

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 10<sup>th</sup> June 2025 at 7.30 pm.**

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**PRESENT:** Cllr J. Edwards, Chairman, L. Austin, R. Kellaway, J. Moore (part of the meeting)  
Mr. D. Scarff

**Also Present:** Assistant Clerk

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## **1. Open Forum**

There were 6 members of the public present and no press.

25/01465/FULL and 25/01485/Full Briar Cottage And Holmwood Briar Glen.

Daniel Gigg spoke on behalf of four residents objecting to applications:-

The residents are strongly opposed to the building of 3 houses. It would ruin the character of the road. Large established gardens will be replaced with smaller plots and larger houses.. The new houses would reduce the levels of light for neighbouring properties. There will be more noise. The development could increase the risk of flooding. Overall a negative impact on the environment.

Traffic access is a problem, particularly larger vehicles, during and after the build. Fire engines cannot access the proposed development and the proposed sprinkler system concerns residents.

In summary the development would have a negative ecological impact and should be considered within the criteria of the Neighbourhood Plan.

The residents felt the single house would be a better option. Less ecological impact and included a biodiversity area, although it was noted that it was unclear who would own the biodiversity area and how it would be managed.

25/01648 PIP Land Adjacent To Hills Cottage Hills Lane Cookham Maidenhead,  
Phased development of up to 2no. self build dwellings.

Mr. Harding opposed this application. The proposed two houses would be visible from Whyteladyes Lane, and would be detrimental to the openness of the area. He was concerned that if this application was permitted, it could lead to more houses on that land.

Paul Strzelecki explained his objection to Hollands Park had not been published by Bucks Council due to GDPR. He noted his appreciation for the visualisation by the Cookham Society of the proposal for Riverside at the Scout Fair. Cllr Edwards apologised that the Cookham Society were not credited on the visualisation.

## **2. Apologies**

Cllrs Aisladie, T.Caen, H. Fleming, B. Perry

## **3. Declarations of Interest**

Dick Scarff declared an interest in Hurst Place, as a neighbour.

## **4. To approve the minutes of the meeting of 10<sup>th</sup> June 2025**

Proposed by Cllr Kellaway, seconded by Cllr Austin. These were approved

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

None to discuss

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

After 25/01458/FULL, 25/01648/PIP was discussed. This was brought forward from Chairman's submissions. 25/01648/PIP : CPC intends to strongly object to this application, as it considers the proposed development is totally inappropriate for an area in Green Belt and a conservation area. The openness of the land will be compromised. The development was over-large for the area. The increase in traffic particularly larger vehicles during the build was inappropriate for the area. Hills Lane is narrow at points and its junction with Dean Lane has limited visibility.

Cllr Brar had already called this application in. Mr. Scarff queried if a PIP could be called in.

Cllr Edwards noted the development would be visible in a green belt area, impacting neighbouring villages.

The exact history of equestrian usage needed to be established.

Cllr Austin queried the need for more housing at this point with other developments being considered

Cllr Edwards queried the accuracy of the planning applications shown on the application,

Cllr Moore declared an interest. He was working for the applicant on another site.

Action: Cllr Edwards to draft an objection to 25/01648/PIP and circulate to planning committee members for approval. The Asst Clerk to send any approved objection to RBWM planning by Wednesday 30<sup>th</sup> July 2025.

Cllr Moore and the public left the meeting at 8pm.

| <b>Application Number</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Current Planning Applications.</b>                                                                                                                                                                                                                                                                               | <b>Parish Council Decision</b>                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 25/01465/FULL<br>App date 5 June 2025<br>Comments to RBWM 8 July.<br>Ext to 14 July.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 3no. new dwellings with air source heat pumps, EV charging points, cycle stores, hard standing and landscaping following demolition of existing dwellings.<br>Briar Cottage And Holmwood Briar Glen<br>Cookham Maidenhead<br>Germain Homes                                                                          | <b>CPC strongly object.</b><br><b>Full objection will follow in a separate document.</b> |
| 25/01485/Full<br>App date 10 June 2025<br>Comments to RBWM 16 July.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1 no. dwelling following demolition of existing Holmwood Briar Glen Cookham Maidenhead SL6 9JP<br>Mr. And Mrs. Matt Glynn                                                                                                                                                                                           | <b>Objection.</b><br><b>See full objection below.</b>                                    |
| <b>CPC OBJECT to this proposal 25/01485/Full</b><br><br><b>CPC consider the proposed dwelling is too high and bulky for the plot. It is not in keeping with the building it is intended to replace in this position or with nearby houses on Briar Glen, contrary to the Cookham VDS Guidance G8.1.</b><br><br><b>In addition, it is not clear who has ownership and control of the proposed 'eco-strip' and how its contribution to local biodiversity net gain can be ensured</b><br><br><b>It is also not clear how the increased traffic and noise during construction will be managed as access via Briar Glen is difficult for large vehicles..</b> |                                                                                                                                                                                                                                                                                                                     |                                                                                          |
| 25/01261/FULL<br>App date 9 June 2025<br>Comments to RBWM 9 July                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | New building to house 3no. stables, tack and hay store, the construction of a post and timber fence to the west and associated hard standing and parking following the demolition of the existing shelters.<br>Land At The Junction of Warners Hill And Dean Lane Cookham Maidenhead<br>Mr. And Mrs. P And K Dilley | <b>CPC strongly object.</b><br><b>See full objection below.</b>                          |
| <b>CPC STRONGLY OBJECT to this proposal 25/01261/FULL.</b><br><br><b>The proposed development is not a like for like. The proposed stables and store room take up more than twice the land area of the existing horse shelters, and are of significantly greater bulk.</b><br><br><b>The proposed development is moreover in a prominent position at the top of a steep slope, and will be highly visible in the surrounding Conservation Area, including across the adjacent valley.</b>                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                     |                                                                                          |

**The bulk and position of proposed development will also adversely impact the openness of the Green Belt, in which the proposal is also situated.**

**This proposed development also includes a significant area of hard-standing and parking, with the parking of large vehicles such as horse boxes also highly visible at the top of the slope. In contrast, there is no hard-standing or on-field parking associated with the existing horse shelters.**

**Road access to the proposed development is along Warner's Hill, a very narrow and steep road leading to a blind junction at the bottom, which will be particularly dangerous for horse boxes.**

**CPC query whether the access to this proposed development is viable, as our understanding is that the proposed access route from Warners Hill is across land owned by the National Trust.**

**CPC also query the area of land included in this application, which is only 0.2 hectares. The proposed three stables and store room are highly excessive to serve this area of land.**

| Application Number                                                     | Current Planning Applications.                                                                                                                                                                                                            | Parish Council Decision                                                                                                                                                                                                                          |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 25/01458/FULL<br>App date 5 June 2025<br>Comments to RBWM<br>9 July    | New front porch, replacement of existing flat roof with hipped roof, 1no. new flue and alterations to fenestration.<br>Hurst Place Bradcutts Lane Cookham Dean<br>Maidenhead SL6 9AA<br>S Tassell                                         | <b>CPC request that the Coach House remains ancillary to the main building.</b>                                                                                                                                                                  |
| 25/01453/Full<br>App date 16 June 2025<br>Comments to RBWM<br>15 July. | Single story side/rear extension.<br>2 Pound Farm Cottages Terrys Lane Cookham<br>Maidenhead SL6 9RU<br>Mrs. Alina Juzeniene                                                                                                              | <b>No Comment</b>                                                                                                                                                                                                                                |
| 25/01302/FULL<br>App date 13 June 2025<br>Comments to RBWM<br>16 July. | Extension of the existing pick your own (PYO) yard building to accommodate a new dedicated agricultural sprayer shed.<br>Copas Farms Ltd Lower Mount Farm Long Lane Cookham Maidenhead SL6 9EE<br>Mr. James Copas                         | <b>No Comment</b>                                                                                                                                                                                                                                |
| 25/01576/Full<br>App date 19 June 2025<br>Comments to RBWM<br>22 July. | 1no. side and 1no rear canopy, first floor side/front extension, replacement roof and alterations to side steps following demolition of existing elements.<br>Dromore Strande Lane Cookham SL6 9DN<br>Mr. And Mrs. John And Louise Rogers | <b>No Comment</b>                                                                                                                                                                                                                                |
| 25/00581/FULL<br>App date 12 June 2025<br>Comments to RBWM<br>18 July. | Replacement of 2no. roof lights to the southern elevation.<br>8 Glenore Berries Road Cookham SL6 9RX<br>David Jannetta                                                                                                                    | <b>No Comment</b>                                                                                                                                                                                                                                |
| 25/01630/Full<br>App date 27 June 2025<br>Comments to RBWM<br>29 July. | 2no. windows to the south (side) elevation, 1no. lightwell and 1no. window to basement on the south (side) elevation and 2no roof lights to the north (side) elevation.<br>West View Station Road Cookham SL6 9BU<br>Mr. And Mrs. Vance   | <b>No Comment</b>                                                                                                                                                                                                                                |
| 25/01644/Full<br>App date 27 June 2025<br>Comments to RBWM<br>31 July. | Replacement rear conservatory.<br>Hillside Cottage Cookham Dean Bottom<br>Cookham Maidenhead SL6 9AR<br>Mr. Dragone                                                                                                                       | <b>No Comment</b>                                                                                                                                                                                                                                |
| 25/01571/VAR<br>App date 19 June 2025<br>Comments to RBWM<br>21 July.  | Variation (under Section 73a) of planning permission 19/00583/FULL without complying with Condition 2 (Materials).<br>Land At Norhaven Grange Road Cookham<br>Mr. And Mrs. Alan Drewett                                                   | <b>Objection</b><br><b>CPC object to this proposed variation as resulting dwelling would not be in keeping with the surrounding buildings or colour palette, contrary to VDS Guidance G6.3 Building Materials and G6.5 Built-Colour Palette.</b> |

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| 25/01314/CLU<br>App date 10 June 2025<br>Comments to RBWM<br>18 July.                                                             | Certificate of lawfulness to determine whether non-golfing related activities occurring in the Clubhouse are ancillary to primary use of the site as a golf course.<br>Winter Hill Golf Club Grange Lane Cookham SL6 9RP<br>Get Golfing Ltd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>No Comment</b>                                   |
| 25/01374/TCA<br>App date 5 June 2025<br>Comments to RBWM<br>3 July. Ext requested<br>No reply. App circulated before the meeting. | (1) Silver Birch - shorten limb extending over school playground by 4m and shorten 2 limbs over neighbouring property by 2m; (2) Coastal Redwood - shorten 4 branches overhanging garage by 2m; (3) Leyland Cypress - trim crown and spread by 1m leaving a height of 6.5m and a spread of 4m; (4) Liquid Amber - crown reduction by 1m leaving a height of 5m and spread of 3m; (5) Variegated Maple - crown reduction by 2m leaving a height of 5m and a spread of 3m; (6) Leyland Cypress - cut back branches on east side of tree by 2m and (7/8) Silver Birch's - crown reduction by 1.5m leaving a height of 6m.<br>Oddpots And Spindles Bigfrith Lane<br>Cookham Maidenhead<br>Mr. Peter Thorne                                             | <b>No Comment</b><br><b>(decision already sent)</b> |
| 25/01424/TCA<br>App date 11 June 2025<br>Comments to RBWM<br>11 July.                                                             | (T1) Variegated Box Elder - crown reduce by up to 2m to leave a height of 5.5m and spread of 5m; (G1) Yew Hedge (with self seeded plum trees growing through) - reduce height by 0.5m to leave 3.5m; (T2) Larger Plum - crown reduce by approximately 2m to leave a height of 4m and spread of 5m; (G2) Conifer Hedge - reduce height by 2.5m to leave a height of 4.5m; (G3) Hazel - reduce height by 2.5m to leave a height and spread of 4.5m; (G4) Hawthorns and Holly - reduce height by 1m to leave a height of 4m and spread of 2.5m; (G5) Conifer Hedge - reduce height by 0.25m to leave 3m and (T3) Species unknown - section fell stump as close to ground level as possible.<br>Brinsdale Terrys Lane Cookham SL6 9RZ<br>Jimmy Elliott | <b>No Comment</b>                                   |

**The following notices were noted:-**

| <b>Application Number</b>                                      | <b>Notices for Information Only</b>                                                                                                                                                           | <b>Planning Policies</b> |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 25/01380/CPD<br>App date 29 May 2025<br>Comments to RBWM<br>NA | Certificate of lawfulness to determine whether the proposed single storey rear extension and alterations to fenestration is lawful.<br>77 Broom Hill Cookham Maidenhead SL6 9LJ<br>Mr. M Bown | VDS                      |
| 25/01568/CPD<br>App date 19 May 2025<br>Comments to RBWM<br>NA | Certificate of lawfulness to determine whether the proposed erection of new plant room and pool house is lawful.<br>Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA<br>S Tassell   | Green Belt               |

## 7. RBWM Decisions:

|               |                                                                |           |
|---------------|----------------------------------------------------------------|-----------|
| 25/00378/TCA  | Pippin, Popes Lane, Cookham, SL6 9NY                           | Permitted |
| 25/00443/Full | Riversteps Gibraltar Lane Cookham Maidenhead SL6 9TR           | Permitted |
| 25/00951/Full | Little Fawley Maidenhead Road Cookham Maidenhead SL6 9DB       | Permitted |
| 25/00970/CPD  | Pentangle East Paddock Cookham Maidenhead SL6 9UP              | Refuse    |
| 25/00981/Full | Woodcote 1 Vicarage Close Cookham Maidenhead SL6 9SE           | Permitted |
| 25/01088/CPD  | Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA     | Refuse    |
| 25/01160/TCA  | Nutmeg Cottage Dean Lane Cookham Maidenhead SL6 9AH            | Delegated |
| 25/01223/CPD  | 4 Strande View Walk Cookham Maidenhead SL6 9DL                 | Permitted |
| 25/00471/Full | Half Acre, Lightlands Lane, Cookham, Maidenhead, SL6 9DH       | Permitted |
| 25/00740/CPD  | Ivory Gate, Stone House Lane, Cookham, SL6 9TP                 | Withdrawn |
| 25/00785/Full | Cherry Bank, Maidenhead Road, Cookham, SL6 9DB                 | Permitted |
| 25/01010/Full | Elmwood, Dean Lane, Cookham, SL6 9AG                           | Permitted |
| 25/01078/VUR  | Triboges, Berries Road, Cookham, SL6 9SD                       | Permitted |
| 25/01109/Full | Lee Cottage, School Lane, Cookham, SL6 9QJ                     | Permitted |
| 25/01138/TCA  | Holy Trinity C E Church Churchgate Sutton Road Cookham SL6 9SN | Permitted |
| 25/01145/TCA  | Spike Hatch Popes Lane Cookham Maidenhead SL6 9AS              | Permitted |
| 25/01288/TCA  | Dean House Cookham Dean Common Cookham SL6 9NZ                 | Permitted |
| 25/01490/CPD  | 44 Broom Hill Cookham Maidenhead SL6 9LW                       | Permitted |
| 25/00445/Full | Oveys Farm High Street Cookham Maidenhead SL6 9SQ              | Permitted |
| 25/00446/LBC  | Oveys Farm High Street Cookham Maidenhead SL6 9SQ              | Permitted |
| 25/00809/Full | 27 Broom Hill Cookham Maidenhead SL6 9LH                       | Refuse    |
| 25/00825/Full | Tynron Church Road Cookham Dean Maidenhead SL6 9PD             | Withdrawn |
| 25/01045/Full | Reddaways Dean Lane Cookham Maidenhead SL6 9AF                 | Refuse    |
| 25/01105/CPD  | Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA     | Permitted |

8. To receive any update on proposed development schemes for the land at Cannondown Road (BLP site AL37, pl/ap 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.

- Summary of how Thames Water plan to implement the sewage and surface water conditions on these developments, following clarification via the Planning Officer \* Crucially Thames Water have categorically stated that they expect Cookham's sewage system to always fail during significant fluvial flooding, with no prevention measures possible for this.
- Dick Scarff reported that the RBWM Decision Notice has now been published for the land next to Strande Park. He was pleasantly surprised by the strength of some of the planning condition imposed on the site. In particular, (Conditions 14 & 35) no development above slab level can take place until details have been submitted to, and approved in writing by the Local Planning Authority, that the drainage network upgrades necessary to accommodate the additional surface and foul water from the development have been completed.

Action: Cllr Edwards to contact Nick Westlake to confirm what actions will be taken if the conditions are not met.

Any update on the above from Thames Water, following questions via the Flood Liaison Committee.

Action: Cllr Edwards to arrange a meeting with Dick Scarff and Cllr Howard to discuss Thames Water's proposed flood management.

9. To receive any further update on application 24/02904/FULL for a proposed Crematorium development and to consider any further steps\*.

Two objections have been sent to RVWM planning. One from Troy Planning on behalf of CPC, the other from CPC. Counsel have advised that giving Cookham town status would have little bearing on the application. RBWM have informed CPC that the application would not going to Development Panel in July and August.

- 10.** To receive any further update concerning the intended Cemetery Field development and to consider any further steps. \*

Nothing to report. Cllr Austin noted that expansion was needed to accommodate the growth of the Cemetery.

- 11.** To discuss 23/02693/CONDIT 'Conditions for new poly tunnels for rearing turkeys (refused July 2024)', and to consider a request for enforcement of the removal of the tunnels.

Councillor Perry has been authorised by the CPC July 2025 Full Council meeting to lodge a complaint about the handling of the related application 21/02963/FULL and the enforcement of its conditions.

Action: Cllr Edwards to check the conditions in 21/02963/FULL and 23/02693/CONDIT, and if appropriate, lodge a request for the removal of the poly tunnels with Planning Enforcement.

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

- a) Planning application 25/00362/FULL for Riverside, Berries Road.  
Mr. Scarff reported the Cookham Society were asking a specialist conservation officer to comment. The application will be called in. After the Referendum for the Cookham Neighbourhood Plan (CNP) has been held and the CNP hopefully adopted, CPC may further object using the CNP as a framework.
- b) CPC's planning objections to related applications for Hollands Farm and land off Princes Road, Bourne End; 21/06215/OUTEA, 23/07579/OUTEA, and 23/06479/OUTEA  
Action: Assistant Clerk to write to Bucks County Council to ask why CPC's latest objections have not been posted on its planning website.  
Action: Cllr Edwards to ask Cllr Howard to find out whether RBWM will be sending in a traffic objection, and if so, when.
- c) CPC's planning enforcement request to the RBWM for gym in football pavilion next to Lower Mount Farm  
RBWM Planning Enforcement were emailed on 17<sup>th</sup> June.  
Action: Assistant Clerk to request an update.
- d) Planning enforcement request to the RBWM for swimming pool at Lower Mount Farm  
Further consideration indicates that the swimming pool does not seem to be on the same site as the gym.
  - a. Action: Cllr Edwards to write to RBWM Planning Enforcement to request a separate enforcement action.
- e) CPC's planning enforcement request to the RBWM for gate across Poundfield  
The gate was now unsecured. Both the pole and gate are damaged.  
Action: Assistant Clerk to write to Planning Enforcement including pictures of the gate in an open position..
- f) Follow up with Grange Farm's new owners  
No updates.
- g) CPC's request to RBWM for information on availability of S106 and CIL funds  
The Clerk had chased twice but no reply.  
Action: Assistant Clerk to ask Clerk to follow-up again.

- 13.** To receive any update on progress on next RBWM Borough Local Plan (BLP), and consider any further steps.  
Nothing to report

- 14.** To receive an update on whether Cookham Parish Council should take action to confirm Cookham's planning status as a town.

Counsel had advised that Cookham 'styling' itself as a town would have little impact on planning applications, and even have a downside in creating the perception that more development was acceptable.. It was decided not to proceed with this.

- 15.** Report on planning material and issues discussed at Scout Fair.

Cllr Edwards reported the Sandwich board was very useful. The photographs had been a useful explanation aid. She gave her thanks to all who had organised the stall, particularly Cllr Regan.

- 16.** Report on site visit by Cllr Edwards on 2<sup>nd</sup> July 2025 to The Coppice, Statins Lane, Cookham.

Cookham Design Partnership issued the invitation. The site was in Green Belt but not a conservation area.

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

No AOB

Next meeting Tuesday 12<sup>th</sup> August 2025 at 7.30pm in the Community Room at Cookham Library.

## Summary of Actions

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <b>Asst Clerk</b>   | <p><b>Item 4: 25/01648/PIP: Asst Clerk to send any approved objection to RBWM planning by Wednesday 30th July 2025.</b></p> <p><b>Item 12b) : Asst Clerk to write to Bucks County Council to ask why CPC's latest objections to Hollands Farm and associated applications have not been posted on its planning website.</b></p> <p><b>Item 12c) Asst Clerk to request an update from Planning Enforcement regarding the gym in the football pavilion.</b></p> <p><b>Item 12 e) Asst Clerk to write to Planning Enforcement regarding the gate across Poundfield, including photos of gate in an open position.</b></p> <p><b>Item 12g) Asst Clerk to ask the Clerk to follow up with RBWM the availability of S106 and CIL funds again.</b></p>                                                                                                                                                                                                                                                            |
| <b>Cllr Edwards</b> | <p><b>Item 4:25/01648/PIP: Cllr Edwards to draft an objection to 25/01648/PIP and circulate to planning committee members for approval.</b></p> <p><b>Item 8:Cllr Edwards to contact Nick Westlake to confirm what actions will be taken if the planning conditions are not met..</b></p> <p><b>Item 8: Cllr Edwards to arrange a meeting with Dick Scarff and Cllr Howard to discuss Thames Water's proposed flood management.</b></p> <p><b>Item 11: Cllr Edwards to check the conditions in 21/02963/FULL and 23/02693/CONDIT, and if appropriate, lodge a request for the removal of the poly tunnels with Planning Enforcement.</b></p> <p><b>Item 12 b) Cllr Edwards to ask Cllr Howard to find out whether the RBWM will be sending in a traffic objection to the proposed developments at Hollands Farm, and if so, when.</b></p> <p><b>Item 12 d) Cllr Edwards to write to RBWM Planning Enforcement to request a separate enforcement action for the swimming pool at Lower Mount Farm .</b></p> |