cricket Clubs are characteristically prominent features within villages and settlements and often serve a wider community purpose than simply providing sporting facilities. In this regard, due to the presence of a parcel of paddock land lying between the cricket pitch and the highway to the east, whilst it is viewed at a distance, the existing clubhouse, practice nets, scorebox and playing pitch are all clearly visible from the carriageway at Whyteladies Lane. Despite being visible from public vantage points to the north and east, and a public footpath that extends to the south, the impact is considered to be ameliorated by the single storey nature of the replacement building and the roof-design with a series of pitches rather than a continuous bulk. The proposals are also considered to be softened by the backdrop of the application site, with a rising undulating landscape peppered with mature deciduous and evergreen trees. The accommodation and facilities provided within the new club house are considered to be necessary to the sports and community function of the site, with the Design and Access Statement highlighting the number of community events and local clubs and schools that also make use of the clubhouse and pitch. The proposed replacement clubhouse is therefore not considered to be out of scale, size, or character with this rural location. The proposed replacement club house would be situated within an existing complex of buildings located in the south-west corner of the application where there is a greater degree of mature boundary screening. The proposals are therefore not considered to appear more intrusive in the landscape and would not harm the open and undeveloped character of the Green Belt. The proposed facility is considered to preserve the openness of the Green Belt and not conflict with the purposes of including land within it.

- 10.5 Moreover, this replacement building is in the same use and not materially larger than the building it would replace. The proposed replacement club house is therefore considered to constitute appropriate development in the Green Belt in accordance with paragraph 149(d) of the NPPF and policy QP5 of the Borough Local Plan.
- ii. Climate Change and Sustainability
- 10.6 Policy SP2 of the Borough Local Plan requires all development to demonstrate how they have been designed to incorporate measures to adapt to and mitigate climate change. Policy QP3 of the Borough Local Plan further expects development to be climate change resilient and incorporate sustainable design and construction which minimises energy demand and water use and maximises energy efficiency and minimises waste. Whilst policies SP2 and the Borough Wide Design Guide encourage the optimal use of natural light and warmth so as to minimise the use of energy for lighting and heating, the orientation of the replacement club house is constrained by the presence of the cricket pitch to the north/ north-east of the complex of buildings. Despite this constraint, in addition to the 3 glazed gables in the north elevation serving the new bar and multi-functional / fitness room, a further 4-pane window and patio doors are proposed in the west elevation, increasing the light and ventilation to the space.
- 10.7 A Position Statement on Sustainability and Energy Efficient Design (March 2021) sets out the expectations of new development consistent with the sustainability guidance set out in the NPPF to help deliver on the national and local commitments to address climate change and the Environmental and Climate Strategy of RBWM. Of the 7 criteria set out in the Interim Sustainability Position Statement those relevant to the proposed replacement club house at the Cookham Dean Cricket Club would require the proposed development to:
- Make the fullest contribution to minimising carbon dioxide emissions (including compliance with criteria A. to F.);
  - Reduce potential overheating and reliance on air-conditioning systems (including compliance with criteria a. to f.);
  - Provide 20% of new car parking spaces with active EV charging facilities and the remaining 80% of spaces with passive provision;
  - Minimise the use of mains water.
- 10.8 The submitted Design and Access Statement identifies the following measures in compliance with the above criteria:
- “It is proposed to take the building beyond building regulations. Roof floor and walls will be heavily insulated.*
- Rainwater will be ‘harvested’ and used for the W.C.’s. Modern heating and ventilation systems will be used and heat will be recovered from the showers in the changing rooms.*
- The building will be as efficient and as cheap as possible to heat and cool.”*
- 10.9 It is a material consideration that an existing out-dated building provides the club house facilities for the cricket club and the measures identified above are considered to be an enhancement above the existing structure which pre-dates its relocation to the Cricket Club in 1984 and comprises a predominantly timber-clad structure with poor insulation and leaking roof. The existing building is described in the Design and Access Statement as being expensive to heat and has out-dated services (the building



is over 80 years old). It is also noted that the club is predominantly run by volunteers and the replacement club house building is being funded partly by grants and the remainder by fundraising. The Design and Access Statement confirms “As a community club, CDCC hold charity status”.

### Sustainable Drainage

- 10.10 The existing clubhouse building is currently on a septic tank for foul drainage and the proposals intend to connect the new club house building to the mains drainage. As identified in the Design and Access Statement it is intended to use harvested rainwater for the WC’s in order to reduce the use of mains water.
- 10.11 A sustainable Drainage Plan has been submitted with the application and remains unchanged from the scheme approved under application 19/00491/FULL. The Lead Local Flood Authority have confirmed that their comments submitted for this previous application remain valid and no objection is raised to the proposals. In detail, these previously returned comments observed:

*“We note that this application would only see the impermeable area increase by 220 sq. m. We also acknowledge that should rainfall exceed the capacity of the proposed soakaways, any flooding would impact either the car park, or the cricket field with negligible consequences. Therefore, we have no comment regarding this planning application.”*

The proposals are therefore considered to comply with policies SP2 and NR1 (6) of the Borough Local Plan.

### iii. Design and Character

- 10.12 Policy QP3 of the Borough Local Plan expects new development to contribute towards achieving sustainable high quality design. Paragraph 7.38 of the Borough Wide Design Guide states that developments can take a contemporary or traditional approach, but should be sympathetic to local character or street scene. The guidance further states buildings where the elements have been well put together will be pleasing to the eye, will last well and will complement the spaces they face, whatever style of architecture.
- 10.13 In this regard the Planning Officer Assessment for application 19/00491/FULL observed “*The building has been designed to incorporate glazing in the elevation facing the cricket pitch, which will provide the primary views out from the building.*” This design is considered to encourage a strong relationship between the buildings form and its function as a club house for the cricket club. The additional openings in the west elevation are considered to reinforce the secondary relationship with the petanque court, and the internal doors and screens to divide the multi-functional / fitness room would provide the building with longevity enabling a variety of clubs to utilise the space due to its flexibility. The proposed club house would be visible across the paddock and cricket pitch when viewed from Whyteladyes Road, however, the contemporary design of the building is considered to be compatible with its community use. Whilst the overall visual effect of the combined timber and zinc cladding is contemporary in its detail and styling, timber has a soft and natural appearance and is considered to help root the proposed development in its surroundings. Furthermore, the use of a series of modest gables, rather than a continuous bulk of roof, is further considered to add interest, ameliorate the bulk and harmonise with surrounding development. The Planning Officer Assessment for application 19/00491/FULL also

observed that *“The building would have access and egress points to the building with level thresholds, making it possible for disabled users to access the building.”*

- 10.14 The proposed new club house building is considered to relate well to its context and would not harm the character and appearance of the street scene or locality in general. The development is therefore considered to accord with policy QP3 of the Borough Local Plan, the Borough Wide Design Guide, as well as relevant guidance with the NPPF.

iv. Parking and Highway Impacts

- 10.15 The parking and access arrangements for the proposed new club house remain unchanged from the scheme considered under application 19/00491/FULL. Highways have therefore reiterated their comments from this previous application which considered:

- The site can easily accommodate the additional parking spaces required to serve the new club house in accordance with adopted Parking Standards;
- The replacement club house is unlikely to alter traffic generation within the local area;
- No changes are proposed to the existing access arrangement.

The proposals are therefore not considered to have any adverse parking or highway implications.

v. Impact on amenity

- 10.16 Policy QP3 of the Borough Local Plan requires new development to have no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties in terms of privacy, light, disturbance, vibration, pollution, dust, smell and access to sunlight and daylight. The application site is well established as a cricket ground with the submitted Design and Access Statement elaborating on the history of the club as follows:

*“Cookham Dean Cricket Club (CDCC) was founded in 1881. Cricket was originally played on the small Common in the heart of Cookham Dean. The local pub doubled as the Club’s changing rooms. In 1984, the club moved to its current home in Ricketts Field.*

*The Club emblem, a pair of ripe cherries, reflects the generosity of local farmer and cherry grower, Jim Ricketts, who donated the ground to the club.”*

- 10.17 The proposals would not change or intensify the use of the cricket club, which already is a well-established and much used community asset, but rather would upgrade the existing facilities. The proposed replacement club house would be situated in the same area of the site as the existing building, in excess of 65m from the nearest residential property to the east. Environmental Protection have raised no concerns with the proposed development and the proposals are not considered to have any significant increased impact on the amenities of adjacent properties.

vi. Other Material Considerations

Trees

- 10.18 The Tree Officer has not been consulted on this current application, however, the comments returned for application 19/00491/FULL observed:

*“The site is located within the Green Belt. The trees growing within and adjacent to the site are not subject to a Tree Preservation Order or growing within a Conservation Area.*

*The proposed development has been located away from the mature trees growing on the boundaries of the site, there appears to be no direct impact on trees and I have no objection to the application.”*

This resubmission is not considered to have any greater impact on trees than the planning permission approved under application 19/00491/FULL.

### Ecology

- 10.19 Policy NR2 of the Borough Local Plan expects development proposals to demonstrate how they maintain, protect and enhance biodiversity. In this regard, whilst the development site is located within the Green Belt it is not within a designated area of ecological importance, nor is it identified as a home to protected species. It is common for sporting locations within the Green Belt to have a low ecological value in themselves due to their manicured nature and level of human activity, however, the hedgerows and trees along the perimeter of such sites can have ecology value. No additional external lighting is proposed within this application, and it is considered reasonable and practicable to attach a condition restricting any such lighting without details having first been submitted and approved in writing by the Local Planning Authority. It is also recommended that an Informative is included with any permission that may be forthcoming encouraging the applicant to install biodiversity enhancements, such as bird and bat boxes, as well as native and wildlife friendly landscaping.

## **11. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 11.1 The development is not CIL liable.

## **12. CONCLUSION**

The proposal comprises the resubmission of a scheme for a replacement building in the same use that would not be materially larger than the one it would replace. It is therefore considered to be an appropriate form of development in the Green Belt. The scale and design of the building is considered to be acceptable, and the proposals would have no adverse parking or highway implications; an acceptable sustainable drainage scheme has been included within the application. The proposals would therefore comply with relevant adopted Borough Local Plan policies and the NPPF.

## **14. APPENDICES TO THIS REPORT**

- Appendix A – Site location plan
- Appendix B – Proposed plans and elevation drawings
- Appendix C – Existing plans and elevation drawings
- Appendix D – 3D View

## 15. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.  
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
Reason: In the interests of the visual amenities of the area. Relevant Policies - Borough Local Plan QP3.
- 3 No external lighting, including floodlighting, shall be installed without details having first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and so maintained thereafter.  
Reason: In the interests of the residential amenities of surrounding occupiers and to limit the impact of light pollution from artificial light on nature conservation. Relevant Policies - Borough Local Plan QP3, QP5 and NR2.
- 4 The development hereby permitted shall be carried out in accordance with the approved plans listed below.  
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

### **Informatives**

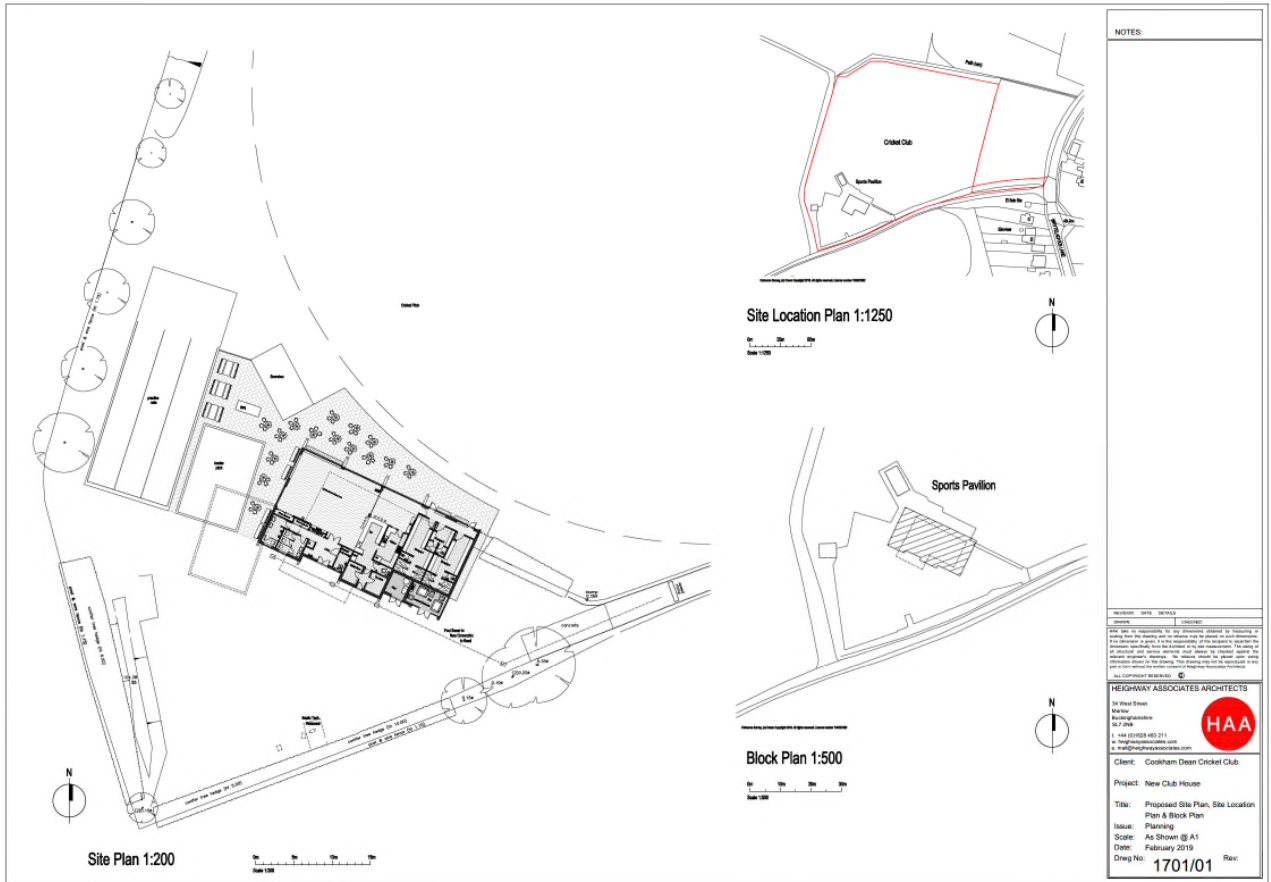
- 1 The attention of the applicant is drawn to the Berkshire Act 1986, Part II, and Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.
- 2 The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic.
- 3 No builder's materials, plant or vehicles related to the implementation of the development should be parked/stored on the public highway so as to cause an obstruction at any time.
- 4 The applicant and their contractor should take all practicable steps to minimise dust deposition, which is a major cause of nuisance to residents living near to construction and demolition sites. The applicant and their contractor should ensure that all loose materials are covered up or damped down by a suitable water device, to ensure that all cutting/breaking is appropriately damped down, to ensure that the haul route is paved or tarmac before works commence, is regularly swept and damped down, and to ensure the site is appropriately screened to prevent dust nuisance to neighbouring properties. The applicant is advised to follow guidance with respect to dust control: London working group on Air Pollution Planning and the Environment (APPLE): London Code of Practice, Part 1: The Control of Dust from Construction; and the Building Research Establishment: Control of dust from construction and demolition activities.
- 5 The Royal Borough receives a large number of complaints relating to construction burning activities. The applicant should be aware that any burning that gives rise to a smoke nuisance is actionable under the Environmental Protection Act 1990. Further

that any burning that gives rise to dark smoke is considered an offence under the Clean Air Act 1993. It is the Environmental Protection Team policy that there should be no fires on construction or demolition sites. All construction and demolition waste should be taken off site for disposal. The only exceptions relate to knotweed and in some cases infected timber where burning may be considered the best practicable environmental option. In these rare cases we would expect the contractor to inform the Environmental Protection Team before burning on 01628 68 3830 and follow good practice.

- 6 Due to the close proximity of the site to existing residential properties, the applicant's attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicle parking at the site or making deliveries, and general disruption caused by the works. By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at [www.ccscheme.org.uk](http://www.ccscheme.org.uk)
- 7 The applicant is encouraged to install biodiversity enhancements, including bird and bat boxes, and native and wildlife friendly landscaping, in accordance with policy NR2 of the Borough Local Plan.

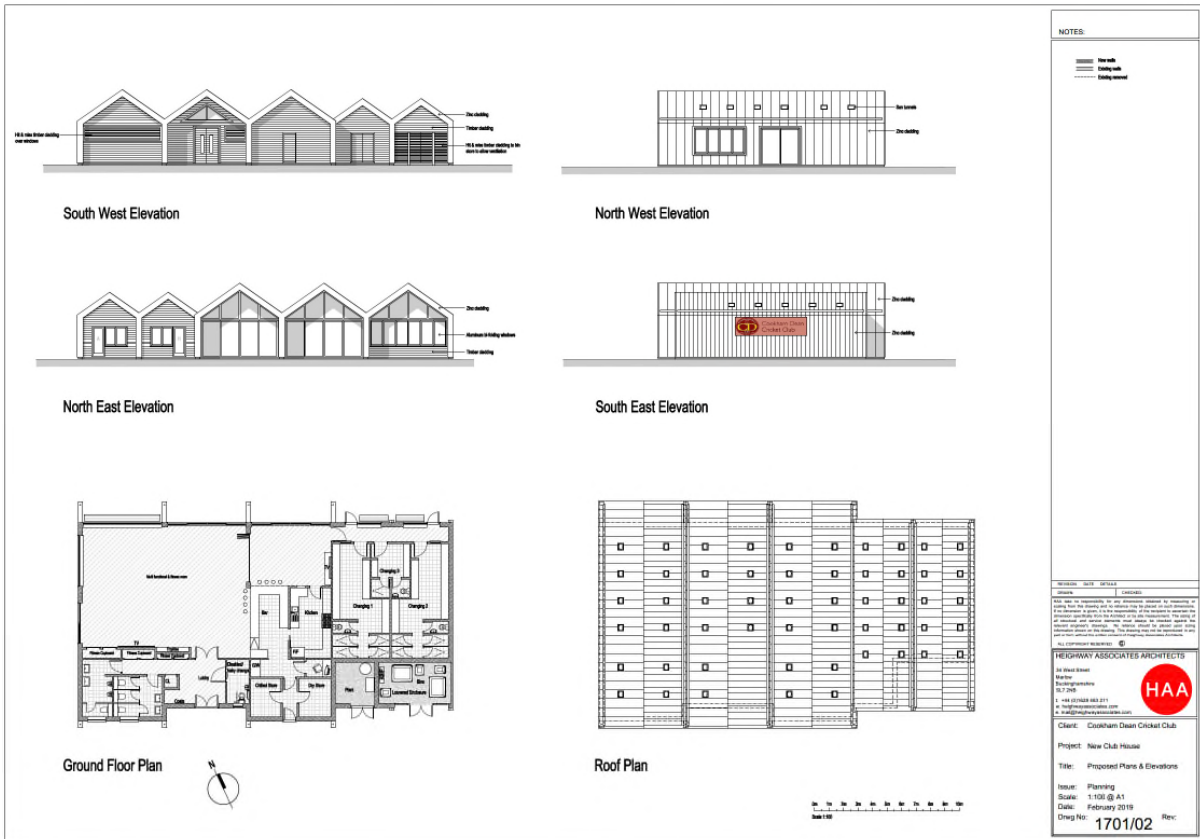
# Appendix A

## Site Location Plan and Site Layout





Appendix B  
Plans and Elevations







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## MAIDENHEAD DEVELOPMENT CONTROL PANEL

20 April 2022

Item: 3

<b>Application No.:</b>	21/03512/FULL
<b>Location:</b>	The Arcade High Street Cookham Maidenhead SL6 9TA
<b>Proposal:</b>	Change of use of the existing building from ancillary commercial use to office space - retrospective.
<b>Applicant:</b>	Mr Burgess
<b>Agent:</b>	Not Applicable
<b>Parish/Ward:</b>	Cookham Parish/Bisham And Cookham

**If you have a question about this report, please contact:** Dariusz Kusyk on 01628796812 or at [dariusz.kusyk@rbwm.gov.uk](mailto:dariusz.kusyk@rbwm.gov.uk)

### 1. SUMMARY

- 1.1 The proposed development, by virtue of its design, scale and activity level, would respect the character and appearance of the area, would not harm the amenities of neighbouring properties and neither would it have any highway related implications.

**It is recommended the Panel grants planning permission with the conditions listed in Section 13 of this report.**

### 2. REASON FOR PANEL DETERMINATION

- At the request of Cllr Brar due to concerns in terms of impact upon the Cookham Conservation Area, noise impact and disturbance upon the neighbours, lack of parking, being contrary to policy CKM3 of the Borough Local Plan which indicates that the Council will not permit change of use to, or development for, additional commercial floor space within Cookham Village centre, and also being contrary to Policy NAP3.

### 3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located on the northern side of the High Street in Cookham. It forms an adjunct to an important non-listed building within Cookham High Street Conservation Area. The site is in flood zones 2 and 3 and forms part of the Cookham Arcade commercial premises. The Arcade includes numerous commercial units on the ground floor (tailor, café, beauty clinic, hairdresser, toy shop) and a residential unit on the first floor.
- 3.2 The building the subject of this application is at the rear of the Cookham Arcade and was previously utilised as a storage shed ancillary to the commercial tenants of The Arcade. The building has a gross floor area of just under 12sq.m.
- 3.2 The area surrounding the site is considered distinctive and of a mixed design in terms of character and use with mainly commercial premises on the ground floor and residential on the upper-levels.

### 4. KEY CONSTRAINTS

- 4.1 Cookham High Street Conservation Area, Important non-listed building; Flood Zone 2 and 3; Cookham Village Centre

## 5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

5.1 This application seeks retrospective permission for the change of use of the existing building from commercial storage use ancillary to the premises within The Arcade to use as a separate office space. In order to facilitate the change of use, the asbestos roof of the building has been replaced with a flat rubberised roof, double-glazed doors have been fitted together with new flooring, electrics and plumbing.

5.2 Relevant planning history:

Reference	Description	Decision
18/01291/TCA	(T1) Yew – fell.	Permitted - 05.06.2018
21/01427/TCA	(T1) Maple tree - fell.	Permitted - 16.06.2021.

## 6. DEVELOPMENT PLAN

### Adopted Borough Local Plan

6.1 The main Development Plan policies applying to the site are:

Issue	Adopted Local Plan Policy	Compliance	
Sustainability and Character of the New Development	QP1, QP3	Yes	
Highways	IF2	Yes	
Economic Development	ED1	Yes	
Historic Environment	HE1	Yes	
Local Centres	TR5	Yes	
Noise	EP4	Yes	

## 7. MATERIAL PLANNING CONSIDERATIONS

### 7.1 National Planning Policy Framework Sections (NPPF) (2021)

Section 2 – Achieving sustainable development

Section 4 – Decision-making

Section 6 – Building a strong, competitive economy

Section 7 – Ensuring the vitality of town centres

Section 9 – Promoting Sustainable Transport

Section 12 – Achieving well-designed places

### 7.2 Other Local Strategies or Publications

- i. RBWM Townscape Assessment
- ii. RBWM Parking Strategy
- iii. RBWM Design Guide
- iv. Cookham Village Design Statement

## 8. CONSULTATIONS CARRIED OUT

## Comments from interested parties

10no. occupiers were notified directly of the application. The case officer posted a site notice on 07.01.2022 and the application was advertised in the local press on 23.12.2021.

The Council received a signed petition with 38 signatures, objecting to the 'commercial development within Roseleigh Garden and the Arcade' (the development within Roseleigh Garden is the subject of a separate application, 21/03582/FULL, reported elsewhere on this agenda).

Also, 20 no. letters were received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	Insufficient parking	See section 9 of the report.
2.	Noise impact	
3.	Overdevelopment of the site	
4.	Impact upon the garden and biodiversity within the site	
5.	Retrospective nature of the development – disregard to planning process; Potential future risk of hypothetical unauthorised development on the application site and adjacent properties; potential alcohol licensing issues (not relevant to this application).	These are not material to the consideration of the application. Retrospective planning applications can be made and must be assessed in the same way against relevant policies. Future applications will need to be treated on their own merits at that time.

## Consultees

Consultee	Comment	Where in the report this is considered
Highways Officer	No objections.	See section 9 of the report.
Conservation Officer	No objections.	

## Others

Group	Comment	Where in the report is this considered.
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Parish Council:	CPC are not satisfied there is existing valid permission for this building in which case one needs to be sought; unless there is one, we object to this application. If a permitted application exists, we would also object unless the normal requirements for parking, noise, toilet facilities and fire precautions are met.	<b>9.9</b> <b>9.10</b>
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## 9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- Impact on the character and appearance of the area including the Conservation Area;
- Impact on amenity of surrounding residential occupiers;
- Impact on highways conditions and parking;
- Impact on landscaping and biodiversity;
- Flooding.

### **Issue I. Impact on the character and appearance of the area including Conservation Area**

9.2 The NPPF section 7 and the BLP Policy TR5 refer to development within Local Centres. Policy TR5 states that *“Development proposals for retail use within local centres (as defined on the Policies Map and in the proposed new Maidenhead Golf Course Local Centre) will be supported. Non-retail uses and services will also be supported provided the overall function of the centre and opportunities for customer choice are maintained.”*

9.3 The NPPF section 6 and Councils adopted policy ED1 seek to promote local economic development and policy ED1 states that *“A range of different types and sizes of employment land and premises will be encouraged to maintain a portfolio of sites to meet the diverse needs of the local economy. Appropriate intensification, redevelopment and upgrading of existing sites and premises will be encouraged and supported to make their use more efficient and to help meet the forecast demand over the plan period and to respond to modern business needs.”* Furthermore, it highlights that *“It will do this by ensuring a flexible supply of high-quality employment floorspace making some new allocations, utilising existing employment areas and promoting a more intensive use of these sites through the recycling, refurbishment and regeneration of existing older or vacant stock and promotion of flexible working practices.”*

9.4 The proposal involves a change of use of an existing single storey outbuilding, previously used as ancillary storage to the existing units in the Arcade. It has been refurbished and is currently used as an independent office unit with a Gross Internal Area of circa 12.0m<sup>2</sup>. Because of its diminutive scale, its resultant use is low-key, such that it would have little to no impact on the function of The Arcade or the wider local centre and would accord with Policies TR5 and ED1.

9.5 Given that the proposed office use would fall within the same use class (Class E) as a café, clinic, tailor, toy shop or hairdresser, it is considered that it would be an appropriate use within The Arcade as a whole.

- 9.6 The Council has had regard to Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990. It is considered that due to its acceptable external appearance and appropriate scale, the proposal would comply with the Adopted BLP policy HE1, as it preserves the character of this designated heritage asset, as set out in Section 69 of the TCPA (LB AND CA) 1990, and it is in compliance with para 199 of the NPPF, which states *“great weight should be given the asset’s conservation (and the more important the asset, the greater the weight should be)”*.

#### **Issue II. Impact on the amenities of the surrounding occupiers**

- 9.7 The proposed development would be sited a sufficient distance from the boundaries shared with the properties to the west of around 7.0m which, in combination with retention of the screening of circa 2.5m-3.0m high landscaping and a boundary fence, is considered appropriate. The proposal would not result in any unacceptable overlooking of the habitable spaces of the adjacent properties.
- 9.8 It is considered that this existing ancillary building could have been utilised for office purposes in connection with an existing occupant of The Arcade without requiring planning permission. It is not considered that its independent use would have any material impact over and above an ancillary use.
- 9.9 It is considered that the proposed development, when considered in the context of The Arcade as a whole, does not result in any unacceptable impact in terms of noise due to its low-key use, small scale, and maintenance of sufficient separation distances from its neighbouring properties.

#### **Issue III. Impact on highways conditions and parking**

- 9.10 With regards to highway impact the proposed change raises no concerns. The office space measures circa 12m<sup>2</sup> and having regard to the Borough’s Parking Strategy attracts a maximum parking demand for 0.34 parking spaces (1 space per 35m<sup>2</sup>). Given that the office unit would be located within the Arcade site, where Class E premises already exist and due to its small scale, the highways impact is considered de-minimus and acceptable in this instance.

#### **Issue IV. Impact on landscaping and biodiversity**

- 9.11 The proposed development does not involve any operational development outside the envelope of the existing building and therefore would not result in any loss of existing landscaping on site and it is considered acceptable in terms of biodiversity impact.

#### **Issue V. Flooding**

- 9.12 This proposal is for the change of use of an existing building and does not result in any increase in built form or numbers of occupants in terms of flood risk.

#### **Other Considerations**

9.13 As a result of the diminutive scale and nature of this use it is not considered to be contrary to any of the guidance contained in Section 6 of the Cookham Village Design Statement (Cookham's Built Areas).

## **10. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

10.1 The development is not CIL liable.

## **11. PLANNING BALANCE AND CONCLUSION**

11.1 The extent of the use of this existing building as separate commercial office space is limited by its diminutive size such that, when considered in the context of the other uses within The Arcade as a whole, its overall impact would be de-minimis. It is therefore recommended that planning permission is granted subject to the conditions listed below.

## **12. APPENDICES TO THIS REPORT**

- Appendix A - Site location plan
- Appendix B - Existing floorplan

## **13. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

1 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.



## MAIDENHEAD DEVELOPMENT CONTROL PANEL

20 April 2022

Item: 4

<b>Application No.:</b>	21/03582/FULL
<b>Location:</b>	The Arcade High Street Cookham Maidenhead SL6 9TA
<b>Proposal:</b>	Demolition of an existing shed used for ancillary commercial storage and the formation of a patio for use by coffee shop for ancillary outdoor seating area - retrospective.
<b>Applicant:</b>	Mr Burgess
<b>Agent:</b>	Not Applicable
<b>Parish/Ward:</b>	Cookham Parish/Bisham And Cookham

**If you have a question about this report, please contact:** Dariusz Kusyk on 01628796812 or at [dariusz.kusyk@rbwm.gov.uk](mailto:dariusz.kusyk@rbwm.gov.uk)

### 1. SUMMARY

- 1.1 The proposed development by virtue of its design, scale and activity level would respect the character and appearance of the area and it would not have any material impact on the amenities of the occupants of any neighbouring properties or have any highway implications.

**It is recommended the Panel grants planning permission with the conditions listed in Section 13 of this report.**

### 2. REASON FOR PANEL DETERMINATION

- At the request of Cllr Brar due to the proposal's location within Cookham Conservation area this will increase noise and disturbance for the residential properties, lack of parking in the centre of the village and does not comply with The Cookham Village Plan. This is Contrary to Policy NAP3 of the Borough Local Plan. This is also contrary to policy CKM3 which says that The Council will not permit the change of use, or development for, additional commercial floorspace within Cookham Village Centre

### 3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located on the northern side of the High Street in Cookham. It forms an adjunct to an important non-listed building within Cookham High Street Conservation Area. The site is in flood zones 2 and 3 and forms part of the Cookham Arcade commercial premises. The Arcade includes numerous commercial units on the ground floor (tailor, café, beauty clinic, hairdresser, toy shop) and a residential unit on the first floor.
- 3.2 The area the subject of this application is sited to the rear of The Arcade and abuts up to existing buildings to the south and west. It covers an area of approximately 22 sq.m. and incorporates a small number of tables and chairs on a tiled floor, part covered by a temporary gazebo and surrounded on its remaining two sides with 1.8m panel fencing.
- 3.2 The area surrounding the site is considered distinctive and of a mixed design in terms of character and use with mainly commercial premises on the ground floor and residential on the upper-levels.

#### 4. KEY CONSTRAINTS

- 4.1 Cookham High Street Conservation Area, Important non-listed building; Flood Zone 2 and 3; Cookham Village Centre

#### 5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 5.1 This application seeks retrospective permission for the demolition of an existing shed used for ancillary commercial storage and the formation of a patio for use by an existing coffee shop located within The Arcade for ancillary outdoor seating area.

- 5.2 Relevant planning history:

Reference	Description	Decision
18/01291/TCA	(T1) Yew – fell.	Permitted - 05.06.2018
21/01427/TCA	(T1) Maple tree - fell.	Permitted - 16.06.2021.

#### 6. DEVELOPMENT PLAN

##### Adopted Borough Local Plan

- 6.1 The main Development Plan policies applying to the site are:

Issue	Adopted Local Plan Policy	Compliance	
Sustainability and Character of the New Development	QP1, QP3	Yes	
Highways	IF2	Yes	
Economic Development	ED1	Yes	
Historic Environment	HE1	Yes	
Local Centres	TR5	Yes	
Noise	EP4	Yes	

These policies can be found at

[https://www3.rbwm.gov.uk/downloads/download/154/local\\_plan\\_documents\\_and\\_appendices](https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices)

#### 7. MATERIAL PLANNING CONSIDERATIONS

- 7.1 **National Planning Policy Framework Sections (NPPF) (2021)**

Section 2 – Achieving sustainable development

Section 4 – Decision-making

Section 6 – Building a strong, competitive economy

Section 7 – Ensuring the vitality of town centres

Section 9 – Promoting Sustainable Transport

## Section 12 – Achieving well-designed places

### 7.2 Other Local Strategies or Publications

- RBWM Townscape Assessment
- RBWM Parking Strategy
- RBWM Design Guide
- Cookham Village Design Statement

More information on these documents can be found at:

[https://www3.rbwm.gov.uk/info/200414/local\\_development\\_framework/494/supplementary\\_planning](https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning)

## 8. CONSULTATIONS CARRIED OUT

### Comments from interested parties

10no. occupiers were notified directly of the application. The case officer posted a site notice on 07.01.2022 and the application was advertised in the local press on 23.12.2021.

The Council received 2 petitions relating to this development:

- One supporting the development with 130 signatures and.
- One objecting to the 'commercial development within Roseleigh garden and the Arcade' with 38 signatures.

Also, 20no. letters were received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	Insufficient parking	See section 9 of the report.
2.	Noise impact	
3.	Overdevelopment of the site	
4.	Conservation Area impact	
5.	Impact upon the garden and biodiversity within the site	

6.	Retrospective nature of the development – disregard to planning process; Applications is different locations; Potential future risk of hypothetical unauthorised development on the application site and adjacent properties; potential alcohol licensing.	These are not material to the consideration of the application. Retrospective planning applications can be made and must be assessed in the same way against relevant policies. Future applications will need to be treated on their own merits at that time.
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### Consultees

Consultee	Comment	Where in the report this is considered
Conservation Officer	No issues with removal of existing shed and creation of external patio/outdoor seating, however we would have concerns with appearance of new fencing and canopy currently in the space. They are considered to enclose the land and reduce open green space to rear of High Street, thus affecting overall character of the CA. We would recommend alternate open fencing in a dark colour and a traditional appearing canopy, if desired.	See section 9 of the report.
Local Lead Flooding Authority	No objections.	
Environment Agency	No comments.	
Environmental Protection	No objections.	

### Others

Group	Comment	Where in the report is this considered.
Parish Council:	Objection in principle to development of the site on basis of: I. noise; II. over-development in a conservation area; III. insufficient parking; requirement in terms of toilet facilities and fire precautions are met.	<b>9.6, 9.9 9.10</b>

## 9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i. Impact on the character and appearance of the area including Conservation Area;
- ii. Impact on amenity of surrounding residential occupiers;
- iii. Impact on highways conditions and parking;
- iv. Impact on landscaping and biodiversity;
- v. Flooding.

### **Issue I. Impact on the character and appearance of the area including Conservation Area**

- 9.2 The NPPF section 7 and the BLP Policy TR5 refer to development within Local Centres. Policy TR5 states that *“Development proposals for retail use within local centres (as defined on the Policies Map and in the proposed new Maidenhead Golf Course Local Centre) will be supported. Non-retail uses and services will also be supported provided the overall function of the centre and opportunities for customer choice are maintained.”*
- 9.3 The NPPF section 6 and the Councils adopted policy ED1 seek to promote local economic development and policy ED1 states that *“A range of different types and sizes of employment land and premises will be encouraged to maintain a portfolio of sites to meet the diverse needs of the local economy. Appropriate intensification, redevelopment and upgrading of existing sites and premises will be encouraged and supported to make their use more efficient and to help meet the forecast demand over the plan period and to respond to modern business needs.”* Furthermore, it highlights that *“It will do this by ensuring a flexible supply of high-quality employment floorspace making some new allocations, utilising existing employment areas and promoting a more intensive use of these sites through the recycling, refurbishment and regeneration of existing older or vacant stock and promotion of flexible working practices.”* This proposal is considered to be in accord with these general principles.
- 9.4 This retrospective proposal includes the formation of a patio for use by an existing coffee shop for an ancillary outdoor seating area (preceded by the demolition of an existing shed which was used for ancillary commercial storage). The small extent of the seating area and the consequent low-key use, together with the location of the area to the rear of the premises ensures that the proposal is in accord with BLP Policies QP1 and QP3.
- 9.5 Given that this proposed ancillary café use would fall within the same class of use (Class E) as a café, clinic, tailor, toy shop or hairdresser, it is considered that it would be an appropriate type of use within the application site as a whole.
- 9.6 The Council has had regard to Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990. The fencing surrounding the seating area has replaced the dilapidated storeroom which previously existed on this site, and it serves to contain the use and screen it visually and acoustically from its surrounds. In the context of the overall Arcade development and taking account of its siting to the rear of the premises, overall, any limited harm resulting from the fencing to the significance of the existing building or Conservation Area is outweighed by the public benefits of visual and acoustic containment. The existing gazebo is a temporary structure that does not

comprise operational development. The proposal would therefore comply with Adopted BLP policy HE1, as it preserves the character of this designated heritage asset, as set out in Section 69 of the TCPA (LB AND CA) 1990, and it is in compliance with para 199 of the NPPF, which states “*great weight should be given the asset’s conservation (and the more important the asset, the greater the weight should be)*”.

#### **Issue II. Impact on the amenities of the surrounding occupiers**

- 9.7 The proposed development would be sited a sufficient distance from the boundaries shared with the properties to the west of around 7.0m, which in combination with retention of the screening of circa 2.5m-3.0m high landscaping and a boundary fence, is considered appropriate. The proposal would not result in any unacceptable overlooking of the habitable spaces of the adjacent properties.
- 9.8 The proposed development does not entail any detrimental impact upon the amenity of the neighbouring occupiers in terms of appearing overbearing or resulting in a loss of light.
- 9.9 It is considered that the proposed development does not result in any unacceptable impact in terms of noise, due to its use, scale and sufficient separation distances from neighbouring properties. The outdoor area measures circa 22.0m<sup>2</sup> and due to this limited space and the barriers in the form of the immediate fencing surrounding the area and subsequent boundary landscaping, it is not considered to result in any detrimental noise impact within the locality. Furthermore, the application form states that the opening hours for the outdoor seating area would be limited to Monday-Friday 9am – 4pm and Sunday 10am – 4pm, which will form the subject of a condition should permission be forthcoming. This would accord with the commercial activity already taking place within The Arcade.

#### **Issue III. Impact on highways conditions and parking**

- 9.10 With regards to any highways impact the proposed development raises no concerns. The additional outdoor cafe space would be located within the Arcade site and utilised by existing visitors to The Arcade and existing café. Other Class E premises already exist within the premises as a whole, and due to its small scale, when considered in this context the highways impact is considered de-minimus and acceptable in this instance.

#### **Issue IV. Impact on landscaping and biodiversity**

- 9.11 The proposed development does not involve any operational development outside the envelope of the previously existing building on the site and therefore would not result in any unacceptable harm upon the landscaping on site and it is considered acceptable in terms of biodiversity impact.

#### **Issue V. Flooding**

- 9.12 This proposal is for the change of use of an existing building and does not result in any unacceptable increase in terms of flood risk.

#### **Other Considerations**

- 9.13 As a result of the diminutive scale and nature of this use it is not considered to be contrary to any of the guidance contained in Section 6 of the Cookham Village Design Statement (Cookham’s Built Areas).

## **10. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

10.1 The development is not CIL liable.

## **11. PLANNING BALANCE AND CONCLUSION**

11.1 The extent of the use of this area as commercial space linked with an existing café is limited by its diminutive size such that, when considered in the context of the other uses within The Arcade as a whole, its overall impact would be acceptable. When considered in the context of the previously existing dilapidated building which has been demolished to make way for the proposed development, the construction of the fencing and laying of the tiled floor are considered acceptable in light of policy HE1 of the adopted BLP. It is therefore recommended that planning permission is granted subject to the conditions listed below.

## **12. APPENDICES TO THIS REPORT**

- Appendix A - Site location plan
- Appendix B - Existing floorplan

## **13. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

- 1 The use hereby permitted shall only operate between the hours 9:00am to 4:00pm, Monday to Saturday and 10:00am to 4:00pm on Sundays and Bank Holidays.  
Reason: To protect the amenities of adjoining occupiers. Relevant Policies - Borough Local Plan QP3, EP1, EP4.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed below.  
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

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## Appeal Decision Report

10 February 2022 - 8 April 2022

### MAIDENHEAD

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**Appeal Ref.:** 21/60054/REF      **Planning Ref.:** 20/02892/FULL      **Plns Ref.:** APP/T0355/W/21/3277926

**Appellant:** Mr & Mrs Tuddenham **c/o Agent:** Mr Jonathan Jarman Bell Cornwell LLP Unit 2 Meridian Office Park Osborn Way Hook Hampshire RG27 9HY

**Decision Type:** Delegated      **Officer Recommendation:** Refuse

**Description:** Construction of a detached dwelling and garage, new access and landscaping following demolition of the existing dwelling and garage.

**Location:** **York House Church Road Cookham Dean Maidenhead SL6 9PG**

**Appeal Decision:** Dismissed      **Decision Date:** 10 February 2022

**Main Issue:** The Inspector concluded that the proposal would not comply with Policies GB1, GB2 and GB3 of the Local Plan, which collectively provide that, amongst other things, permission will not be granted for new development or the redevelopment, change of use, or replacement of existing buildings within the Green Belt if it would have a greater impact on the openness of the Green Belt or the purposes of including land in it than an existing development on the site. The proposal would also conflict with the Green Belt aims of the Framework.

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**Appeal Ref.:** 21/60056/REF      **Planning Ref.:** 20/01531/FULL      **Plns Ref.:** APP/T0355/W/21/3277536

**Appellant:** Mr And Mrs Dean **c/o Agent:** Other ET Planning Office ET Planning 200 Dukes Ride Crowthorne RG45 6DS

**Decision Type:** Delegated      **Officer Recommendation:** Refuse

**Description:** Construction of x1 dwelling, following demolition of the existing building.

**Location:** **Land Adjacent To Oakside Littlefield Green White Waltham Maidenhead**

**Appeal Decision:** Dismissed      **Decision Date:** 14 March 2022

**Main Issue:** The proposal would be inappropriate development in the Green Belt and would result in a reduction in its openness. These matters carry substantial weight. The proposal would also cause harm to both the character and appearance of the area and potentially to a protected tree, matters to which collectively I accord significant weight. Whilst the proposal would offer a number of discrete benefits, as described above, overall these would amount to no more than moderate weight in favour of the proposal. As such, the Inspector find that these benefits do not clearly outweigh the harm that I have identified. Consequently, the very special circumstances necessary to justify the proposal do not exist. Therefore, the proposal would not comply with the Green Belt aims of Policy QP5 of the Local Plan, or the Framework, and consequently would be unacceptable.

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**Appeal Ref.:** 21/60057/ENF      **Enforcement Ref.:** 21/50071/ENF      **Plns Ref.:** APP/T0355/C/21/3279711

**Appellant:** Mr Chris Stonnell 4A Green Tiles Chestnut Avenue High Wycombe Buckinghamshire HP11 1DJ

**Decision Type:** Enforcement Notice      **Officer Recommendation:**

**Description:** Appeal against the Enforcement Notice: 1. Erection of a means of enclosure comprising fencing and gates. 2. Erection of a building. 3. Material change of use of the land to a mixed use, comprising leisure use and storage of building materials.

**Location:** **Pound Meadow Temple Lane Bisham Marlow SL7 1SA**

**Appeal Decision:** Enforcement Notice Withdrawn by LA      **Decision Date:** 16 March 2022

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**Appeal Ref.:** 21/60077/REF      **Planning Ref.:** 20/02809/FULL      **Plns Ref.:** APP/T0355/W/21/3276226

**Appellant:** Mr Mohamed Hanif **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY

**Decision Type:** Delegated      **Officer Recommendation:** Refuse

**Description:** x1 new dwelling.

**Location:** **Land At 1 The Drive Ray Street Maidenhead**

**Appeal Decision:** Dismissed      **Decision Date:** 25 February 2022

**Main Issue:** The Inspector concluded that with regard to flooding the proposal fails to satisfy the sequential test and would not be in an acceptable location for housing in relation to flood risk. It would therefore conflict with policy NR1 of the Borough Local Plan and Paragraph 162 of the Framework, which among other things requires the sequential test to be passed. With regard to the impact of the proposal on the character and appearance of the locality, the Inspector concluded that it would deliver a two storey dwelling in close proximity to an existing bungalow. The significant differences in scale would be immediately obvious, become jarring and without pleasing transitions in building form. This would harm the character and appearance of the area. Overall, the incongruous relationship with adjacent development would harm the character and appearance of the area and conflict with Policy QP3 of the BLP and the Borough Wide Design Guide, which require proposals to be of an appropriate scale.

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**Appeal Ref.:** 22/60014/REF      **Planning Ref.:** 21/01397/FULL      **Plns Ref.:** APP/T0355/D/21/3280490

**Appellant:** Mr Simon Tong The Gables 49 Whyteladyes Lane Cookham Maidenhead SL6 9LT

**Decision Type:** Delegated      **Officer Recommendation:** Refuse

**Description:** Two storey side and rear extension with balcony on south/west elevation and raised terrace.

**Location:** **The Gables 49 Whyteladyes Lane Cookham Maidenhead SL6 9LT**

**Appeal Decision:** Dismissed      **Decision Date:** 11 March 2022

**Main Issue:** The Inspector concluded that the proposed extension would have a harmful effect on the character and appearance of the host dwelling and the area. It would therefore fail to comply with Policies QP1 and QP3 of the Borough Local Plan 2013-2033, which require a high quality of design that makes a positive contribution to its location. For the reasons given above, it would also conflict with the Cookham SPD and the Borough Wide SPD, as well as the National Planning Policy Framework's emphasis on visually attractive, well-designed buildings.

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## Planning Appeals Received

7 February 2022 - 8 April 2022

### MAIDENHEAD

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Should you wish to make additional/new comments in connection with an appeal you can do so on the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk/> please use the PINs reference number. If you do not have access to the Internet please write to the relevant address, shown below.

**Enforcement appeals:** The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

**Other appeals:** The Planning Inspectorate Temple Quay House, 2 The Square Bristol BS1 6PN

**Ward:**  
**Parish:** Hurley Parish  
**Appeal Ref.:** 22/60012/REF      **Planning Ref.:** 21/01712/FULL      **Plns Ref.:** APP/T0355/W/21/3283434  
**Date Received:** 7 February 2022      **Comments Due:** 14 March 2022  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Single storey side extension with roof terrace and alterations to fenestration.  
**Location:** **Chalkpit Farm Burchetts Green Road Maidenhead SL6 6RR**  
**Appellant:** Mr And Mrs Jason And Kara Haigh-Ellery And Lane **c/o Agent:** Mr Neil Davis Davis Planning Ltd 19 Woodlands Avenue Winnersh Wokingham Berkshire RG41 3HL

**Ward:**  
**Parish:** Hurley Parish  
**Appeal Ref.:** 22/60013/REF      **Planning Ref.:** 21/01816/LBC      **Plns Ref.:** APP/T0355/Y/21/328762  
**Date Received:** 7 February 2022      **Comments Due:** 14 March 2022  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Consent for a single storey side extension with roof terrace and alterations to fenestration.  
**Location:** **Chalkpit Farm Burchetts Green Road Maidenhead SL6 6RR**  
**Appellant:** Mr And Mrs Jason And Kara Haigh-Ellery And Lane **c/o Agent:** Mr Neil Davis Davis Planning Ltd 19 Woodlands Avenue Winnersh Wokingham Berkshire RG41 3HL

**Ward:**  
**Parish:** Cookham Parish  
**Appeal Ref.:** 22/60014/REF      **Planning Ref.:** 21/01397/FULL      **Plns Ref.:** APP/T0355/D/21/3280490  
**Date Received:** 7 February 2022      **Comments Due:** Not applicable  
**Type:** Refusal      **Appeal Type:** Householder Appeal  
**Description:** Two storey side and rear extension with balcony on south/west elevation and raised terrace.  
**Location:** **The Gables 49 Whyteladyes Lane Cookham Maidenhead SL6 9LT**  
**Appellant:** Mr Simon Tong The Gables 49 Whyteladyes Lane Cookham Maidenhead SL6 9LT



**Ward:**  
**Parish:** Bray Parish  
**Appeal Ref.:** 22/60015/REF      **Planning Ref.:** 20/00529/FULL      **Plns Ref.:** APP/T0355/W/21/3285209  
**Date Received:** 9 February 2022      **Comments Due:** 16 March 2022  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Use of land for private equestrian use and erection of new equestrian yard comprising of stables, storage barn, open arena, associated hardstanding and new access.  
**Location:** **Land To The North of Clock Cottage Sturt Green Holyport Maidenhead**  
**Appellant:** Ms Jeanette Jones **c/o Agent:** Mr Neil Davis Davis Planning Ltd 19 Woodlands Avenue Winnersh Wokingham RG41 3HL

**Ward:**  
**Parish:** Bray Parish  
**Appeal Ref.:** 22/60017/REF      **Planning Ref.:** 21/02974/FULL      **Plns Ref.:** APP/T0355/D/22/3291565  
**Date Received:** 14 February 2022      **Comments Due:** Not applicable  
**Type:** Refusal      **Appeal Type:** Householder Appeal  
**Description:** First floor front extension and alterations to fenestration.  
**Location:** **91 Aysgarth Park Maidenhead SL6 2HQ**  
**Appellant:** Mr And Mrs Peter And Pauline Janikoun **c/o Agent:** Mrs Jane Carter Carter Planning Ltd 85 Alma Road Windsor SL4 3EX

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 22/60019/REF      **Planning Ref.:** 21/02082/FULL      **Plns Ref.:** APP/T0355/W/21/3285307  
**Date Received:** 18 February 2022      **Comments Due:** 25 March 2022  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** 1no. one bedroom dwelling with new pedestrian access,gate, refuse and cycle store. New gate, cycle and refuse store to No.19 Ross Road.  
**Location:** **Land At 19 And 19 Ross Road Maidenhead**  
**Appellant:** Mr F Querkezi **c/o Agent:** Mr David Lomas MSC Planning Consultants Ltd 259 Amersham Road Hazlemere High Wycombe HP15 7QW

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 22/60020/REF      **Planning Ref.:** 21/01024/FULL      **Plns Ref.:** APP/T0355/W/21/3285308  
**Date Received:** 18 February 2022      **Comments Due:** 25 March 2022  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** 1 no .dwelling with 2 no .car parking spaces and associated works to include new and altered pedestrian access.  
**Location:** **Land At 19 Ross Road Maidenhead**  
**Appellant:** Mr F Querkezi **c/o Agent:** Mr David Lomas MSC Planning Consultants Ltd 259 Amersham Road Hazlemere High Wycombe HP15 7QW

**Ward:**  
**Parish:** Maidenhead Unparished  
**Appeal Ref.:** 22/60021/REF      **Planning Ref.:** 21/03109/FULL      **Plns Ref.:** APP/T0355/D/22/3292598  
**Date Received:** 23 February 2022      **Comments Due:** Not Applicable  
**Type:** Refusal      **Appeal Type:** Householder Appeal  
**Description:** Two storey side extension and part single/part two storey rear extension following demolition of existing element.  
**Location:** **5 Harrow Lane Maidenhead SL6 7PD**  
**Appellant:** Mr Muhammad Azam **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY

**Ward:**  
**Parish:** Maidenhead Unparished

**Appeal Ref.:** 22/60026/REF      **Planning Ref.:** 21/02193/CLAS      **Plns Ref.:** APP/T0355/D/21/3286137  
**Date Received:** 9 March 2022      **Comments Due:** Not applicable  
**Type:** Refusal      **Appeal Type:** Householder Appeal  
**Description:** Application for prior approval for construction of one additional storey to property with a maximum height of 2.32m.  
**Location:** **7 Castle Court Maidenhead SL6 6DD**  
**Appellant:** Mr Peter Bristow **c/o Agent:** Other ET Planning Office ET Planning 200 Dukes Ride Crowthorne RG45 6DS

**Ward:**  
**Parish:** Waltham St Lawrence Parish  
**Appeal Ref.:** 22/60027/NONDET      **Planning Ref.:** 21/02543/OUT      **Plns Ref.:** APP/T0355/W/21/3287327  
**Date Received:** 10 March 2022      **Comments Due:** 14 April 2022  
**Type:** Non-determination      **Appeal Type:** Written Representation  
**Description:** Outline application for scale only to be considered at this stage with all other matters to be reserved for the construction of an M4 noise abatement and landscaped screening bund with post rail fence.  
**Location:** **Land At Binfield Paddocks Twyford Road Binfield Bracknell**  
**Appellant:** Mr Craig Harrod **c/o Agent:** Miss Eva Gascoigne Pike Smith & Kemp Rural Hyde Farm Marlow Road Maidenhead SL6 6PQ

**Ward:**  
**Parish:** White Waltham Parish  
**Appeal Ref.:** 22/60028/REF      **Planning Ref.:** 21/01929/FULL      **Plns Ref.:** APP/T0355/W/21/3287700  
**Date Received:** 10 March 2022      **Comments Due:** 14 April 2022  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Construction of 1no. three bedroom dwelling and new access following the demolition of the existing garage.  
**Location:** **Tarn Hows And Land At Tarn Hows Waltham Road Maidenhead**  
**Appellant:** Mrs Alison Jones **c/o Agent:** Mr Stuart Keen SKD Design Ltd Unit 2 Howe Lane Farm Howe Lane Maidenhead SL6 3JP

**Ward:**  
**Parish:** Bray Parish  
**Appeal Ref.:** 22/60030/REF      **Planning Ref.:** 21/03264/CLAS      **Plns Ref.:** APP/T0355/D/21/3289697  
**Date Received:** 21 March 2022      **Comments Due:** Not applicable  
**Type:** Refusal      **Appeal Type:** Householder Appeal  
**Description:** Application for prior approval for construction of one additional storey to the property with a maximum height of 2.60m.  
**Location:** **Jasmin House 2 The Hatch Windsor SL4 5UD**  
**Appellant:** C/o CDP **c/o Agent:** Mr David Holmes G F Falconer 24D Peters Close Prestwood Great Missenden HP16 9ET

**Ward:**  
**Parish:** Waltham St Lawrence Parish  
**Appeal Ref.:** 22/60031/REF      **Planning Ref.:** 21/00427/FULL      **Plns Ref.:** APP/T0355/W/21/3288055  
**Date Received:** 24 March 2022      **Comments Due:** 28 April 2022  
**Type:** Refusal      **Appeal Type:** Written Representation  
**Description:** Extension of the existing fishery/fish breeding pond and relocation of existing fencing.  
**Location:** **Waltham Farm Shurlock Road Waltham St Lawrence Reading**  
**Appellant:** Mr David Lee **c/o Agent:** Mr John Hunt Pike Smith And Kemp Rural And Commercial Ltd The Old Dairy Hyde Farm Marlow Road Maidenhead SL6 6PQ

**Ward:**  
**Parish:** Bray Parish  
**Appeal Ref.:** 22/60034/REF      **Planning Ref.:** 16/03056/FULL      **Plns Ref.:** APP/T0355/W/21/3289347

**Date Received:** 1 April 2022      **Comments Due:** 6 May 2022  
**Type:** Refusal      **Appeal Type:** Hearing  
**Description:** Expansion of existing permitted capacity at Kimbers Lane from 5000 tonnes of inert waste to 25000 tonnes of inert, household, commercial and industrial waste at Kimbers Lane, and the erection of waste transfer building, office building, weighbridge and surrounding bund.

**Location:** **Storage Land Formerly Known As Waste Transfer Station Kimbers Lane Maidenhead**  
**Appellant:** John Horwood Skips **c/o Agent:** Mr William Riley David Lock Associates 50 North Thirteenth Street Milton Keynes MK9 3BP

**Ward:**  
**Parish:** Bray Parish  
**Appeal Ref.:** 22/60035/NONDET      **Planning Ref.:** 21/02317/VAR      **Plns Ref.:** APP/T0355/W/22/3295154

**Date Received:** 4 April 2022      **Comments Due:** 9 May 2022  
**Type:** Non-determination      **Appeal Type:** Public Inquiry  
**Description:** Variation (under Section 73) of planning permission 15/00522/FULL (allowed on appeal) without complying with Condition 1 and Condition 2 (Temporary Permission).

**Location:** **Brayfield Stables Windsor Road Water Oakley Windsor SL4 5UJ**  
**Appellant:** Wayne Owen **c/o Agent:** Mr Matthew Green Green Planning Studio Ltd Unit D Lunesdale Shrewsbury Upton Magna SY4 4TT

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