

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 9th December 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, M-L Kellaway and Mr. D Scarff.

You are hereby summoned to attend a meeting of the Planning Committee of Cookham Parish Council on Tuesday, 9th December 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: 4th December 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.

AGENDA

1. Apologies
2. Declarations of Interest
3. To approve the minutes of the meeting of 11th November *
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:- **(Comments in blue are for ratification, text in italics is for information)**

Application Number	Current Planning Applications.	Planning Policies	Parish Council Decision
25/02981/FULL App date 11 Nov 2025 Comments to RBWM 16 Dec	Replacement dwelling, solar panels, 1no. air source heat pump, 1no. EV charging point, 1no. detached garage and hardstanding. Hesters Cottage Kings Lane Cookham Maidenhead SL6 9AY Hesters Cottage Trust	CNP Green Belt	
25/03027/FULL App date 17 Nov 2025 Comments to RBWM 18 Dec	Replacement of a rear window with a double door. The Byre Model Farm Sutton Road Cookham Maidenhead SL6 9QX Richard West	CNP Green Belt	
25/03023/FULL App date 18 Nov 2025 Comments to RBWM 19 Dec	Change of use to create 1no. self-build dwelling, 1no. front canopy, single storey rear extension, 2no. rear dormers, alterations and replacement of fenestration, 1no. air source heat pump, 1no. car port with solar panels, EV charging point, hardstanding, new boundary treatment and landscaping following demolition/removal of existing elements. The Chequers Dean Lane Cookham Maidenhead SL6 9BQ Mr Mark Boulding	CNP Green Belt	

Application Number	Current Planning Applications.	Planning Policies	Parish Council Decision
25/03024/LBC App date 18 Nov 2025 Comments to RBWM 19 Dec	Consent for change of use to create 1no. self-build dwelling including various internal and external alterations, 1no. front canopy, single storey rear extension, 2no. rear dormers, alterations and replacement of fenestration, 1no. air source heat pump, 1no. car port with solar panels, EV charging point, hardstanding, new boundary treatment and landscaping following demolition/removal of existing elements. The Chequers Dean Lane Cookham Maidenhead SL6 9BQ Mr Mark Boulding	CNP Green Belt	
25/03061/FULL App date 19 Nov 2025 Comments to RBWM 22 Dec	Part two storey part first floor rear/side extension, new solar panels and alterations to fenestration following removal of the existing rear Juliet balcony. 9 Westwood Green Cookham Maidenhead SL6 9DD Mr David Pichler	CNP Green Belt	
25/03065/FULL App date 24 Nov 2025 Comments to RBWM 22 Dec	Single storey side/rear extension and resiting of the existing flue following the demolition of the existing conservatory. Keeble Cottage Graham Road Cookham Maidenhead SL6 9JQ Mr And Mrs Joy And Stephan Germain	CNP	
25/03145/FULL App date 1 Dec 2025 Comments to RBWM 31 Dec	Part single part two storey side/rear extension following the demolition of the existing single storey element. 8 Cannon Down Cottages Maidenhead Road Cookham Maidenhead SL6 9EA Mr J Nock	CNP	
25/03044/CLAMA App date 18 Nov 2025 Comments to RBWM 19 Dec	Prior approval for the change of use of The Old Barn and The Old Stables from Commercial, Business and Service (Class E) to Residential (Class C3) for 3no. dwellings. Kings Coppice Farm Grubwood Lane Cookham Maidenhead SL6 9UB The Copas Partnership	CNP Green Belt	
25/00362/FULL App date 18 Feb 2025 Comments to RBWM 16 Dec (letter sent on 2nd Dec, giving 14 days for reply)	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 Cookham SL6 9SD Mssrs D And D Edmondson And Jacobs	CNP Conservation Area	

Previous Comments:

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.

Application Number	Current Applications for Tree Works.	Planning Policies	Parish Council Decision
25/02938/TCA App date 6 Nov 2025 Comments to RBWM 5 December 2025	T1 - Silver Birch - fell. Brunswick House The Pound Cookham Maidenhead SL6 9QD Mr Williams	CNP Conservation Area	CPC requests that given the significant number of trees recently removed from the grounds of this property, that the tree subject to App. 25/02938/TCA is replaced by a suitable tree, preferably of a native species, at an appropriate position in the property.
25/02988/TCA App date 11 Nov 2025 Comments to RBWM 11 December 2025	(T1) Bay - Trim top by 1m leaving a final height of 6m. Trim back sides by 0.5m leaving a spread of 4m. (T2) Acer - Reduce by 1m leaving a final height of 7m and spread of 5m. (T3) Acer - Reduce by 0.5m leaving a final height of 2.5m and spread of 1.5m (T4) Smoke tree - Reduce by 0.5m leaving a final height of 1.5m and a spread of 1.5m. The Malt Cottage School Lane Cookham Maidenhead SL6 9QN Mrs Aston	CNP Conservation Area	No Comment
25/03006/TCA App date 12 Nov 2025 Comments to RBWM 12 December 2025	(T1) Sycamore - Crown reduce (as shown). (T2) Self seeded Sycamore in hedge - Fell. Winter Lodge Winter Hill Cookham Maidenhead SL6 9TW Mr Luke Burnage	CNP Conservation Area Green Belt	
25/02772/TPO App date 12 Nov 2025 Comments to RBWM 15 December 2025	(T1-T9 and T11) Prunus - Crown reduce leaving approximately a final height of 4m and spread of 3.5m. (014/2025/TPO) Sir Bernard Miller Centre The Odney Club Odney Lane Cookham Mr Mills	CNP Conservation Area	
25/03036/TCA App date 12 Nov 2025 Comments to RBWM 15 December 2025	(T10) Prunus - Crown reduce leaving approximately a final height of 4m and spread of 3.5m. (T12) Sorbus - Crown reduce leaving approximately a final height of 4m and spread of 3m. Sir Bernard Miller Centre The Odney Club Odney Lane Cookham Mr Mills	CNP Conservation Area	

Application Number	Current Applications for Tree Works.	Planning Policies	Parish Council Decision
25/03058/TCA App date 20 Nov 2025 Comments to RBWM 19 December 2025	(H1) Lleylandii Hedgerow - reduce height by up to 6m; (T1) Holly - reduce height by up to 3m and (T2) Cherry Plum (Prunus Cerasifera) - reduce height by 3m. Leaving 3.5-4m height along hedgerow. Englefield Poundfield Lane Cookham SL6 9RY Mr Paul Sloss	CNP Green Belt	
25/03154/TCA App date 1 Dec 2025 Comments to RBWM 30 December 2025	(T2) Ash - deadwood and (T3) Ash - deadwood. River Thames House Stone House Lane Cookham Maidenhead SL6 9TP Mr Tim Price	CNP Conservation Area Green Belt	
25/03317/TPO App date 1 Dec 2025 Comments to RBWM 30 December 2025	(T1) Weeping Willow - crown lift by 0.5m to leave a height above ground level of 2m. (014/1971/TPO). River Thames House Stone House Lane Cookham SL6 9TP Mr Tim Price	CNP Conservation Area Green Belt	
25/02901/TPO App date 1 Dec 2025 Comments to RBWM 29 December 2025	T1 - Oak tree - fell (019/2010/TPO). Applewood Alleyns Lane Cookham Maidenhead SL6 9AD Mr Roger Platt	CNP Green Belt	

The following are noted: -

Application Number	Notices for Information Only	Planning Policies
25/03026/CONDIT App date 17 Nov 2025 Comments to RBWM NA	Details required by Condition 3 (Landscaping) of planning permission 19/00583/FULL for the Construction of x1 dwelling, and demolition of single storey element of Norhaven to facilitate access. Land At Norhaven Grange Road Cookham Maidenhead Mrs Fiona Drewett	CNP

The following are noted: -

6. RBWM Decisions:

25/01853/TCA	Cookham Dean CE Primary School, Bigfrith Lane, Cookham, SL6 9PH	Permitted
25/02249/LBC	The Chequers, Dean Lane, Cookham, SL6 9BQ	Refuse
25/02248/Full	The Chequers, Dean Lane, Cookham, SL6 9BQ	Refuse
25/02265/TPO	Penhallow, Alleyns Lane, Cookham, SL6 9AE	Permitted
25/02462/CPD	Rowborough, Terrys Lane, Cookham, SL6 9RT	Permitted
25/02465/TPO	Westward House, Berries Road, Cookham, SL6 9SD	Permitted
25/02590/TCA	Car-Mon-Ta, Church Road, Cookham Dean, SL6 9PJ	Permitted
25/02614/TCA	Shelleys, High Street, Cookham, SL6 9SF	Permitted
17/03943/TPO	Street Record, Danes Gardens, Cookham	Withdrawn
25/02500/TCA	Homestead, The Pound, Cookham, SL6 9QD	Permitted

23/02019/Outline	Site A Open Field North of Lower Mount Farm Long Lane Cookham	Permitted
23/02022/Outline	Site B Open Field North of Lower Mount Farm Long Lane Cookham	Permitted
25/02716/TCA	Cromwell Cottage Alleyns Lane Cookham Maidenhead SL6 9AD	Permitted
25/02755/TCA	Winter Bank Stone House Lane Cookham Maidenhead SL6 9TP	Permitted
25/02944/CPD	Fairhill Cottage Warners Hill Cookham Maidenhead SL6 9NU	Refuse
25/02221/Full	Brunswick House The Pound Cookham Maidenhead SL6 9QD	Permitted
25/02421/CPD	Selbourne Church Road Cookham Dean Maidenhead SL6 9PR	Withdrawn
25/02553/CPD	Triboges Berries Road Cookham Maidenhead SL6 9SD	Permitted
25/02574/Full	Isis Berries Road Cookham Maidenhead SL6 9SD	Permitted
25/02681/CPD	Kanda Spade Oak Reach Cookham Maidenhead SL6 9RQ	Refuse
25/02722/TCA	Pound Field, Open Space, Terry Lane, Cookham	Withdrawn
25/02733/Full	Sumner School Lane, Cookham, SL6 9QJ	Permitted
25/02722/TPO	River Thames Island River Thames Windsor And Maidenhead	Permitted
25/02834/TCA	Little Dean Dean Lane Cookham Maidenhead SL6 9AF	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)
 - WP for this now reports to Full Council. First meeting in New Year.
- b) Cookham Neighbourhood Plan
 - Planning councillors to be given personal paper copies.
- c) request to RBWM for information on availability of S106 and CIL funds.
 - Response expected by 11/11/2025. Follow-up email sent on 2/12/2025.
- d) RBWM consultations
 - Draft Parking SPD and Draft Maidenhead Town Centre Shopfront SPD –
 - i. CPC submissions for ratification*.

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).
 - Cannondown Road decision documents posted by RBWM on 17 Nov 2025.
 - i. Notice of Decision – Councillors please read conditions for development for 23/02019/OUT (160 dwellings). Highlighted paragraphs show different conditions to 23/02022/OUT (34 dwellings)*.
 - ii. Groundworks appear to have started. Are these contrary to several conditions in permission including archaeology?
 - iii. 160 dwelling development - Advanced Water Infrastructure Provider application for appointment as Water and Sewerage Undertaker?
 - any further information received by Dick Scarff on flooding and drainage.*
- b) 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.
Update - Community Consultation on preliminary plans - Thursday 20th December*

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

- a) 24/02516/FULL MZV: Manege at Lower Mount Farm Long Lane Cookham
 - CPC comments to the Maidenhead Development Management Committee
- b) PL/25/3802/FA SANG on Land To The South Of Hollands Farm - CPC objection for ratification*
- c) APP/K0425/W/24/3351904 - Marlow Film Studios – Decision to Allow Appeal
- d) APP/T0355/W/25/3372912 – Land at Terry's Lane, Cookham – Decision to Refuse Appeal*
- e) APP/T0355/X/24/3351848 – Good Shelter, Spade Oak Reach, Cookham – Decision to Allow Appeal*

- 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 request 25/50039/ENF for gym and swimming pool in football pavilion next to Lower Mount Farm
 - b) enforcement request 25/50262/ENF for barn 23/01985/AGDET erected in Poundfield
 - c) enforcement request 25/50263/ENF for further barn in Coney Meadow.
 - d) enforcement request 25/50282/ENF for replacement barn 24/02128/FULL erected in Poundfield
 - e) enforcement request for the removal of the tunnels used for rearing turkeys
 - f) enforcement report to RBWM Ward Councillors

11. To discuss possible training for members of the CPC planning committee, especially any new members.

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

Next meeting Tuesday 13th January 2026 at 7.30pm in the Community Room at Cookham Library.