

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 13th January 2026 in the Community Room, Cookham Library, commencing at 7.30pm

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

You are hereby summoned to attend a meeting of the Planning Committee of Cookham Parish Council on Tuesday, 13th January 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 January 2026

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 and 9th December 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:- **(Comments in blue are for ratification, text in italics is for information)**

Application Number	Current Planning Applications.	Planning Policies	Parish Council Decision
25/03175/FULL App date 4 Dec 2025 Comments to RBWM 5 January 2026	Single storey extension to east elevation, new raised patio, steps and alterations to fenestration following demolition of existing element. Riversteps Gibraltar Lane Cookham Maidenhead SL6 9TR Mr and Mrs Worsfold	CNP Conservation Area Green Belt	No Comment
25/03144/Full App date 4 Dec 2025 Comments to RBWM 6 January 2026	The temporary siting of a static caravan for 18 months. The Chequers Dean Lane Cookham Maidenhead SL6 9BQ Mr Mark Boulding	CNP Green Belt	No Comment
25/03207/VAR App date 8 Dec 2025 Comments to RBWM 6 January 2026	Variation (under Section 73A) of Condition 4 (Biodiversity Enhancements) approved under planning permission 24/02128/FULL for a replacement cattle barn. Pound Field Open Space Terrys Lane Cookham Maidenhead M T Brierley	CNP Conservation Area	OBJECTION. See comments below.

25/03207/VAR Cookham Parish Council OBJECTS to this application. This 'replacement' barn is currently subject to dispute over its dimensions, position, and building materials with respect to those permitted for application 24/02128/FULL. It would set a poor precedent and would be potentially prejudicial to ongoing investigations for the RBWM to agree to vary retrospectively an important further condition on biodiversity enhancements for the permission granted for 24/02128/FULL which has clearly been broken. Furthermore, if the bird boxes specified by Condition 4 were installed and occupied by birds before the outcomes of the dispute over this barn are determined, this would potentially delay any further actions required in remediation following the resolution of the dispute. Instead, the RBWM should determine and apply any appropriate sanctions and restitutions to the breaking of Condition 4 (Biodiversity Enhancements) in the context of the disputed status of this barn. .			
25/03252/FULL App date 8 Dec 2025 Comments to RBWM 8th January 2025	Construction of building ancillary to the hotel. The Sanctum On The Green Cookham Dean Common Cookham Maidenhead SL6 9NZ M and L Christie	CNP Conservation Area Green Belt	Objection. Please see comment below.
25/03252/FULL. This application for a café and shop, which will be open to non-residents of The Inn on the Green/ Sanctum on the Green, may potentially result in significantly increased and sustained disturbance of the presently largely quiet and rural character of Cookham Dean's Green Belt Conservation Area around Cricket Common. Cookham Dean is a dispersed and rural village, and it is not clear that even if the proposed café and shop only served residents in Cookham Dean, that most of them would be willing or able to walk to them. The estimated increased footfall, the proposed opening hours of the shop and café to non-residents, and whether the café intends to use the outdoor space next to the proposed building should ideally be clarified for this application. More detailed estimates of the expected increase in noise, traffic, and any parking around Cricket Common, and the resulting impact on nearby residents, would also be helpful. Any permissions granted should include appropriate conditions to minimise the resulting disturbance from the proposed development, including potential disturbance from increased noise, traffic and the possibility of overflow parking on the nearby roads and Cricket Common, to neighbours and residents of Cricket Common and nearby. Any permissions should also, if possible, include conditions to minimise these potential issues should, in future, the currently intended use of the facilities change, and they be used for large functions. CPC requests that the RWBM take fully into account the concerns of neighbouring residents in determining the result of this application.			
25/03253/VAR App date 10 Dec 2025 Comments to RBWM 9 January 2026	Variation (under Section 73) of Condition 7 to substitute those plans approved under 25/00771/FULL for a Part single, part two storey, part first floor front/side/rear extension, 1no. rear Juliet balcony, raising of the eaves and ridge, relocation of the existing access with new dropped kerb and alterations to fenestration following demolition of existing elements with amended plans. Locksley Terrys Lane Cookham Maidenhead SL6 9RT Mrs Ruth Smith	CNP Conservation Area	No Comment
25/02989/CLU App date 12 Dec 2025 Comments to RBWM 12 January 2025	Certificate of lawfulness to determine whether the existing use as a residential annexe to the existing dwelling house Dove Cote is lawful. Dove Cote Winter Hill Cookham Maidenhead SL6 9TU Mrs K Cunningham Walker	CNP Green Belt	CPC requests that, if possible, a condition is added to any permissions granted to ensure the annexe remains subsidiary to the main dwelling.

<p>25/03306/FULL App date 15 Dec 2025 Comments to RBWM 13 January 2026</p>	<p>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 stables. Dovecote And West Dean White Place Farm Sutton Road Cookham Maidenhead Mr Edward Powell</p>	<p>CNP Green Belt</p>	<p>No Comment</p>
<p>25/03296/Full App date 12 Dec 2025 Comments to RBWM 12 January 2026</p>	<p>Single storey side extension, first floor rear extension, raising of the eaves and ridge, 2no. rear dormers and alterations to fenestration. 1 Spencers Lane Cookham Maidenhead SL6 9JX Jack And Emma Dugdale</p>	<p>CNP</p>	<p>OBJECTION: See comments below.</p>
<p>25/03296/Full – OBJECTION. Although the proposed rear dormer windows for this application have been adjusted since the previous application 24/02700/FULL for this property, this application still appears to require the same or very similar increase in the elevation of the ridge height of the dwelling as for 24/02700/FULL. Cookham Parish Council therefore objects to this proposal because the proposed increase in height for the dwelling would be unharmonious with neighbouring buildings and not complementary to the street scene, contrary to CPNP Policy C-DP1: High quality design Sections 2b), 2c) and 2g), in addition to being contrary to VDS policies G6.9a, G6.10 and G6.11.</p>			
<p>25/03313/Full App date 15 Dec 2025 Comments to RBWM 14 January 2026</p>	<p>Erection of a crematorium with ceremony hall and memorial arboretum, associated use of land, PV array, vehicular access, parking, landscaping, pavement and road widening along Long Lane. Land To The South of Lower Mount Farm Long Lane Cookham Maidenhead Mr R Evans</p>	<p>CNP Green Belt</p>	
<p>25/03339/FULL App date 16 Dec 2025 Comments to RBWM 16 January 2026</p>	<p>Two storey rear extensions with 1no. Juliet balcony. A loft conversion with 2no. rear rooflights to Southleigh. Southleigh & Willianns High Street Cookham Maidenhead Emma Buckland Roger Handcock and Trevor Handcock-Williams</p>	<p>CNP Conservation Area</p>	
<p>25/03341/FULL App date 17 Dec 2025 Comments to RBWM 20 January 2026</p>	<p>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</p>	<p>CNP Conservation Area Green Belt</p>	
<p>25/03334/Full App date 22 Dec 2025 Comments to RBWM 19 January 2026</p>	<p>Change of use of agricultural land to extend existing residential garden (Retrospective) Land Adjacent To Huntsmans House Church Road Cookham Dean Maidenhead Jon Begg</p>	<p>CNP Conservation Area Green Belt</p>	

<p>25/03380/FULL App date 22 Dec 2025 Comments to RBWM 26 January 2026</p>	<p>New front porch, part single part two storey side/rear extension, 1no. flue and alterations to fenestration. 149 Whyteladyes Lane Cookham Maidenhead SL6 9LF Mr and Mrs Kersey</p>	<p>CNP Green Belt</p>	
<p>25/03362/FULL App date 5 Jan 2026 Comments to RBWM 3 February 2026</p>	<p>First floor rear extension incorporating remodelling of the master bedroom and bedroom 4 to create a master bedroom suite, with rear balcony off the bedroom and addition of a side wall Juliet balcony within the bedroom Whitegates Berries Road Cookham Maidenhead SL6 9SD Mr and Mrs Sarah and David Gaselee</p>	<p>CNP Conservation Area</p>	
<p>25/03370/CLD App date 17 Dec 2025 Comments to RBWM 20 January 2026</p>	<p>Certificate of lawfulness to determine whether planning permission 22/02416/FULL has lawfully commenced/implemented. Garage Mill House East Mill Lane Cookham Maidenhead SL6 9QT Mr G Murphy</p>	<p>CNP Green Belt</p>	
<p>25/03303/VAR App date 22 Dec 2025 Comments to RBWM 19 January 2026</p>	<p>Variation (under Section 73a) of Condition 4 (Slab Levels) and Condition 9 (Approved Plans) to substitute those plans approved under 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 with amended plans. Green Banks Stone House Lane Cookham Maidenhead SL6 9TP</p>	<p>CNP Conservation Area Green Belt</p>	
<p>25/03246/CONDIT App date 9 Dec 2025 Comments to RBWM 29 January 2026</p>	<p>Details required by Condition 13 (Surface Water Drainage), 14 (Foul Water) and 38 (Drainage Network) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access. Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead Mr Oliver Fairman</p>	<p>CNP</p>	

<p>25/03247/CONDIT App date 9 Dec 2025 Comments to RBWM 29 January 2026</p>	<p>Details required by Condition 13 (Surface Water Drainage), 14 (Foul Water) and 36 (Drainage Network) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access. Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead</p>	<p>CNP</p>	
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Application Number	Current Applications for Tree Works.	Planning Policies	Parish Council Decision
<p>25/03308/TPO App date 19 Dec 2025 Comments to RBWM 16 January 2026</p>	<p>As per schedule of work from tree survey provided (002/1968/TPO). Land At White Place Farm Sutton Road Cookham Maidenhead Andrew Sutherland</p>	<p>CNP Green Belt</p>	

The following are noted: -

Application Number	Notices for Information Only	Planning Policies
<p>25/03307/LBC App date 12 Dec 2025 Comments to RBWM NA</p>	<p>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 stables. Dovecote And West Dean White Place Farm Sutton Road Cookham Maidenhead Mr Edward Powell</p>	<p>CNP Green Belt</p>
<p>25/03301/CONDIT App date 12 Dec 2025 Comments to RBWM NA</p>	<p>Details required by Condition 6 (Biodiversity Enhancements) of planning permission 25/02574/FULL for a Single storey rear extension and alterations to the external finish and fenestration. Isis Berries Road Cookham Maidenhead SL6 9SD Sylvia Westall and Trevor Thomas</p>	<p>CNP Conservation Area</p>
<p>25/03327/CONDIT App date 16 Dec 2025 Comments to RBWM NA</p>	<p>Details required by Condition 8 (External lighting scheme) of planning permission 25/01078/VAR for a Variation (under Section 73) without complying with Condition 2 (Materials) and Condition 12 to substitute those plans approved under planning permission 24/01513/FULL for a two-storey front extension, two-storey side extension, single storey rear extension with balcony above, garage conversion with new roof, new pergola, fence and gates and alterations to fenestration following demolition of existing elements with amended plans. Triboges Berries Road Cookham Maidenhead SL6 9SD Mr and Mrs Chris Wall</p>	<p>CNP Conservation Area Green Belt</p>

App date 9 Dec 2025 Comments to RBWM NA	The following are details required by conditions of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access. Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead Mr Oliver Fairman	
25/03214/CONDIT	Details required by Condition 10 (External lighting)	CNP
25/03217/CONDIT	Details required by Condition 7 (Materials)	CNP
25/03219/CONDIT	Details required by Condition 8 (Noise)	CNP
25/03220/CONDIT	Details required by Condition 9 (Air quality) and 12 (CEMP)	CNP
25/03227/CONDIT	Details required by Condition 4 (Electric Vehicles)	CNP
25/03228/CONDIT	Details required by Condition 11 (Air Source Heat Pumps)	CNP
25/03233/CONDIT	Details required by Condition 18 (External Lighting Ecology)	CNP
25/03235/CONDIT	Details required by Condition 23 (Archaeological works including a WSI)	CNP
25/03236/CONDIT	Details required by Condition 33 (Bin collection points and recycling facilities)	CNP
25/03239/CONDIT Comments by 21 January 2026	Details required by Condition 15 (CEMP Biodiversity)	CNP
25/03242/CONDIT	Details required by Condition 37 (Additional Acoustic Survey)	CNP
25/03243/CONDIT	Details required by Condition 6 (Categories M4 of approved document part M)	CNP
25/03245/CONDIT	Details required by Condition 17 (Biodiversity Enhancements)	CNP
25/03246/CONDIT	Details required by Condition 13 (Surface Water Drainage), 14 (Foul Water) and 38 (Drainage Network)	CNP
The following are details required by planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access. Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead Mr Oliver Fairman		
25/03215/CONDIT	Details required by Condition 10 (External lighting)	CNP
25/03216/CONDIT	Details required by Condition 7 (Materials)	CNP
25/03218/CONDIT	Details required by Condition 8 (Noise mitigation)	CNP
25/03221/CONDIT	Details required by Condition 9 (Air quality) and 12 (CEMP)	CNP
25/03222/CONDIT	Details required by Condition 5 (Energy and sustainability)	CNP

25/03226/CONDIT	Details required by Condition 4 (Electric Car Points)	CNP
25/03229/CONDIT	Details required by Condition 11 (Air Source Heat Pump)	CNP
25/03230/CONDIT	Details required by Condition 22 (Minerals and Waste)	CNP
25/03232/CONDIT	Details required by Condition 18 (Lighting - Ecology)	CNP
25/03234/CONDIT	Details required by Condition 23 (Archaeological works including a WSI)	CNP
25/03237/CONDIT	Details required by Condition 6 (Categories M4 of approved document part M)	CNP
25/03238/CONDIT	Details required by Condition 15 (CEMP - Biodiversity)	CNP
25/03241/CONDIT	Details required by Condition 33 (refuse storage and recycling facilities)	CNP
25/03244/CONDIT	Details required by Condition 17 (Biodiversity Enhancements)	CNP
25/03247/CONDIT	Details required by Condition 13 (Surface Water Drainage), 14 (Foul Water) and 36 (Drainage Network)	CNP

6. RBWM Decisions:

25/01997/Full	Annexe Reddaways, Dean Lane, Cookham, SL6 9AF	Permitted
25/02830/TPO	River Thames Island River Thames Windsor and Maidenhead	Permitted
24/02516/Full	Lower Mount Farm, Long Lane, Cookham, SL6 9EE	Permitted
25/02938/TCA	Brunswick House, The Pound, Cookham, SL6 9QD	Permitted
25/02946/CONDIT	Elmwood Dean Lane, Cookham, SL6 9AG	Approved
25/02467/Full	Huntsman House, Church Road, Cookham Dean, SL6 9PG	Permitted
25/02671/Full	9 South View Cottages, High Road, Cookham, SL6 9JW	Permitted
25/02932/CONDIT	Triboges. Berries Road, Cookham, SL6 9SD	Approved
25/03154/TCA	River Thames House, Stone House Lane, Cookham, SL6 9TP	Withdrawn
25/02891/TPO	Alfred Major Recreation Ground, High Road, Cookham	Permitted
25/02892/TCA	Cromwell Cottage, Alleyns Lane, Cookham, SL6 9AD	Permitted
25/02920/CPD	1 Halfway Houses, Maidenhead Road, SL6 6PP	Refuse
25/02972/CPD	4 Strande View Walk, Cookham, SL6 9DL	Refuse
25/03027/Full	The Byre Model Farm, Sutton Road, Cookham, SL6 9QX	Permitted
25/03038/TCA	Englefield Poundfield Lane, Cookham, SL6 9Y	Permitted
25/03355/CPD	Timber House, Hills Lane, Cookham, SL6 9NX	Refuse
25/03065/Full	Keeble Cottage, Graham Road, Cookham, SL6 9JQ	Permitted
25/03127/TPO	River Thames House, Stone House Lane, Cookham, SL6 9TP	Permitted

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

- a) Cookham Neighbourhood Plan
 - Timescale for personal paper copies.
- b) request to RBWM for information on availability of S106 and CIL funds.
 - Now taken in Full Council
- c) RBWM consultations
 - No relevant planning consultations this month

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 condition documents posted by RBWM December 2025.
 - i. Responses by Cookham Society
 - Enforcement request – see below
 - 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) intended Grange Farm development

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

- a) No relevant items this week

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 request for Cannondown Road developments
- g) enforcement report to RBWM Ward Councillors

11. Procedure for approving application comments with due dates falling before the next planning meeting.

12. To discuss 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 10th February 2026 at 7.30pm in the Community Room at Cookham Library.