

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
MEETING OF THE PLANNING COMMITTEE**

To be held on TUESDAY 14th October 2025 in the Community Room, Cookham Library, commencing at 7.30pm

To: Cllrs. J. Edwards (Chair), B. Perry, R. Kellaway, C. Aisladie, L. Austin, T. Caen, and Mr. D Scarff

You are hereby summoned to attend a meeting of the Planning Committee of Cookham Parish Council on Tuesday, October 14th commencing at 7.30pm. This will be held in the Community Room at Cookham Library. The meeting is open to the public and press and the first 15 minutes will be reserved, if required, for public comment. Any Member attending the meeting is reminded of the requirement to declare if he / she has a personal or a prejudicial interest in any item of business as defined in the Code of Conduct.

Dated: 8th October 2025

Deepa Kanthi
Clerk to the Council

OPEN FORUM

Members of the public will be invited to speak on Council matters for a maximum of approximately 15 minutes in total from 7:30pm. Members of the public are requested to keep their individual contributions brief, ideally to a maximum of 3 minutes.

A G E N D A

1. Apologies
2. Declarations of Interest
3. To approve the minutes of the meeting of 9th September 2025*
4. Matters arising from the previous meeting not dealt with elsewhere on the agenda.
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.	Planning Policies	Parish Council Decision
25/02221/FULL App date 4 Sept 2025 Comments to RBWM 3rd October.	Single storey side extension, first floor side extension, new steps and alterations to fenestration following demolition of existing elements. Brunswick House The Pound Cookham Maidenhead SL6 9QD Mr And Mrs Adam And Diana Williams	CNP Conservation Area	CPC requests that the Tree Officer is consulted regarding the concerns of the neighbour.
25/02300/FULL App date 4 Sept 2025 Comments to RBWM 7 th October.	Single storey glazed link extension from Dovecote to Westdean House to facilitate a change of use of Dovecote to habitable accommodation, new mezzanine floor and alterations to fenestration following demolition of existing stables. Dovecote And West Dean White Place Farm Sutton Road Cookham Maidenhead Mr Edward Powell	CNP	No Comment

Application Number	Current Planning Applications.	Planning Policies	Parish Council Decision
25/02248/FULL App date 8 Sept 2025 Comments to RBWM 10th October.	Change of use to 1no. dwelling, new front canopy, single storey rear extension, 2no. rear dormers, alterations to fenestration and hardstanding, installation of air source heat pump, 1no. greenhouse, 1no. carport with solar panels, new front boundary treatment, EV charging point and associated landscaping. The Chequers Dean Lane Cookham Maidenhead SL6 9BQ Mr Mark Boulding	CNP Green Belt	CPC supports the recommendations of the Conservation Officer. In addition, in order to follow Cookham VDS guidance, we request that any gates are of an open or semi-open design (G6.18), that the proposed hedging surrounding the property preserves, if appropriate, existing hedges (G6.19a), that the hedging in front is combined with open fencing more attractive than the chain link fencing currently proposed (G6.19b) and that that the screening surrounding the property is carefully designed (G6.20), and ideally, given the rural location, of suitable native species.
25/02329/FULL App date 9 Sept 2025 Comments to RBWM 15th October.	Detached pool house with heat pump and condenser. Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA Sarah Tassell	CNP Green Belt	
25/02431/FULL App date 26 Sept 2025 Comments to RBWM 29th October.	Erection of self-build replacement dwelling, new EV charger and access following demolition of existing dwelling and linked outbuildings Lingerin Spade Oak Reach Cookham Maidenhead SL6 9RQ Mr And Ms T And S Leighton Pope And Clark	CNP Green Belt	
25/02574/FULL App date 1 Oct 2025 Comments to RBWM 3 rd November	Single storey rear extension and alterations to the external finish and fenestration. Isis Berries Road Cookham Maidenhead SL6 9SD Sylvia Westall And Trevor Thomas	CNP Conservation Area	
25/02251/LBC App date 29 August 2025 Comments to RBWM 2 nd October.	Consent to retain the partial garage conversion to a utility room including an internal stud wall and fire door. Wisteria Cottage Sutton Road Cookham Maidenhead SL6 9SU Mr And Mrs Richard And Jane McCandless And Marr	CNP	No Comment

Application Number	Current Planning Applications.	Planning Policies	Parish Council Decision
25/02301/LBC App date 3 Sept 2025 Comments to RBWM 8 th October.	Consent for a single storey glazed link extension from Dovecote to Westdean House to facilitate a change of use of Dovecote to habitable accommodation, internal alterations to include a new mezzanine floor and alterations to fenestration following demolition of existing stable Dovecote And West Dean White Place Farm Sutton Road Cookham Maidenhead Mr Edward Powell	CNP	No Comment
25/02249/LBC App date 29 August 2025 Comments to RBWM 20th October.	Consent for change of use to create 1no. dwellinghouse including various internal and external alterations, replacement of fenestration, new rooflights, single storey rear extension and 2no. roof dormers to the rear, and installation of an air source heat pump. The Chequers Dean Lane Cookham Maidenhead SL6 9BQ Mr Mark Boulding	CNP Green Belt	

Application Number	Current Applications for Tree Works.	Planning Policies	Parish Council Decision
25/02265/TPO App date 1 Sept 2025 Comments to RBWM 2nd October.	(G1) Beech trees - Reduce height and spread by 4m, leaving a final height of 12m and spread of 7m. (G2) Limes - Raise crowns by removing secondary branches to provide a 2m clearance to neighbours Leylandii hedge, leaving a final height of 20m and spread of 8m. (001/2009/TPO) Penhallow Alleyns Lane Cookham Maidenhead SL6 9AE Mr Sangster	CNP Green Belt	No Comment
25/02296/TCA App date 3 Sept 2025 Comments to RBWM 6th Oct October.	T1 Hazel - Crown reduction by 3m, leaving a final height of 6m and spread of 4m, T2 - Hazel - Crown reduction by 2m, leaving a final height of 5m and spread of 4m. Apple Tree Cottage Bigfrith Lane Cookham Maidenhead SL6 9PH Mrs Luff	CNP Conservation Area Green Belt	No Comment
25/02297/TCA App date 3 Sept 2025 Comments to RBWM 7th Oct October.	(T1) Birch - fell. Beech House Berries Road Cookham Maidenhead SL6 9SD Mr Simon Warner	CNP Conservation Area	CPC requests that the Tree Officer confirms that it is necessary to fell this tree. If this is the case, CPC requests that the tree be replaced with another of a suitable native species.

Application Number	Current Applications for Tree Works.	Planning Policies	Parish Council Decision
25/001853/TCA App date 15 Sept 2025 Comments to RBWM 13 Oct October.	(T047) Cherry. (G002) 3no. Elm - fell dead trees. (G004) Mixed species - fell dead trees. (G005) Norway Maple - provide 1m clearance from court fencing and 5m clearance from the road; remove deadwood. (T008) Common Hawthorn, (T009) Crab Apple, (T010) Cherry, (T011) Cherry, (T012) Field Maple, (T013) Cherry, (T014) Field Maple, (T015) Cherry, (T016) Cherry, (T052) Common Ash - provide 1m clearance from utility wires. (T044) Pedunculate Oak - provide 1m clearance from BT wires. Cookham Dean CE Primary School Bigfrith Lane Cookham Maidenhead SL6 9PH Cookham Dean Primary School	CNP Conservation Area Green Belt	No comment
25/02082/TCA App date 16 Sept 2025 Comments to RBWM 15 Oct October.	T1 - Leylandii, T2 - Birch (Primrose Cottage), T3 - Leylandii, T4 - Conifer, T5 - Sycamore, T6 - Crab apple (Cromwell Cottage), T7 - Cherry, T8 - Portuguese Laurel, T9 - Birch, T10 - Rowan (Reddaways) - cut back to boundary line Meadow View, Dean Lane, Cookham, SL6 9AF Dr Graham Townsend.	CNP Conservation Area Green Belt	
25/02432/TCA App date 17 Sept 2025 Comments to RBWM 20 Oct October.	G1 - x2 Sycamore and x1 Elm - prune back to boundary fence line as possible whilst keeping canopies in good shape, as per photograph. 5 Albion Cottages Church Road Cookham Dean Maidenhead SL6 9PE Joanne Byfleet	CNP Conservation Area Green Belt	
25/02443/TCA App date 22 Sept 2025 Comments to RBWM 21 Oct October.	Conifers - Reduce (as shown) 2 Lea View Cottages Dean Lane Cookham Maidenhead SL6 9AJ Clare Parks	CNP Conservation Area Green Belt	
25/02500/TCA App date 23 Sept 2025 Comments to RBWM 27 Oct October.	G1 - x2 Purple plum and x1 Oak - Prune back overhanging foliage as close to boundary line as possible as per photograph. Homestead The Pound Cookham Maidenhead SL6 9QD George Pay	CNP Conservation Area Green Belt	
25/02465/TCA App date 26 Sept 2025 Comments to RBWM 27 Oct October.	(T2) Weeping Beech - Cut back the West side away from house to give 4m clearance. Crown reduce, leaving a final height of 15m, final spread of 16m. (T5) Cherry - Remove tree. Westward House Berries Road Cookham Maidenhead SL6 9SD Mrs Woodall	CNP Conservation Area	

Application Number	Current Applications for Tree Works.	Planning Policies	Parish Council Decision
25/02544/TCA App date 26 Sept 2025 Comments to RBWM 29 October.	C1 - Cherry and A1 - Acer Platanoides - fell. Crossfields Bigfrith Lane Cookham Maidenhead SL6 9PH Peter Dale	CNP Conservation Area Green Belt	
25/02614 App date 2 Oct 2025 Comments to RBWM 5 Nov	(T1) Cypress - fell due to approved planning permissions for an extension to kitchen. Shelleys High Street Cookham Maidenhead SL6 9SF Mrs Philippa Ganderton	CNP Conservation Area	
25/02557/TPO App date 29 Sept 2025 Comments to RBWM 28 Oct October.	(T1) Beech - Sectional fell. (011/1999/TPO) Westward House Berries Road Cookham Maidenhead SL6 9SD Agent Rebecca Watts	CNP Conservation Area	

The following are noted: -

Application Number	Notices for Information Only	Planning Policies
25/02421/CPD App date 29 Sept 2025 Comments to RBWM NA	Certificate of lawfulness to determine whether the proposed swimming pool is lawful. Selbourne Church Road Cookham Dean Maidenhead SL6 9PR M Stephen Smith	CNP Green Belt
25/02462/CPD App date 19 Sept 2025 Comments to RBWM NA	Certificate of lawfulness to determine whether the proposed single storey outbuilding incidental to the main dwelling is lawful. Rowborough Terrys Lane Cookham Maidenhead SL6 9RT Mr Karavias	CNP Green Belt

The following are noted: -

6. RBWM Decisions:

25/02147/CPD	Worster House, Worster Road, Cookham, SL6 9JG	Permitted
25/01256/Full	Oveys Farm, High Street, Cookham, SL6 9SQ	Permitted
25/01257/LBC	Oveys Farm, High Stree, Cookham, SL6 9SQ	Permitted
25/01602/LBC	The Ferry, Sutton Road, Cookham, SL6 9SN	Permitted
25/01601/Full	The Ferry, Sutton Road, Cookham, SL6 9SN	Permitted
25/01737/Full	Lower Mount Farm, Long Lane, Cookham, SL6 9EE	Permitted
25/01738/TCA	Bagsters, King Lane, Cookham, SL6 9AY	Permitted
25/02057/CPD	1 Halfway Houses, Maidenhead Road, SL6 6PP	Refused
24/02904/Full	Land to the South of Lower Mount Farm, Long Lane, Cookham	Withdrawn
25/01314/CLU	Winter Hill Golf Club, Grange Lane, Cookham, SL6 9RP	Refuse
25/01544/TCA	Brewers Orchard Dean Lane Cookham SL6 9BH	Permitted
25/01717/Full	Manor Court Dane Gardens Cookham, SL6 9BF	Permitted
25/01813/TCA	Ash House Popes Lane Cookham, SL6 9NY	Permitted
25/01966/PIP	Land to the North of Paddocks, Terrys Lane, Cookham	Refuse
25/01973/TCA	Brunswick House, The Pound Cookham, SL6 9QD	Permitted
25/02347/CONDIT	The Ferry, Sutton Road, Cookham, SL6 9SN	Approved

25/01852/Full	The Coppice, Startins Lane, Cookham, SL6 9AN	Refused
25/91909/CONDIT	Triboges Berries Road, Cookham, SL6 9SD	Approved
25/01915/CPD	Rowborough, Terrys Lane, Cookham, LS6 9RT	Refuse
25/01998/TCA	Bagsters Kings Lane, Cookham, SL6 9AY	Permitted
25/02106/Full	3 Coxborrow Close Cookham Maidenhead SL6 9HH	Withdrawn
25/02117/TCA	Mallows Berries Road, Cookham, SL6 9SD	Permitted
25/02485/CPD	Trelawney Jobs Lane Cookham Maidenhead SL6 9TX	Permitted
25/01921/VAR	9 Coxborrow Close, Cookham, SL6 9HH	Permitted
25/02003/CONDIT	Silver Birches, Startins Lane, Cookham, SL6 9TS	Approved
25/02200/CLU	Primrose Farm, Bradcutts Lane, Cookham, SL6 9TL	Permitted

7. To receive any update on the progress of the following strategic planning matters and to consider any further steps
 - a) development of next RBWM Borough Local Plan (BLP)
 - CPC BLP working party set up – aims, membership and terms of reference.
 - b) Cookham Neighbourhood Plan
 - Planning councillors to be given personal paper copies as requested.
 - c) request to RBWM for information on availability of S106 and CIL funds
 - escalation to RBWM Ward Councillors
8. To receive any update on the following large development schemes in Cookham and to consider any further steps
 - a) 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)
 - report on meeting with Mark Howard, Dick Scarff to discuss ways forward on flooding and drainage.*
 - b) application 24/02904/FULL for a proposed Crematorium development
 - c) Church Commissioners' intended Cemetery Field development.
 - d) planning application 25/00362/FULL for Riverside, Berries Road
 - e) follow up with Grange Farm's new owners.
9. To receive any update on the following planning related matters and to consider any further next steps: -
 - a) Briar Glen:
 - 25/01485/FULL 1 no. self-build dwelling and
 - 25/01465/FULL 3no. new dwellings with air source heat pumps, EV charging points, cycle stores, hardstanding and landscaping following demolition of existing dwellings.
 - Discussion of CPC comments for the Maidenhead Development Management Committee
 - b) 25/01706/FULL 27 Broom Hill, Cookham, SL6 9LH
 - Approval of this application before CPC could submit comments
 - c) 25/01737/FULL Detached Equestrian Stable Building Lower Mount Farm
 - RBWM Councillor call in seemingly not heeded before approval
10. To receive any update on the following CPC Planning Enforcement requests to the RBWM, and any other planning enforcement matters, and to consider any further next steps
 - a) enforcement requests for gym and swimming pool in football pavilion next to Lower Mount Farm
 - b) enforcement request for the removal of the tunnels used for rearing turkeys
 - c) enforcement report to RBWM Ward Councillors
11. To discuss possible changes in the frequency of CPC Planning committee meetings and other procedures to accommodate recent changes in practice by the RBWM Planning department*
12. To discuss how to increase planning committee membership, procedures to mitigate present low numbers, and possible training for members of the CPC planning committee, especially any new members.
13. Any other business (by permission of the Chair) and upon which no decision may be made.

Next meeting Tuesday 11th November 2025 at 7.30pm in the Community Room at Cookham Library.