

Comments from members of the public concerning any of these Planning Applications should be made to RBWM in writing or through <https://www.rbwm.gov.uk/home/planning>

COOKHAM PARISH COUNCIL
Minutes of a Meeting of the PLANNING COMMITTEE held in the Community Room
at Cookham Library on Tuesday 13th May 2025 at 7.30 pm.

PRESENT: Cllr. J. Edwards (Chairman), R. Kellaway, J. Moore, H. Fleming, B. Perry
D. Scarff

Also Present: Assistant Clerk
Cllr Mark Howard
One member of the public

OPEN FORUM:

Mr Rob May spoke on 25/00981/FULL, which is for his property. He explained that this new application had been assessed as having an acceptable flood risk. Mr May had also contacted Dr Edwin Wood, Archaeology Officer, at the University of Reading to advise him of the building work close to the archaeological dig. Mr May left the meeting at 8pm, after the discussion of 25/00981/FULL, which took place at the beginning of Item 5.

- 0.** At the beginning of the meeting the following took place.

Election of Chair Cllr J. Edwards.

Proposed by Cllr B Perry. seconded by Cllr R Kellaway. Passed unanimously

Co-option of Mr D. Scarff. Proposed by Cllr B Perry, seconded by Cllr R Kellaway. Passed unanimously.

1. Apologies

Cllr C. Aisladie, L. Austin, N Bedwell, T. Caen

2. Declarations of Interest

Cllr J Moore declared an interest in applications 25/01109/Full and 25/00696

3. To approve the minutes of the meetings of 8th April 2025

These were approved.

4. Matters arising from the previous meeting not dealt with elsewhere on the agenda.

Cllr Edwards noted that the latest application for Rosemary, School Lane had been rejected in part due to the increased bulk of the roof, one of the objections raised by CPC.

Cllr Perry had written to Cookham Residents Association asking they remove mentions of endorsement from CPC from their literature.

5. To agree the Council's comments on all matters received from RBWM planning department prior to the meeting including:-

Application Number	Current Planning Applications.	Parish Council Decision
25/00696/FULL App date 3rd April 2025 Comments to RBWM 5 May. Ext granted to 16 th May	Single storey rear/side extension, first floor rear extension, 1 no. side dormer window and 1no. rear dormer window. Rose Cottage School Lane Cookham SL6 9QJ Mr Ivor Thomas	No Comment
25/00930/FULL App date 4th April 2025 Comments to RBWM 7 May. Ext granted	Single storey rear/side extension and alterations to fenestration 5 Black Butt Cottages Cookham SL6 9RE Mr And Mrs R Castell	No Comment
25/00951/FULL App date 8th April 2025 Comments to RBWM 13 May. Ext granted	Single storey rear/side extension, single storey side/front extension, 1no. front canopy, enlargement of existing front bay window, mono pitched roof to front bay window and existing garage, replacement side dormer and alterations to fenestration following demolition of existing element. Little Fawley Maidenhead Road Cookham SL6 9DB Mr William Grant	Objection. The extension goes against the Cookham VDS, Guidance G6.9a. CPC considers it is 'unneighbourly'. The extension is very close to the property boundaries and particularly where two storey is likely to take daylight from the neighbouring properties.
25/00981/FULL App date 14 April 2025 Comments to RBWM 14 May	Single storey rear extension Woodcote 1 Vicarage Close Cookham Maidenhead SL6 9SE Mr Rob May	No Comment
25/00825 /FULL App date 22 April 2025 Comments to RBWM 21 May	Subdivision of the existing dwelling to form 2 No. apartments. Tynron Church Road Cookham Dean SL6 9PD Mr Roger White	CPC requests the concerns expressed by Highways Authority are addressed.
25/01010/FULL App date 22 April 2025 Comments to RBWM 22 May	Garage conversion, single storey side extension and alterations to fenestration. Elmwood Dean Lane Cookham SL6 9AG Mr Lee And Ms Fulton-Lee	No Comment
25/00785/FULL App date 22 April 2025 Comments to RBWM 22 May	New boundary treatment and entrance gate following demolition of existing elements Cherry Bank Maidenhead Road Cookham Maidenhead SL6 9DB Mr James Peet	Objection. CPC requests that to meet Cookham VDS G6.18, the gate should be of an open design.
25/01109/FULL App date 6 May 2025 Comments to RBWM 4June	Erection of a detached single storey annexe ancillary to the main dwelling Lee Cottage School Lane Cookham Maidenhead SL6 9QJ Ms Elizabeth Moorhouse	CPC requests that a planning condition is added to any permission granted to ensure that the proposed annexe always remains ancillary to the main building.

Application Number	Current Planning Applications.	Parish Council Decision
25/01059/FULL App date 30 April 2025 Comments to RBWM 3 June	Single storey front/side extension with new steps and single storey rear infill extension. House At 13 Hillcrest Avenue Cookham SL6 9NB Mr and Mrs Brar	No Comment
25/01045 /FULL App date 7 May 2025 Comments to RBWM 5 June	Outdoor swimming pool, plant and air source heat pump. Reddaways Dean Lane Cookham SL6 9AF Ms Tricia Phillips	CPC requests that the proposed replacement hedging is in accordance with VDS Guidance G6.20, and preferably of native species. Any new lighting should be wildlife friendly.
25/01078/VAR App date 25 April 2025 Comments to RBWM 29 May	Variation (under Section 73) without complying with Condition 2 (Materials) and Condition 12 to substitute those plans approved under planning permission 24/01513/FULL for a two-storey front extension, two-storey side extension, single storey rear extension with balcony above, garage conversion with new roof, new pergola, fence and gates and alterations to fenestration following demolition of existing elements with amended plans. Triboges Berries Road Cookham SL6 9SD Mr and Mrs Chris Whall	No Comment
25/00912/TCA App date 2 nd April 2025 Comments to RBWM 8 May 2025	Excavation works within the root protection areas of trees, as per plan/schedule. The Paddock, Holy Trinity, C E Churchgate, Sutton Road, Cookham, Professor Gabor Thomas	No Comment
25/00669/TCA App date 10th April 2025 Comments to RBWM 9 May 2025. Ext to 15 th May	(T1) Magnolia - Reduce 1 - 2m leaving a height of 6m and width of 3m Moor Cottage High Street Cookham Maidenhead SL6 9SF Mr Stan Boland	CPC requests the involvement of the Tree Officer as the magnolia is an iconic part of the tree scene in Cookham.
25/01160/TCA App date 2 nd May 2025 Comments to RBWM 5 June 2025.	Scotts Pine - Remove tree. Nutmeg Cottage Dean Lane Cookham Maidenhead SL6 9AH Nick Lindley	CPC requests the involvement of the Tree Officer as no reason is given in the application for the removal of this tree. We request any replacement is of a native species.

6. RBWM Decisions

These were noted. The increased number of refusals was again positively commented on, as councillors feel these indicate improved scrutiny of applications.

7. To receive any update on proposed development schemes for the land at Cannondown Road (BLP site AL37, pl/aps 23/02022/OUT and 23/02019/OUT) and for the land at Strande Park (BLP site AL38, 22/00343/OUT), and to consider any further steps.
 - i. Meeting with Simon Werner re Maidenhead Development Management Committee (MDMC). Cllrs Edwards, Howard, Brar and Dick Scarff (Cookham Society) attended. The meeting was positive. Cllr Howard suggested earlier association of proposed developments with the S106 and CIL money arising from them, so that residents could understand any potential benefits more clearly. Cllr Werner accepted that the suggestion of community and residential groups having the right to speaking spots at future MDMC meetings might be helpful, and Cllr Howard is investigating how this might be done. The RBWM is already taking action on improving process for MDMC meetings.

Suggestions included MDMC councillors being allocated specialist areas, increased focus on answering questions raised by public speakers, and checklists of questions for MDMC councillors to ask. The potential availability of S106 and CIL money for Cookham projects was also discussed.

Action: Cllr Howard to monitor and support the progress of meeting improvements for Maidenhead Development Management Committee meetings.

Action: Clerk to request from RBWM the status and availability of S106 and CIL money.

- ii. response to further letter from RBWM Planning officer clarifying process for applying sewage conditions;
Cllr Edwards had received a reply from Nick Westlake. The meeting felt the issues raised had not yet been satisfactorily resolved.

Action: Cllr Edwards to confirm with Nick Westlake that the pumping station in Lightlands Lane had been upgraded so it will continue to operate under flood conditions.

There was also a discussion of the proposed extra capacity of new pipes downstream of the new development, particularly near Cannondown Bridge where sewage leaks already occur.

Action: Cllr Edwards to confirm with Nick Westlake where the capacity of the sewerage pipes is being upgraded.

- iii. any update on Thames Water

Dick Scarff has raised the sewage upgrade issues with TW via the Flood Liaison Committee.

Action: Dick Scarff to pursue the issue of potential sewage problems caused by AL37 and AL38 with the Flood Liaison Committee and seek answers from TW in writing.

Thames Water have reportedly told the RBWM they are not aware of any ongoing sewerage problems in Cookham. There was a discussion on ways to encourage residents to report any sewerage problems to Thames Water.

Action: Clerk to report any sewage problems of which they are made aware directly to Thames Water, and to encourage affected residents to do so too.

Action: Cllrs Howard and Brar to be requested to report any sewage problems of which they are made aware directly to Thames Water, and to encourage affected residents to do so too. It was suggested they may consider a localised leaflet drop to affected residents around Lightlands Lane and Westward Green.

- 8. To receive any further update on the proposed Crematorium development and to consider any further steps
Cllr Edwards reported that currently it was unclear from the planning website what situation was with this application.
- 9. To receive any further update on the proposed Cemetery Field development and to consider any further steps
Cllr Edwards reported there was no definite news but it seemed probable the site would be put forward for inclusion in the next Borough Local Plan, the consultation for which will start in January 2026.
The meeting considered methods of being kept informed.

Action: Cllrs Howard and Brar to be requested to keep Parish councillors informed regarding the Cemetery Field application.

Action: Cllr Edwards to submit a Freedom of Information request to the RBWM for any pre-application advice given on the Cemetery Field site.

- 10. To receive any update on the following planning related matters and to consider any further next steps:-
 - i. planning application for Hollands Farm, Bourne End
Cllr Edwards reported that there is still no modelling of traffic impact on Cookham.
Action: Cllr Edwards to write to Bucks CC Planning Department to draw their attention to the continued lack of modelling of the impact of traffic from the proposed development on Cookham Bridge and High Street, and to contact Paul Strzelecki to draw his attention to this.
 - ii. planning application for Riverside, Berries Road
A useful meeting has taken place between Berries Rd residents, the Cookham Society, Mark Howard and the RBWM Planning Officer. The Cookham Society drew the Planning Officers' attention to this being the largest application which has taken place in Cookham Village during the last 50 years.

- iii. planning enforcement request RBWM for gym in football pavilion next to Lower Mount Farm
The Assistant Clerk had received an reply from Planning Enforcement informing her that: the gym owner will be invited to submit a planning application allowing all interested parties to comment. Councillors felt this proposed course of action was inadequate, as this important planning condition for this site should be upheld and enforced on principle, especially when flouted.

Action: Asst Clerk to respond to the email on gym enforcement to explain councillors' views and request prompt action.

Action: Cllr Howard to ask Planning Enforcement to provide a list of planning enforcement issues in Cookham every two months, to be monitored in CPC planning meetings.

- iv. planning enforcement request for gate across Poundfield
Action: Asst Clerk to write a reply to Planning Enforcement to remind them that in order to comply with the planning condition on the Poundfield access road the gate must be locked, and that this condition is straightforward for the owner to comply with, by the use of a chain and padlock. *
- v. meeting with Grange Farm's new owner
Action: Cllr Perry to ask the new owner of Grange Farm how their plans are progressing and reiterate that CPC would prefer option B.

11. To receive any update on plans for next RBWM Borough Local Plan (BLP) and consider any further next steps.
 - RBWM interpretation of NPPF 'town' – does this include a village such as Cookham?*
 Cllr Perry reported that there was no definite answer from RBWM as to whether Cookham should be a 'town' or village. If in the local plan considered it a village, Cookham would be more vulnerable to building development.
Action: Cllr Perry to investigate how Cookham could become designated as a town.
12. To consider any possible planning implications of current access arrangements over the Moor.
The meeting considered these would be limited, as the Moor is a conservation area and access arrangements are for Marsh Meadow, which is at high risk of flooding.
13. To receive an update on the Planning Committee Communications Plan*
This had been received and circulated.
14. To agree the CPC Planning Committee Report for 2024-25*
Circulated and agreed.
15. To agree CPC planning topics for CPC stall at Scout Fair on Saturday June 21st 2025.
Planning topics were agreed as the AL37 & AL38 developments (including sewage upgrades) and the proposed Crematorium, Riverside and Cemetery Field developments.
Action: Cllr Edwards to supply pictures/visuals relating to the agreed planning topics, as talking points for the Scout Fair stall.
16. Any other business (by permission of the Chairman) and upon which no decision may be made
Action: Asst Clerk to add Class R applications, change from agricultural to commercial use, to future planning agendas.

The meeting closed at 9.25pm.

Next meeting Tuesday 10th June 2025 at 7.30pm in the Community Room at Cookham Library.

Summary of Actions

Asst Clerk	Item 10iii: Asst Clerk to respond to the email on gym enforcement to explain councillors' views and request prompt action. Item 10iv: Asst Clerk to write a reply to Planning Enforcement to remind them that in order to comply with the planning condition on the Poundfield access road the gate must be locked, and that this condition is straightforward for the owner to comply with, by the use of a chain and padlock. * Item 16: Asst Clerk to add Class R applications, change from agricultural to commercial use, to future planning agendas.
Clerk	Item 7i: Clerk to request from RBWM the status and availability of S106 and CIL money. Item 7iii: Clerk to report any sewage problems of which they are made aware directly to Thames Water, and to encourage affected residents to do so too.
Cllr Edwards	Item 7ii: Cllr Edwards to confirm with Nick Westlake that the pumping station in Lightlands Lane had been upgraded so it will continue to operate under flood conditions. Cllr Edwards to confirm with Nick Westlake where the capacity of the sewerage pipes is being upgraded. Item 9: Cllr Edwards to submit a FOI request to the RBWM for any pre-application advice given on the Cemetery Field site. Item 10i: Cllr Edwards to write to Bucks CC Planning Department to draw their attention to the continued lack of modelling of the impact of traffic from the proposed development on Cookham Bridge and High Street, and to also contact Paul Strzelecki to draw his attention to this. Item 15: Action: Cllr Edwards to supply pictures/visuals relating to the agreed planning topics, as talking points for the Scout Fair stall.
Cllr Perry	Item 10v: Cllr Perry to ask the new owner of Grange Farm how their plans are progressing and reiterate that CPC would prefer option B. Item 11: Cllr Perry to investigate how Cookham could become designated as a town.
Dick Scarff	Item 7iii: Action: Dick Scarf to pursue the issue of potential sewage problems caused by AL37 and AL38 with the Flood Liaison Committee and seek answers from TW in writing.
Cllr Howard	Item 7i: Cllr Howard to monitor and support the progress of meeting improvements for Maidenhead Development Management Committee meetings. Item 10iii : Cllr Howard to request Planning Enforcement to provide a list of planning enforcement issues in Cookham every two months, to be monitored in CPC planning meetings.
Cllrs Howard and Brar	Item 7iii: Cllrs Howard and Brar to be requested to report any sewage problems of which they are made aware directly to Thames Water, and to encourage affected residents to do so too. It was suggested they may consider a localised leaflet drop to affected residents around Lightlands Lane and Westward Green. Item 9: Cllrs Howard and Brar to be requested to keep Parish councillors informed regarding the Cemetery Field application.