

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 10th June 2025 at 7.30 pm.

PRESENT: Cllr.B. Perry (Chairman), C. Aislaidie, L.Austin, T. Caen, R. Kellaway, H. Pleming, Mr D. Scarff

Also Present: Assistant Clerk

Open Forum

No members of the Press or Public were present and no Councillors wished to speak.

1. Apologies

Cllrs Edwards, Bedwell, Cllr Moore at 7.40pm.

In the absence of Cllr Edwards, Cllr Bill Perry unanimously elected Chairman for this meeting.

2. Declarations of Interest

Dick Scarff declared an interest in 25/01088/CPD and 25/01105/CPD as a neighbour.

3. To approve the minutes of the meeting of 13th May 2025

These were approved.

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

No updates from Cllr Howard regarding improvements for Maidenhead Development Management Committee meetings.

The Asst Clerk will confirm with the Clerk that any sewage problems are reported to Thames Water and affected residents also asked do this.

No update from Cllrs Howard or Brar regarding any sewage problems that need reporting to Thames Water nor possibility of a leaflet drop around Lightlands Lane and Westward Green.

Cllr Edwards had drafted an email to Bucks CC Planning Department, copying RBWM Planning, drawing their attention to the continued lack of modelling of the impact of traffic from the proposed development on Cookham Bridge and High Street. She had also contacted Paul Strzelecki, to draw his attention to this.

Cllr Perry added that Cookham Bridge was known as a traffic bottleneck in the area but the potential traffic issues caused by Holland Farm had not been addressed.

Action: Cllr Perry will ask Cllr Howard to ask RBWM to object to the Holland Farm application on traffic grounds.

Item 16: Class R applications: The Asst Clerk had contacted RBWM Planning and was shown where to find them on the website.

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
25/01198/FULL App date 9 May 2025 Comments to RBWM 11 June.	Single storey rear extension with raised terrace and alterations to fenestration Shelleys High Street Cookham SL6 9S Mr And Mrs Nigel And Pippa Weller	No Comment
25/01217/FULL App date 12 May 2025 Comments to RBWM 12 June.	Renewal of permission 22/00773/FULL for a part two storey, part single storey side/rear extension, first floor rear extension, basement and loft conversion with front and rear dormers and alterations to fenestration. Holm Oak Grubwood Lane Cookham Maidenhead SL6 9UB Mr David Hedges	No Comment

25/01258/FULL App date 15 May 2025 Comments to RBWM 15 June.	Single storey front/side extension, single storey rear extension and new steps following demolition of existing elements. Hillyers 142 Whyteladyes Lane Cookham Maidenhead SL6 9LA Mr And Mrs Davison	No Comment
25/01206/FULL App date 22 May 2025 Comments to RBWM 27 June.	Single storey side extension and first floor side extension, following demolition of existing elements Brunswick House The Pound Cookham Maidenhead SL6 9QD Mr And Mrs Adam And Diana Williams	No Comment
24/02904/FULL App date 3 Dec 2024 Ext requested Comments to RBWM 30 June.	Erection of a crematorium with ceremony hall and memorial arboretum, associated use of land, PV array, vehicular access, parking, landscaping and pavement along Long Lane Land To The South of Lower Mount Farm Long Lane Cookham Maidenhead Mr R. Evans	Cllrs. Perry and Edwards will draft a STRONG OBJECTION in addition to the robust paper to be submitted on behalf of CPC by Troy.
25/01256/FULL App date 19 May 2025 Comments to RBWM 19 June.	Part demolition and re-building of existing side boundary wall behind the garage. Oveys Farm High Street Cookham Maidenhead SL6 9SQ Mr And Mrs Harris	No Comment
25/01257/LBC App date 19 May 2025 Comments to RBWM 19 June.	Consent for part demolition and re-building of existing side boundary wall behind the garage. Oveys Farm High Street Cookham Maidenhead SL6 9SQ Mr And Mrs Harris	No Comment
25/01322/VAR App date 21 May 2025 Comments to RBWM 27 June.	Variation (under Section 73) of Condition 2 (External materials and finishes), 5 (Archaeology), 12 (Landscaping and boundary treatment), 13 (Biodiversity Net Gain Plan), 14 (Biodiversity enhancements), 16 (SUDS) and Condition 18 (Approved Plans) to substitute those plans approved under 23/02634/FULL for a replacement four bedroom dwelling with associated bin and cycle stores, parking, new pedestrian access and alterations to the existing vehicular access with amended plans. Rosemary School Lane Cookham Maidenhead 10 Gallon Hat Ltd	CPC strongly object. The plans show a loft room, comprising a bathroom, linen room and third room. This appears to be an attempt to obtain through this application the third floor of accommodation previously refused.
25/01350/VAR App date 23 May 2025 Comments to RBWM 25 June.	Variation (under Section 73) of Condition 4 (Approved Plans) to substitute those plans approved under 21/02331/OUT (allowed on appeal) for an outline application for Access, Appearance, Layout and Scale only to be considered at this stage with all other matters to be reserved for the erection of 8 dwellings with amended plans. Station Court High Road Cookham Maidenhead SL6 9JF Sorbon Estates Ltd	Objection The proposed new southern extension is closer to the boundary than advised in the VDS. The re-orientation of the southern unit will result in serious overlooking of the single storey housing next door and to the south. There is more parking at the front of the housing, again contrary to the VDS. This extra parking results in loss of trees/landscaping again contrary to VDS.
25/01310/VAR App date 20 May 2025 Comments to RBWM 25 June.	Variation (under Section 73a) of planning permission 11/00069/FULL to remove Condition 7 (permitted development). Trelawney Jobs Lane Cookham Maidenhead SL6 9TX Mr And Mrs D And H Bateson	No Comment

25/01320/VAR App date 20 May 2025 Comments to RBWM 25 June.	Details required by Condition 2 (Material Samples) of planning permission 22/00921/FULL for a Replacement dwelling, including the construction of an outdoor swimming pool and associated studio building with associated parking and landscaping, following demolition of the existing dwelling and outbuildings. Green Banks Stone House Lane Cookham Maidenhead SL6 9TP Mr Karavias	No Comment
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Application Number	Current Applications for Tree Works.	
25/01145/TCA App date 7 May 2025 Comments to RBWM 6 June. Ext to 13 th June.	T9 Holly - Crown lifting to 3m above ground level, prune branches to create distance from the trunk to outer limb of 2m, T10 Yew tree - remove smaller and tertiary branches, bottom of the crown to create distance from the trunk to outer limbs of 1.5m. Spike Hatch Popes Lane Cookham Maidenhead SL6 9AS Mr John Norton	No Comment
25/01138TCA App date 8 May 2025 Comments to RBWM 5 June. Ext to 13 June.	Yews x 5 - reduction of lateral branches by 1m and reduction of the tops of the yew trees by 1.5m. Holy Trinity C E Church Churchgate Sutton Road Cookham Maidenhead SL6 9SN Mr David Hayman	No Comment
25/01224/TCA App date 15 May 2025 Comments to RBWM 13 June.	T1 Weeping Beech - Sectional Fell Lullebrook Manor The Odney Club Odney Lane Cookham Maidenhead SL6 9SZ Mr Mills	CPC request the Tree Officer review this application
25/01288/TCA App date 16 May 2025 Comments to RBWM 18 June.	T1 Beech - reduce spread by 2m on both sides to a final spread of 14m. Dean House Cookham Dean Common Cookham Maidenhead SL6 9NZ Mr Joe Margerrison	No Comment

The following notices were noted:-

Application Number	Notices for Information Only	Planning Policies
25/01088/CPD App date 28 April 2025 Comments to RBWM NA	Certificate of lawfulness to determine whether the proposed plant room and pool house is lawful. Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA S Tassell	Green Belt VDS
25/01105/CPD App date 29 April 2025 Comments to RBWM NA	Certificate of lawfulness to determine whether the proposed 2no. detached outbuildings and new vehicular access are lawful. Certificate of lawfulness to determine whether the proposed 2no. detached outbuildings and new vehicular access are lawful. Hurst Place Bradcutts Lane Cookham Dean SL6 9AA S Tassell	Green Belt VDS

6. RBWM Decisions: The Following decisions were noted:

25/00816/VAR	Trelawney, Jobs Lane, Cookham, SL6 9TX	Withdrawn
25/00701/Full	Dovecote and West Dean, White Place Farm, Sutton Road, Cookham	Withdrawn
25/00702/LBC	Dovecote and West Dean, White Place Farm, Sutton Road, Cookham	Withdrawn
25/01107/DEM	Briar Cottage, Briar Glen, Cookham, SL6 9JP	Granted
25/01070/NMA	2 Pound Farm Cottages, Terrys Lane, Cookham, SL6 9RU	Refused
25/00403/CLD	Hurst Place, Bradcutts Lane, Cookham Dean, LS6 9AA	Permitted
25/00458/Full	3 Coxborrow Close, Cookham, SL6 9HH	Permitted
25/00531/VAR	Rosemary, School Lane, Cookham	Refuse
25/00553/Full	18 Coxborrow Close, Cookham, SL6 9HH	Permitted
25/00588/Full	1 Halfway Houses, Maidenhead Road, SL6 6PP	Refuse
25/00671/Full	Camelford, Bradcutts Lane, Cookham Dean, SL6 9AA	Permitted
24/01540/Full	Sunny Top Lower Road Cookham Maidenhead SL6 9HF	Permitted
25/00403/CLD	Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA	Permitted
25/0058625/Full	1 Littlemount Cottages Church Road Cookham Dean Maidenhead SL6 9PS	Permitted
25/00773/CONDIT	Danes Manor Cottage Danes Gardens Cookham SL6 9BF	Approved
25/00912/TCA	The Paddock Holy Trinity C E Church Churchgate Sutton Road Cookham Maidenhead	Permitted
25/00631/CLP	Primrose Farm Bradcutts Lane Cookham Dean Maidenhead SL6 9TL	Refuse
25/00654/Full	27 Westwood Green Cookham Maidenhead SL6 9DD	Permitted
25/00764/CONDIT	Rosemary School Lane Cookham Maidenhead	Approved
25/00783/FULL	Spring Cottage Spring Lane Cookham Dean Maidenhead SL6 6PW	Refuse
25/00788/Outline	Primrose Farm Bradcutts Lane Cookham Dean SL6 9TL	Refuse
25/01223/CPD	4 Strande View Walk Cookham Maidenhead SL6 9D	Permitted
25/00434/Full	The Walled Garden, White Place Farm, Sutton Road, Cookham	Refuse
25/00669/TCA	Moor Cottage, High Street. Cookham, SL6 9SF	Permitted
25/00696/Full	Rose Cottage, School Lane, Cookham, SL6 9QJ	Permitted
25/00930/Full	5 Black Butt Cottages, Cookham, SL6 9RE	Permitted

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. Cllr Edwards sent an update to the meeting. She noted the developer confirmed they will not pay for any upgrades to fix existing sewage problems, Thames Water will provide some (unspecified) information at the end of the design process. The developments will not be connected to sewage system until upgrades completed. Cllr Edwards had emailed Nick Westlake, who has forwarded it on to Thames Water. No reply as of 10th June.
- ii. update on Thames Water
Action: Dick Scarff will forward the questions raised by Cllr Edwards to Thames Water view the Flood Liaison Group. Thames Water are then obliged to respond.
8. To receive any further update on application 24/02904/FULL for a proposed Crematorium development and to consider any further steps*.
- An extension until 30th June had been granted for response to extra documents from the applicant Troy are preparing a robust response to the applicant's new submission centred on their claim that Cookham should be considered a village not a large built up area/town for the purposes of the Green/Grey belt and the 2016 RBWM edge of settlement analysis. Troy's cost estimate for this is £2150 + VAT.

It was agreed that this report should be obtained and that Cllrs Perry and Edwards have the authority to finalise Troy's draft response and submit it to RBWM. Cllr Perry said that if time permitted, they would of course circulate the draft to Councillors before it is submitted.

It was agreed that CPC send a response to the application in their own words and on CPC letterhead.

In principle the meeting agreed that Councillor Edwards could raise the issue of town/village with the local MP, when more information regarding the implications for Cookham is known.

It meeting asked the Assistant Clerk to publish news of this latest consultation and the new expiry date on the Council's facebook page.

Membership of ASHTAV (Association of Small Historic Town And Villages) was discussed. Cllrs Perry and Kellaway agreed. Mr Scarff said membership had been of limited use to the Cookham Society. After discussion, it was agreed that CPC should join.

9. To receive any further update on the plans for the proposed Cemetery Field development and to consider any further steps

Cllr Edwards sent a note to update the meeting. She had submitted an FOI to RBWM to request information on any pre-app advice on this but no reply yet. Response time given as 2-3 weeks). She will report back at next meeting.

Cllr Perry reported that the Council had received an email from the Church Commissioners' agents Lichfields on 9th June. He read this to the meeting. It was decided that an acknowledgement be sent and the email and proposed response be discussed fully at the next Council meeting.

10. To receive any update on the following planning related matters and to consider any further next steps:-

- i. Mr Dick Scarff and Cllr Howard had met with the Planning Officer to discuss planning application 25/00362/FULL for Riverside, Berries Road. The Cookham Society are trying to arrange a meeting with the Conservation Officer.
- ii. CPC had written to the Enforcement Officer regarding the gym operating at Lower Mount Farm. The Enforcement Officer had requested a clarification and more explanation. Mr Scarff noted an indoor swimming pool for teaching younger children was now proposed at this site. The assistant Clerk should write to enforcement about this.
- iii. The gates across Poundfield, as of 5 June 2025, was shut with cable ties and the concrete post was broken. Planning Enforcement will be updated.
- iv. As requested, Cllr Perry had contacted the owners of Grange Farm about their proposals. They had replied that they hoped to be in touch shortly about this.
- v. The Assistant Clerk will ask the Clerk if she had requested from RBWM details of the amount and availability of S106 and CIL funds.

11. To receive any update on plans for next RBWM Borough Local Plan (BLP) and consider any further steps.
Cllr Perry explained that once the referendum had decided upon Neighbourhood Plan, the current Cookham Neighbourhood Plan Working Party would be automatically be dissolved having completed its work. As the next Borough Plan was already being considered and amendments to the Neighbourhood plan would be required by it, he intended to suggest to Council that a new Cookham Plan Working Party be constituted.

12. To consider next year's requirements for planning expenditure, ahead of budget setting process for the next financial year*.

Cllr Edwards suggested to the meeting, via notes, that £10k be allocated to planning consultants for non neighbourhood plan issues next year, though realistically we will be likely to need more. She suggested adding £5k plus to the BLP budget.

Cllr Kellaway did not agree to putting £5k in the budget as there seemed, in his view, to be little return to the money spent with planners and solicitors. It seemed to him that often the detail on the reports was not taken into consideration by those making the decision. Other councillors were sympathetic to a line in the budget being created for planning and legal consultant expenditure. It was agreed to seek a line item of £5k or more as Councillors might decide.

- 13.** To remind Councillors of planning topics for discussion at Scout Fair on Saturday 21st June. It was noted that Cllr Edwards will provide suitable pictures of the main developments.

The meeting decided that a discussion of whether Cookham should redesignate as a town for planning purposes was not appropriate for the fair. On the other hand there should be a display about the Neighbourhood Plan.

Dick Scarff will ask the Cookham Society if a bulk outline illustration of Riverside can be used on the stall.

- 14.** Any other business (by permission of the Chairman) and upon which no decision may be made

Visit to Harwood Acre

Cllrs Perry and Edwards had visited Harwood Acre. Cllr Perry reported that the proposed building was not as high as the existing one. Dick Scarff commented that the proposed whitewashing of the property would make it more visible and he considered inappropriate for the area.

Meeting closed at 9.25pm

Next meeting Tuesday 8th July 2025 at 7.30pm in the Community Room at Cookham Library.

Signed as a true record of the meeting

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Chair

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Dated

Summary of Actions

Asst Clerk	Item 4: The Asst Clerk will confirm with the Clerk that any sewage problems are reported to Thames Water and affected residents also asked do this. 10ii) CPC had written to the Enforcement Officer regarding the gym operating at Lower Mount Farm. The Enforcement Officer had requested a clarification and more explanation. Mr Scarff noted an indoor swimming pool for teaching younger children was now proposed at this site. The assistant Clerk should write to enforcement about this 10iii) The gates across Poundfield, as of 5 June 2025, was shut with cable ties and the concrete post was broken. Planning Enforcement will be updated by the Assistant Clerk. 10v) The Assistant Clerk will ask the Clerk if she had requested from RBWM details of the amount and availability of S106 and CIL funds.
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 8: It was agreed that this report should be obtained and that Cllrs Perry and Edwards have the authority to finalise Troy's draft response and submit it to RBWM. Cllr Perry said that if time permitted, they would of course circulate the draft to Councillors before it is submitted.
Cllr Perry	Item 4. Cllr Perry will ask Cllr Howard to object to the Holland Farm application on traffic issue.
Dick Scarff	Item 7ii) Dick Scarff will forward the questions raised by Cllr Edwards to Thames Water view the Flood Liaison Group. Thames Water are then obliged to respond. Item 13: Dick Scarff will ask the Cookham Society if a bulk outline illustration of Riverside can be used on the stall