

MAIDENHEAD DEVELOPMENT CONTROL PANEL

20 April 2022

Item: 2

Application No.:	21/03498/FULL
Location:	Cookham Dean Cricket Club Whyteladyes Lane Cookham Maidenhead SL6 9LF
Proposal:	Replacement club house with new soakaway.
Applicant:	Trustees of Cookham Dean Cricket Cl
Agent:	Mr Jonathan Heighway
Parish/Ward:	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 30th May 2019. The planning permission granted under application 19/00491/FULL expires on 30th 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 8th 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 30th 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 19th January 2022 and the application was advertised in the Local Press on 30th 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. Recommendation: 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 st 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 Whyteladyes 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

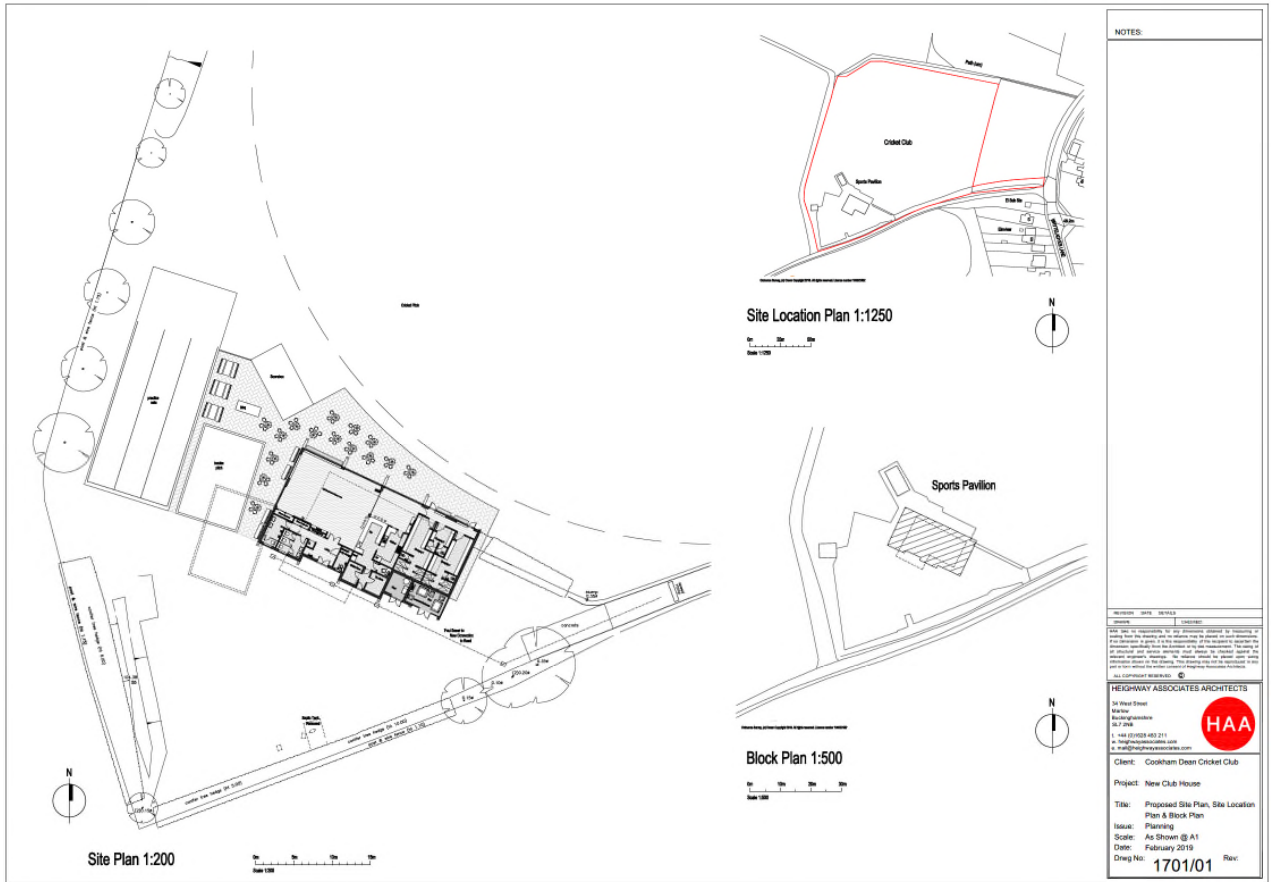
- 1 The attention of the applicant is drawn to the Berkshire Act 1986, Part II, and Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.
- 2 The attention of the applicant is drawn to Section 59 of the 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
- 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

The architectural drawings include four elevations: South West, North West, North East, and South East. The South West and North East elevations show a building with multiple gabled roof sections and large windows. The North West and South East elevations show a long, low profile with a central entrance and a sign that reads 'Cockham Dean Cricket Club'. The Ground Floor Plan shows a layout with a large hall, bar, kitchen, and changing rooms. The Roof Plan shows a grid of roof sections.

South West Elevation

North West Elevation

North East Elevation

South East Elevation

Ground Floor Plan

Roof Plan

NOTES:

- - - - - Existing wall
 - - - - - Existing roof
 - - - - - Existing window

REFERENCE: SOUTH WEST
 DRAWING: 1701/02

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Client: Cockham Dean Cricket Club
 Project: New Club House
 Title: Proposed Plans & Elevations
 Issue: Planning
 Scale: 1:100 @ A1
 Date: February 2019
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