

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 9th September at 7.30 pm.

PRESENT: Cllr J. Edwards Chair, Cllr Carol Asladie, Cllr Lesley. Austin, Cllr Richard Kellaway

Also Present: Assistant Clerk, Caroline Blackhall

Open Forum

Present: 6 members of the public

25/02046/Full

David Spinage, the agent, explained the proposed facilities would be for the exclusive use of the applicant's daughter, a dressage rider. The indoor riding school is a standard size of 60 x 20m. There will be two wings and 8 boxes for horses. The attendees explained their application will bring employment as two full-time grooms will be required, a farrier, physio, and mechanic to maintain the vehicles. Although they have an existing team, they are not based in this area.

25/01706/FULL 27 Broom Hil, Cookham, SL6 9LH

Maria Stibbs explained how disappointed she was that although an extension had been given by RBWM via email, for comments, this was not honoured, and the decision was published on the Planning Website before 9am on Wednesday August 13th. She had complained to RBWM and received a standard acknowledgement email. Cllr Edwards said that CPC had also been very disappointed that the agreed extension of time for CPC to submit comments to the RBWM for this application was not honoured. She had complained to RBWM planning but was still waiting for a reply. Cllr Edwards advised Maria Stibbs to keep asking RBWM Planning for a reply and also inform Cllr Brar of the situation.

1. Apologies

Cllrs Bill Perry, T. Caen, Mr D Scarff

2. Declarations of Interest

There were no declarations of interest.

3. To approve the minutes of the meeting of 12th August 2025

Proposed by Cllrs Kelloway, seconded by Cllr Aislaidie. These were approved.

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

Cllr Edwards had written an objection to 25/01648/PIP, Land Adjacent To Hills Cottage Hills Lane Cookham Maidenhead. The application has now been refused.

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
25/00362/Full App date 18 Feb 2025 Comments to RBWM 3 September Ext granted to 10th Sept.	Demolition/removal of all existing buildings, structures and hardstanding and the erection of three two-storey detached four/five-bedroom dwellings and a single building comprising of five two-bedroom apartments together with access, parking and garaging, bin and bike storage and amenity space. The Cookham Riverside Nursing Home, Cookham House, Berries Road, SL6 9SD	Objection The recent proposed changes to this application are very minor and do not address our concerns. CPC's previous objections to this application, on grounds of the proposed development's excessive bulk and height, and the loss of openness and views to and from the River Thames in the Cookham Village conservation area, still fully stand.
25/01991/TCA App date 4 Aug 2025 Comments to RBWM 4 Sept. Ext granted to 10 th Sept	(T1 and T2) Leyland cypress - Crown reduce (as shown). Winter Bank Stone House Lane Cookham Maidenhead SL6 9TP Clements Tree Care Ltd 230 Cookham Road Maidenhead SL6 7HL Mr Clive Wolman	No Comment
25/01999/Full App date 12 Aug 2025 Comments to RBWM 10 Sept. Ext until 11 Sept	Gable to hip roof, 1no. front and 1no. side canopy, part single part two storey side/rear extension, 1 no. side juliet balcony, alterations to fenestration, external finish and hardstanding, following demolition of existing elements. 2 Grange Lane Cookham Maidenhead SL6 9RP Mr & Mrs Sennett	Objection The proposed development appears to occupy more than double the footprint of the existing building, is mainly two storey and will very substantially increase the bulk of the original dwelling. It is overdevelopment which will cause substantial harm to the openness of the Green Belt. It also appears the proposed large increase in the footprint of the dwelling will result in the removal of an existing mature tree. We request that, if removed, the tree is replaced with a tree of a suitable native species.
25/01998/TCA App date 15 Aug 2025 Comments to RBWM 12 Sept.	(G1) Mature Conifer - Remove (T1) Yew - Reduce laterally by up to 1m on the southern side (as shown) (T4) Conifer - Section fell. Bagsters Kings Lane Cookham SL6 9AY Bethany Taylor	CPC request conifer G1, if felled, is replaced with a tree of a suitable native species.
25/02046/FULL App date 15 Aug 2025 Comments to RBWM 19 Sept.	Change of use to equestrian use and construction of indoor arena and stable/storage wings and associated works. Mount Farm Choke Lane Maidenhead Mr Russell Edwards	Objection See below.

25/02046/FULL - Objection

This application is for a substantial equestrian complex in Cookham's Green Belt. The complex includes a large building for an indoor equestrian dressage arena (understood to be 20m x 60m with a ridge height of 7.5m) plus associated buildings and works. The substantial bulk of the proposed complex would harm the openness of the Green Belt.

The proposed equine complex would be visible from Footpath 17, which passes close by and is well-used by local walkers. It would also be visible from areas of the surrounding countryside; and would be within approximately 100m of Choke Lane. The proposed additional screening for the complex is minimal.

The proposed equine complex would be situated between two nearby designated Local Wildlife Sites, at Pigeonhouse Wood and Beeching-grove Wood, and is close to Cookham Dean Common. The application does not appear to specify how light and noise pollution from the complex will be minimised. It is also not clear whether the proposed dressage arena would be heated during winter, and if so, what measures would be taken to make its energy consumption sustainable.

No convincing argument is given for any substantial overall economic benefits from this proposed complex, if the building is to be used on a personal basis by a single rider who already uses equine facilities elsewhere, as indicated (pp.4-5) in the Access and Design Statement for this application..

The Access and Design statement also states (p.7) there will be 'no increase in traffic movements' associated with the complex. It is difficult to see how this statement is compatible either with the access of any horses based on site to equine services, or if the equestrian complex were to be used for commercial purposes, such as teaching of other riders and horses. The roads in this area are narrow, uneven, and with dangerous junctions, and are not suitable for significantly increased movements from heavy traffic such as horse boxes.

The proposed development will therefore have a significant adverse effect on the character of the locality, highway safety, and landscape quality, contrary to BLP Policy QP5.6 of the BLP.

The application does not demonstrate the existence of any very special circumstances which might justify this inappropriate development in the Green Belt. We therefore request the Planning Officer to refuse it.

25/02061/FULL App date 14 Aug 2025 Comments to RBWM 16 Sept.	Relocation of entrance door, 1no. canopy to west elevation, single storey rear extension, first floor side/rear extension, hip to gable, 1no. rear dormer and alterations to fenestration following demolition of existing elements. 2 Mina Cottages Lower Road Cookham Maidenhead SL6 9HG Barton And Murphy	No Comment.
25/02076/FULL App date 15 Aug 2025 Comments to RBWM 17 Sept.	Single storey rear extension with stepped retaining walls following demolition of existing rear element. 2 Overton Cottages Kings Lane Cookham Maidenhead SL6 9BA Mr And Mrs Mercieca	No Comment.
25/02077/FULL App date 22 Aug 2025 Comments to RBWM 24 Sept.	1no. detached garage, hardstanding and new access to include new electric gates and piers. Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA	Objection See below.

25/02077/FULL - Objection.

The large bulk of this proposed new garage would significantly harm the openness of the Green Belt. In addition, the proposed new garage and its new access would be positioned away from the existing house, at the edge of the property closest to Bradcutts Lane, and would be midway along a section of the lane which at present remains unlit and highly rural in character. The proposed new garage and its new access arrangements would be obtrusive, not in keeping with the existing rural character of the lane and would cause significant additional exterior light pollution. The proposed development would therefore contribute to creeping urbanisation of the area, contrary to the Cookham VDS Guidance G6.4. Bradcutts Lane is also steep and very narrow at the proposed position for the new access, and it is unclear, even with the obtrusive proposed new access arrangements, whether vehicles would be able to pull out of it safely.

The application does not demonstrate the existence of any very special circumstances which might justify this inappropriate development in the Green Belt. We therefore request the Planning Officer to refuse it.

CPC would also like to draw the Planning Officers' attention to Application 24/03031 for a very nearby property, which was refused in March this year because the proposed detached new outbuilding was judged to be inappropriate development in the Green Belt.

25/01997/Full App date 22 Aug 2025 Comments to RBWM 26 September	Single storey rear extension (Retrospective) Annexe Reddaways Dean Lane Cookham Maidenhead SL6 9AF Mr Duncan Collins Coromandel Dean Lane SL6 9BB	No Objection Providing the Annexe and extension remain ancillary to the main building.
25/02106/FULL App date 27 Aug 2025 Comments to RBWM 1 Oct	Widening of the existing vehicular access. 3 Coxborrow Close Cookham SL6 9HH Miss Sophie Appleby	Objection This application to widen existing vehicular access so as to park up to four vehicles in a row along the small area in front of this property would be unsightly and would result in the loss of its front garden. It would not be possible to provide adequate screening for such car parking arrangements. CPC requests that the advice of the RBWM Highway officer is followed and this application is refused.
25/02050/VAR App date 13 Aug 2025 Comments to RBWM 15 Sept.	Variation (under Section 73) without complying with Condition 5 (Archaeology) and details required by Condition 3 (Outbuilding materials) of planning permission 24/00411/FULL for 1no. new canopy to west elevation, 1no. detached outbuilding ancillary to the main dwelling, new swimming pool and alterations to fenestration. Fernley House High Street Cookham Maidenhead SL6 9SJ Mr And Mrs Jeremy Evans	Objection See below
25/02050/VAR – Objection This property was the childhood home of internationally important artist Sir Stanley Spencer. It is therefore an iconic building, which is also in the heart of the historic Cookham Village Conservation Area. CPC notes the comments of the Archaeological consultee and requests that this application for variation is refused for both RBWM planning permission conditions 3 and 5. We also note that it is difficult to determine from the information available whether the applicant still intends to build the Pool house, in the absence of a swimming pool. For such an iconic building, this should be clarified.		

Application Number	Current Planning Applications.	Parish Council Decision
25/02200/CLU App date 27 Aug 2025 Comments to RBWM 29 Sept.	Certificate of lawfulness to determine whether the existing use of the yard and buildings as a commercial landscape contractors yard is lawful. Primrose Farm Bradcutts Lane Cookham Dean Maidenhead SL6 9TL Mr Steven Taylor	No Comment.
25/02117/TCA App date 18 Aug 2025 Comments to RBWM 18 Sept.	T1 Gum - Tip reduce southern side by 1.7m, leaving a spread of 4.5m, northern side reduce back long lateral leaving a spread of 4.5m, reduce height by 2.5m to a final height of 14m, T2 Cypress - Fell. Mallows Berries Road Cookham SL6 9SD Mr Davies	CPC requests that if felled, the T2 Cypress is replaced with a hedge of native species, in line with VDS Planning Guidance G6.20.
25/02133/TCA App date 26 Aug 2025 Comments to RBWM 24 Sept.	T1 - Norway Maple - fell Shannon Cookham Dean Common Cookham Maidenhead SL6 9NZ. Mrs Bernice Whitehouse	CPC requests that the Tree Officer further investigates whether the recent degree of decline of this prominent tree requires its immediate felling, rather than the succession planting originally recommended.
25/02196/TCA App date 29 Aug 2025 Comments to RBWM 26 Sept.	(T1) Holm Oak - Crown thin by up to 20% within sector 7m above ground level by removing epicormic growth and approximately one in five of the tertiary branches; crown lift by 3m and remove epicormic growth Mulberry House Church Road Cookham Dean Maidenhead SL6 9PD Mrs Jan Stevens	No Comment

8pm: All members of the public left the meeting

25/02046/Full

Some councillors were concerned that the proposed equestrian facility could be used for commercial purposes, leading to increased traffic. Cllr Edwards proposed to object to the application. The vote was passed with 2 votes for an objection, 1 vote against, and 1 abstention. It was therefore decided to object to the application.

Action: Cllr Edwards to ask for the application to be called in.

25/01706/FULL

The meeting was concerned that the decision had been taken and published without taking account of the extension given to CPC for comments. Cllr Edwards voiced her disappointment that there had been no response to her emails explaining why the decision was taken and published before CPC had submitted their comments.

Action: Cllr Edwards to write to Cllr Brar asking her to follow up with RBWM Planning for a reply and justification of their actions.

25/02077/FULL

Action: Cllrs Edwards to ask for the application to be called in.

6.

25/00207/Full	Lingerin Spade Oak Reach Cookham SL6 9RQ (App date Feb 2025)	Withdrawn
25/01261/Full	Land at the Junction of Warners Hill and Dean Lane, Cookham	Refuse
25/01468/Full	Hurst Place Bradcutts Lane Cookham Dean SL6 9AA	Refuse
25/01648/PIP	Land Adjacent to Hills Cottage, Hill Lane, Cookham	Refuse
25/01694/TCA	Chantry House, 8 Vicarage Close, Cookham, SL6 9SE	Permitted
25/00771/Full	Locksley, Terrys Lane, Cookham, SL6 9RT	Permitted

25/01302/Full	Copas Farm, Lower Mount Farm, Long Lane, Cookham, SL6 9EE	Permitted
25/01571/VAR	Land at Norhaven Grange Road, Cookham,	Permitted
25/01706/Full	27 Broom Hill, Cookham, SL6 9LH	Permitted
25/01827/CONDIT	Rosemary School Lane Cookham Maidenhead	Permitted
25/01834/CONDIT	Land West of Switchback Road North And North of Nightingale Lane Maidenhead	Withdrawn
25/01350/VAR	Station Court, High Road, Cookham, SL6 9JF	Permitted
25/01630/Full	West View, Station Road, Cookham, SL6 9BU	Permitted
25/01636/CONDIT	Triboges, Berries Road, Cookham, SL6 9SD	Approved
25/01644/Full	Hillside Cottage, Cookham Dean Bottom, Cookham, SL6 9AR	Permitted
25/01605/CPD	6 Royal Cottages Cookham Dean Maidenhead SL6 9PA	Permitted
25/01923/TCA	Chiltern Point Bigfrith Lane Cookham Maidenhead SL6 9PH	Permitted

7. To receive any update on progress of the following strategic planning matters and to consider any further steps

- a) development of next RBWM Borough Local Plan (BLP)
 - o CPC BLP working party set up – aims, membership and terms of reference.
Action: Cllr Perry to provide an update on the set up of the BLP WP at October's planning meeting.
- b) Cookham Neighbourhood Plan
 - o 12 paper copies to be printed, planning councillors to be given personal paper copies as requested.
Action: Asst Clerk to obtain a quote from a local printer to get 12 paper copies of CNP to be made.
- c) request to RBWM for information on availability of S106 and CIL funds
 - o escalation to RBWM Ward Councillors
Action: Asst Clerk to forward Cllr Howard's email of 9 September to Cllr Edwards.
Action: Cllr Edwards to escalate S106/CIL enquiry to RBWM as necessary
- d) RBWM consultations on planning and enforcement policies.
 - o **National and Local Validation List Consultation:** - Cllr Edwards felt the CPC should support RBWM in its additional requirements for the local validation list, above and beyond those for the National validation list. She suggested due to various local challenges including narrow roads, that construction plans should be compulsory for both major and minor developments. She also felt that requirements for information on the effect of developments on surface water and foul water drainage should be added to the consultation.
Action: National and Local Validation List Consultation. Cllr Edwards to respond to RBWM to support the proposed policy and make suggestions for construction plans and drainage.
 - o **Planning Enforcement Policy Consultation:** Councillors felt that planning enforcement needs to be better resourced at all levels. With better resourcing violations could be investigated and corrected.
Action: Cllr Edwards to respond to the Planning Enforcement Policy consultation to support the policy and to request that it is better resourced
- e) RBWM consultation on Maidenhead Neighbourhood Plan (2024-2039)
 - o Planning councillors agreed to support the Maidenhead Neighbourhood Plan. Cllr Edwards suggested that guidance in the document should use 'must' rather than 'should' in places, and that the SUDs guidance should be strengthened.
Action: Cllr Edwards to respond to the consultation to support the policy and make the above suggestions.

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)
 - i. additional surface water drainage information received from Nick Westlake was noted.
 - ii. meeting with Mark Howard, Dick Scarff to discuss ways forward and next steps*
Action: Cllr Edwards to meet with Cllr Howard and Dick Scarff on 19th September to discuss the sewage and drainage issues associated with the developments.

It was noted that the Notice of Decision was not published yet for Cannondown Road.
- b) application 24/02904/FULL for a proposed Crematorium development

This has been withdrawn.
- c) Church Commissioners' intended Cemetery Field development.

Action: Cllr Perry to provide any update on the CC's plans for Cemetery Field at the next meeting Item

- d) planning application 25/00362/FULL for Riverside, Berries Road
Discussed in Item 5.
- e) follow up with Grange Farm's new owners.

Action: Cllr Perry to provide any update at the next meeting

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

- a) CPC's planning objection to Hollands Farm, Bourne End
No recent update has been received by Councillor Howard.
- b) 25/01966/Land to the North of Paddocks Terry Lane, Cookham*
 - o Ratification of CPC comments submitted and call in by Councillor Brar. Application has been refused.
- c) 25/01706/Full 27 Broom Hill, Cookham, SL6 9LH
 - o Approval of this application before CPC could submit comments, in spite of extension of time for comments agreed by Planning Officer.
This was covered under Item 5.
- d) comments to Maidenhead Advertiser on the proposed Crematorium and Riverside developments*
Cllr Edwards has sent these in response to a request from a Maidenhead Advertiser reporter.

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
Action: Cllr Edwards to email Cllr Mark Howard to request an update on this.
- b) enforcement request for gate across Poundfield
The Assistant Clerk had visited on Thursday 4th September. The gate was secured with a cable tie and the pole secure in the ground.
It was agreed no further action would be requested as long as the present condition of the gate continues.
- c) enforcement request for the removal of the tunnels used for rearing turkeys, since 23/02693/CONDIT
'Conditions for new poly tunnels for rearing turkeys was refused (July 2024) and 25/01834/CONDIT has been withdrawn (August 2025).
ACTION: Cllr Edwards to email RBWM enforcement department to request removal of polytunnels, as originally agreed before 23/02693/CONDIT was submitted.
- d) enforcement report to RBWM Ward Councillors.
ACTION: Cllr Edwards to share report on above enforcements with Councillor Howard.

11. To consider delegating authority to Cllr Edwards to make comments to the RBWM on behalf of the CPC on tree applications (TPO's and TCAs) if the decision date is before a Planning Meeting and the applications are straightforward. Comments made by Cllr Edwards to be ratified at the next planning meeting.

The meeting agreed that Cllr Edwards is delegated to reply to tree applications as specified above.

12. To agree a request for next year's planning budget, ahead of the budget setting process for financial year April 2026 - April 2027*.

Cllr Edwards asked that the planning committee put forward a request to the financial committee for a dedicated budget of year 2026-7 for £6,000 to cover costs for planning consultancy and planning legal advice. Cllr Kellaway questioned matching the recent level of spending on legal advice on planning matters. It was acknowledged that Neighbourhood Plan costs should be greatly reduced now that the Plan has been ratified.

Action: It was agreed for Cllr Edwards to request the financial committee to provide a dedicated budget for year 2026-7 of £6,000, to cover costs for planning consultancy and planning legal advice.

13. Any other business (by permission of the Chair) and upon which no decision may be made.

Cllr Edwards expressed concern that the planning committee was getting low in numbers. There is often a worry that the meeting will be quorate. She will ask for it to be discussed at the next council meeting.

Action: Asst Clerk to request Clerk to put additional item on agenda for next Full Council meeting to ask more councillors to join the Planning Committee.

The meeting closed at 8.55pm.

Signed as a true record of the meeting

Chair

Dated.....

Planning Meeting September 2025
Summary of Actions

Asst Clerk	<p>Item 7</p> <p>b): Asst Clerk to obtain quote from a local printer to print 12 paper copies of CNP. c): Asst Clerk to forward Cllr Howard's email of 9 September asking for details of S106 and CIL money to Cllr Edwards.</p> <p>Item 13: Asst Clerk to request Clerk to put additional item on agenda for next Full Council meeting to ask more councillors to join the Planning Committee.</p>
Cllr Edwards	<p>Item 5:</p> <p>25/02046/FULL: Cllr Edwards to ask for the application to be called in. 25/01706/FULL: Cllr Edwards to write to Cllr Brar asking her to follow up with RBWM Planning for a reply and justification of their actions. 25/02077/FULL: Cllr Edwards to ask for the application to be called in.</p> <p>Item 7</p> <p>c) Cllr Edwards to escalate S106/CIL enquiry to RBWM as necessary d) National and Local Validation List Consultation. Cllr Edwards to respond to RBWM to support the proposed policy and make suggestions for construction plans and drainage. (Deadline 30th September). Planning Enforcement Policy Consultation: Cllr Edwards to respond to support the policy and to request that it is better resourced. (Deadline 30th September). e) Cllr Edwards to respond to the Maidenhead Neighbourhood Plan consultation to support the policy and make the suggestions detailed in the minutes. (Deadline 14th October).</p> <p>Item 8</p> <p>a) Cllr Edwards to meet with Cllr Howard and Dick Scarff on 19th September to discuss sewage and drainage issues associated with the Cannondown Road and Strande Park developments.</p> <p>Item 10</p> <p>a) Cllr Edwards to email Cllr Mark Howard to request an update on the gym/swimming pool enforcement. c) Cllr Edwards to email RBWM enforcement department to request removal of polytunnels, as originally agreed before 23/02693/CONDIT was submitted. d) Cllr Edwards to share report on CPC enforcement requests with Councillor Howard.</p> <p>Item 12: Cllr Edwards to request the financial committee to provide a dedicated budget for year 2026-7 of £6,000, to cover costs for planning consultancy and planning legal advice.</p>
Cllr Perry	<p>Item 7a): Cllr Perry to provide any update on set up of BLP Working Party at October's planning meeting.</p> <p>Item 8</p> <p>c) Cllr Perry to provide any update on the CC's plans for cemetery Field at the next meeting e) Cllr Perry to provide any update on new owners' plans for Grange Farm at the next meeting</p>