

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 11th November 2025 at 7.30 pm.

PRESENT: Cllr J. Edwards Chair, B. Perry, C. Aisladie, L. Austin, T. Caen and Mr D Scarff.
Also Present: Assistant Clerk, five members of the public

Open Forum

Poundfield: A replacement cattle barn has been erected in the field in Poundfield immediately to the north of the western end of the Pound. It appears to be significantly larger than the barn it is replacing. Planning permission for a replacement barn, which was claimed in the application to have the same dimensions as the original barn, was given last year. The replacement barn, which is in Cookham Village Conservation Area, is detrimental to the openness of a historic landscape important to Cookham's cultural identity. The matter has been reported to Planning Enforcement. The member of public who spoke showed photographs and gave permission for these to be used by CPC if required.

Planning application: 25/02757/FULL: Site of Former Sewage works, Terrys Lane, Cookham
The applicant speaking in support of this application described it as essentially the same as 23/01964/FULL submitted in 2023 for a new dwelling on the former sewage works. The details of this former application are no longer available on the RBWM website. The applicant explained that overall plan is for the dwelling to sit in the holes left by the sewage works, so the roof would be approximately at the current ground level as for the 2023 application. Mr D Scarff and Cllr Perry in particular were concerned how much of the site would be remediated. This is because the area covered by the new application is, in contrast to previous applications, significantly smaller than the entire site of the former sewage works. The applicant responded that over time he intended to remediate the entire site, but the plans just showed a smaller area around the house, which would be remediated first. Mr Scarff also had concerns about the number and weight of heavy vehicles that would be accessing the site. The applicant replied that the track to the site was designed to take twenty-eight tonne trucks. In addition, the track had been raised to prevent it flooding and he had no plans to install lighting on it.

- 1. Apologies.**
Cllr R Kellaway
- 2. Declarations of Interest.**
None to declare
- 3. To approve the minutes of the meeting of 14th October 2025.**
Proposed by Cllr Edwards. Seconded by Cllrs Perry and Austin
- 4. Matters arising from the previous meeting not dealt with elsewhere on the agenda.**
The Clerk explained as a process enhancement she was searching for appeals on the RBWM planning website rather than relying on them being sent by RBWM Planning. ACTIONS for Cllr Edwards to request an update on enforcement activities for the unauthorised gym/swimming pool on Lower Mount Farm and to write to Adrien Waite were not carried out due to lack of councillor time.

Items brought forward. The following items were brought forward in the meeting, to allow members of the public present to leave once they had been discussed: -

Item 10e) To consider a possible enforcement request for 24/02128/FULL Replacement Cattle Barn erected in Poundfield. The following ACTIONS were agreed: -

ACTION: Cllr Edwards to write to Planning Enforcement to request enforcement action for the replacement cattle barn.

ACTION: Cllr Edwards to request Cllr Howard to support enforcement activities for Poundfield.

Item 5 Application 25/02757/Full

Councillors were concerned that the area to be remediated is shown in the current application as the area of just under 1 hectare surrounding the proposed dwelling, rather than the entire site of the former sewage works.

ACTION: Asst Clerk to locate and forward comments the Parish Council made for the previous application 23/01964/FULL.

ACTION: Cllr Edwards to finalise comments for 25/02757/Full, taking into account comments made on previous application 23/01964/FULL, and updating them to reflect councillors' concerns about the most recently proposed area for remediation.

The public left the meeting at 8.10pm.

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
Planning Appeal 25/01852/FULL App date 15 Oct 2025 Comments to Planning Inspectorate 19 Nov	Single storey rear extension, 2no. front dormers, 1no. rear dormer, new roof and raising of the ridge to the existing detached garage to provide habitable accommodation within the roofspace, ancillary to the main dwelling. The Coppice Startins Lane Cookham Maidenhead SL6 9AN Mr Paul Phelps	CPC to, if possible, resubmit the comments below, made in August 2025

CPC wishes to reiterate our previous comment on this application submitted in August 2025. This is as follows: -

No objection, providing any permission granted includes a planning condition that requires that the proposed development must remain ancillary to the main dwelling.

Planning Appeal: 25/60103/REF Application no. 25/00434/FULL App date 27 February 2025 Comments to RBWM 18 Nov.	Change of use of land from agriculture to equestrian, erection of stable building, associated hardstanding and floodwater compensation works. (Part Retrospective). The Walled Garden White Place Farm Sutton Road Cookham Maidenhead	CONCERN - See comments below.
---	---	--------------------------------------

25/00434/FULL

CPC wishes to reiterate our previous comments on this application submitted in April 2025. These are as follows: -

25/00434/FULL – CONCERN

While the CPC has no objection in principle to a change of use to equestrian it wishes to be sure that this land remains in properly 'rural' use, in line with BLP Policy QP5: "proposals should not result in the irreversible loss of best and most versatile agricultural land".

Due to para 149(g) of the NPPF (2021) a planning authority might – though the Council trusts that in the light of QP5, this one would not – regard the redevelopment of the buildings proposed here as not impacting on the openness of the Green Belt. Indeed, there have been previous examples of this at Woodlands Farm (15/03388 & 18/01448) and Hardings Farm (20/01448) prior to the adoption of the new BLP.

Accordingly, CPC seek conditions to ensure that the equestrian usage is for private use only (no commercial use) and that if it is ever discontinued the construction must be demolished in line with BLP Policy QP5. It is confident that this can and should be done under NPPF 56.

Provided that such a condition is imposed, the Parish Council would have no objection to this proposal. Absent that, it would oppose it.

In addition, Cookham Parish Council (CPC) wishes to draw the Inspectors' attention to the new Cookham Parish Neighbourhood Plan (CPNP), adopted in September 2025. CPC wishes to stress that the mandatory Biodiversity Net Gain to be delivered by this proposed development should also comply with the Cookham Parish Neighbourhood Plan Policy C-EN1: Biodiversity.

25/02467/FULL App date 30 Sept 2025 Comments to RBWM 3 Nov. Agreed by Susan Sharman, Planning that comments can be submitted on 5 th Nov and will be considered. Submitted to RBWM on 4 th Nov	New front entrance canopy, part single part two storey part first floor side/rear extension, rear first floor roof terrace with balustrade, 2no. front dormers, 2no. rear dormers, 1no. flue, alterations to the external finish and fenestration, new steps, solar panels to the existing detached garage and pergola following the demolition of the existing elements.(Part Retrospective) Huntsman's House, Church Road, Cookham Dean, Maidenhead, SL6 9PG	Objection. Submitted to RBWM on 4th Nov 2025. Ratified on 11th Nov.
25/02467/FULL. Cookham Parish Council OBJECTS to this application.		
Cookham Parish Council wishes to make the following comments on the application:-		
<ul style="list-style-type: none"> • The property for which this application is made is adjacent to the Cookham Dean Conservation Area. The property's position at the very edge of Cookham Dean, above sloping land, means it is highly visible, particularly from below in Cookham Rise. The two storey and single storey extensions proposed in this application would be on the south and east sides of the property, facing downhill. The extensions to this prominent property will therefore be visible both from Cookham Rise, and from the nearby well-used Kennel Lane footpath. • The rebuilding of this property, allowed by application 16/02611/FULL, resulted in a much more prominent building than the one that was demolished, originally 'Huntsman's Cottage'. Permitted Development rights were removed from the property to restrict any further building and reduction in the openness of the Green Belt. <ul style="list-style-type: none"> ○ The proposed remodelling of the main body of this already bulky and prominent three storey property will result in further significant increases to its footprint and bulk. ○ The proposed side extension to the east of the property covers a very large surface area - 70 metres squared is only just smaller than the floor area of an average British bungalow. Moreover, the proposed side extension will visually link the main dwelling to the nearby car port, thus further increasing the dwelling's perceived bulk. ○ In addition, the detached pergola for which retrospective planning permission is being sought is not fully open, as it has a closed back, giving a further perception of bulk. • The extensions and pergola proposed in this application will therefore significantly reduce the openness of the Green Belt, in the highly visible, narrow and sensitive area of Green Belt between Cookham Dean and Cookham Rise. The application should therefore be refused. • In addition, the application should also be refused for the following reasons:- <ul style="list-style-type: none"> ○ there will also be much larger unbroken, reflective and potentially visually unattractive areas of ground floor glass on the south elevation, which would also potentially increase light pollution in this dark, rural and highly visible area of Cookham. These would not harmonise with the existing character of Cookham, existing buildings in the vicinity or with the landscape, contrary to Cookham Parish Neighbourhood Plan C-DP1 High Quality Design. <p>there is no lighting plan for the detached pergola for which retrospective planning permission is being sought. This application therefore fails to demonstrate that it seeks to minimise light pollution from exterior lighting, contrary to Cookham Parish Neighbourhood Plan Policy C-DP2 Rural Settlement Character.</p>		
25/02733/FULL App date 15 Oct 2025 Comments to RBWM 20 Nov	Garage Conversion Sumner School Lane, Cookham, SL6 9QJ Mr and Mrs Thomas Elliot	No Comment
25/02757/Full App date 17 Oct 2025 Comments to RBWM 21 Nov	Construction of a new dwelling following the removal of redundant sewage works and associated infrastructure. Site of Former Sewage Works Terrys Lane Cookham Maidenhead	CONCERN – See below.

	LWR Developments	
25/02757/Full Cookham Parish Council have concerns regarding the remediation plans for this application. The area within the 'red line' considered in the Design and Access Statement for this application is significantly smaller than the whole former sewage works site. This application therefore excludes a significant proportion of the old sewage works and structures, the remediation plans for which are unspecified. The remediation plans for the whole former sewage works site should be specified before this application is decided, due to the risk of contamination from adjoining areas. We also request that, for the sake of accuracy and clarity, the map shown on the RBWM planning portal for this application is corrected to show only the smaller area of the site which is under consideration.		
25/02671/Full App date 24 Oct 2025 Comments to RBWM 27 Nov	Single storey rear extension with 1 no. roof lantern following demolition of existing element 9 South View Cottages High Road Cookham Maidenhead SL6 9JW Mrs Susan Carter	No Comment
25/01997/FULL App date 22 Aug 2025 Comments to RBWM 27 Nov	Single storey rear extension (Retrospective) Amended Annexe Reddaways Dean Lane Cookham Maidenhead SL6 9AF Mr Duncan Collins	OBJECTION - See below.
25/01997/FULL – OBJECTION. It appears that the 'Annexe' has been let out under the name of 'Hope Cottage' as a well-used short term holiday rental since at least 2017 until the present day. We request that the RBWM ascertains whether all the relevant permissions for this use of the property are in place before deciding the result of this application. We also request that the RBWM gives appropriate weight to any overlooking, disturbance and other potential issues from this extension, in the context of its active use as a short-term rental property with a frequent turnover of guests, in deciding the result of this application. This is in order to protect the amenities of surrounding residents.		

Application Number	Current Applications for Tree Works.	Parish Council Decision
25/25/02590/TCA App date 1 Oct 2025 Comments to RBWM 4 November 2025 Submitted to RBWM 3 Nov 2025	(T1) Beech (Fagus sylvatica) – reduce overall crown height and lateral spread by up to 4m; crown thin of approx. 20%, selectively removing crossing, weak, and suppressed branches and undertake a full crown clean, removing dead, damaged, diseased, or unsafe branches. Car-Mon-Ta Church Road Cookham Dean Maidenhead SL6 9PJ Mr Nnadi Harriott	No Comment Ratified on 11 th November
25/02654/TPO App date Oct 2025 Comments to RBWM 11 Nov. Submitted on 12 November	(T1) Willow Tree – Pollard the willow tree, creating habitat piles on raised land adjacent. (013/2019/TPO) Land at White Brook, Maidenhead Road, Maidenhead Mrs Barbara Andrea	No Comment
25/02716/TCA App date 20 Oct 2025 Comments to RBWM 17 Nov.	(T1) Holly – Reduce height by 2 meters and shape round, leaving a final height of 6m and spread of 5m. (T2) Lawson Cypress – Fell. (T3) Unknown – Fell. Cromwell Cottage Alleyns Lane Cookham Maidenhead SL6 9AD Mr John Keevill	No Comment

25/0275/TCA App date 16 Oct 2025 Comments to RBWM 20 Nov.	(G1) 2 no. Leyland Cypress – Reduce height by approximately 4-6m (as shown). Winter Bank Stone House Lane Cookham Maidenhead SL6 9TP Clive Wolman	No Comment
25/02722/TCA App date 23 Oct 2025 Comments to RBWM 21 Nov.	Various works to trees as detailed in the description of works. Pound Field, Open Space, Terrys Lane, Cookham Chapel Hill Max Brown SSEN Zenith House 49 Royce Close Andover Hampshire SP10 3TS	No Comment
25/02830/TPO App date 28 Oct 2025 Comments to RBWM 27 Nov.	(1-4) Quercus Ilex trees to be removed (004/2024/TPO) River Thames Island River Thames Windsor and Maidenhead Ms Rose Dervish	No Comment
25/02834/TCA App date 24 Oct 2025 Comments to RBWM 27 Nov	(T1) Apple – crown reduce by 1m, leaving a final height of 6m and spread of 3.5m and (T2) Apple – crown reduce by 1m, leaving a final height of 5.5m and spread of 3.5m. Little Dean Dean Lane Cookham SL6 9AF Mrs Pitt	No Comment
25/02892/TCA App date 31 Oct 2025 Comments to RBWM 1 Dec	T001 Sycamore - remove basal growth, reduce crown by 2m all round, T002 Ash – fell, T003 Horse Chestnut – reduce height by 4m and shape round, T005 Leylandii – remove broken branches, T006 Norway Maple – remove section on south side and remove weaker of crossing / rubbing branches. Cromwell Cottage Alleyns Lane Cookham Maidenhead SL6 9AD Mr John Keevill	No Comment
25/02891/TPO App date 5 Nov 2025 Comments to RBWM 4 Dec	T6 Oak - Tip reduce lateral spread on southern side by 2m on longest limbs, crown lifting to 4m from ground level and T7 Oak - Tip reduce lateral on southern side back to 2m and crown lifting to 4m from ground level (030/2008/TPO). Alfred Major Recreation Ground High Road Cookham Cookham Parish Council	No Comment

6. The following are noted: -

Application Number	Notices for Information Only	Planning Policies
25/02579/CONDIT App date 1 Oct Comments to RBWM NA	Details required by Condition 6 (Archaeological work) of planning permission 25/01198/FULL for a single storey rear extension with raised terrace and alterations to fenestration. Shelleys High Street, Cookham, SL6 9SF	CNP Conservation Area
25/02553/CPD App date 29 Sept 2025 Comments to RBWM NA	Certificate of lawfulness to determine whether the proposed alterations to external finishes are lawful. Triboges Berries Road, Cookham, SL6 9SD	CNP Conservation Area
25/02666/CPD App date 9 Oct 2025 Comments to RBWM NA	Certificate of lawfulness to determine whether the proposed construction of a swimming pool and pool house in the rear garden is lawful	CNP Green Belt Permitted by

	Chiltern Point, Bigfrith Lane, Cookham, SL6 9PH	RBWM 17/10/25
25/02681/CPD App date 9 Oct 2025 Comments to RBWM NA	Certificate of lawfulness to determine whether the proposed single storey side extension and single storey rear extension is lawful Kanda Spade Oak Reach, Cookham, SL6 9RQ	CNP Green Belt

No comments were made on the above.

The following are noted: -

6. RBWM Decisions:

25/01322/VAR	Rosemary School Lane, Cookham	Permitted
25/01453/Full	2 Pound Farm Cottages, Terrys Lane, Cookham, SL6 9RU	Permitted
25/01576/Full	Dromore Strande Lane, Cookham, SL6 9DN	Permitted
25/01944/Full	Spring Cottage, Spring Lane, Cookham Dean, SL6 6PW	Permitted
25/01999/Full	2 Grange Lane, Cookham, SL6 9RP	Refuse
25/02061/Full	2 Mina Cottages, Lower Road, Cookham, SL6 9HG	Permitted
25/02237/PDE	Pudseys Spring Lane, Cookham Dean, SL6 9PN	Prior Approval not required
25/02296/TCA	Apple Tree Cottage, Bigfrith Lane, Cookham, SL6 9PH	Permitted
25/02297/TCA	Beech House, Berries Road, Cookham, SL6 9SD	Permitted
25/01465/Full	Briar Cottage and Holmwood Briar Glen, Cookham	Withdrawn
25/02114/CPD	4 Strande View Walk, Cookham, SL6 9DL	Refuse
25/02133/TCA	Shannon Cookham Dean Common Cookham SL6 9NZ	Permitted
25/02196/TCA	Mulberry House, Church Road, Cookham Dean, SL6 9PD	Permitted
25/02272/CONDIT	Garage Mill House, East Mill Lane, Cookham, SL6 9QT	Approved
25/02363/CONDIT	The Ferry, Sutton Road, Cookham, SL6 9SN	Approved
25/02385/CONDIT	Silver Birches, Startins Lane, Cookham, SL6 9TS	Approved
25/02050/VAR	Fernley House, High Street, Cookham, SL6 9SL	Approved
25/02076/Full	2 Overton Cottages, Kings Lane, Cookham, SL6 9BA	Refuse
25/02077/Full	Hurst Place, Bradcutts Lane, Cookham Dean, SL6 9AA	Refuse
25/02432/TCA	5 Albion Cottages, Church Road, Cookham, SL6 9PE	Permitted
25/02443/TCA	2 Lea View Cottages, Dean Lane, Cookham, SL6 9AJ	Permitted
25/02329/Full	Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA	Withdrawn
25/02251/LBC	Wisteria Cottage, Sutton Road, Cookham, SL6 9SU	Permitted
25/02301/LBC	Dovecote and West Dean, White Place Farm, Sutton Rd, Cookham	Refuse
25/02300/Full	Dovecote and West Dean, White Place Farm, Sutton Rd, Cookham	Refuse
25/02544/TCA	Crossfields, Bigfrith Lane, Cookham, SL6 9PH	Permitted
25/02557/TPO	Westward House, Berries Road, Cookham, SL6 9SD	Withdrawn
25/02579/CONDIT	Shelleys High Street, Cookham, SL6 9SF	Approved

No comments were made on the above.

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)
 - o CPC BLP working party set up. Should this WP report to the Full or Planning Committee?
 - o Cllr Perry reported that the working party was already largely in place. Members would be himself, and Cllrs Edwards, Aislaide, Howard, plus other members of the original CPNP group to be confirmed. It

was agreed that the WP should report to the Full Council meeting.

- **ACTION: Cllr Perry to arrange the first BLP Working Party meeting, which will report to the Full Council meeting.**

b) Cookham Parish Neighbourhood Plan

- Planning councillors to be given personal paper copies as requested.
The Asst Clerk reported she had been sent a link to the pre-referendum plan but not the adopted one. She will continue to ask for this. When possible, twenty copies will be made available for councillors.
- **ACTION: Asst Clerk, when possible, to make twenty printed copies of the finalised CPNP available to members of the Planning Committee and other councillors.**

c) request to RBWM for information on availability of S106 and CIL funds

- Freedom of Information request – response expected no later than 11/11/2025. See link below.
- [FOI002260 FOI Community Infrastructure Levy \(CIL\) | Royal Borough of Windsor and Maidenhead](#)
ACTION: Cllr Edwards to follow up on this FOI request on availability of S106 and CIL Funds.

d) RBWM consultations

- **Draft Parking SPD**, which provides guidance on parking provision for all types of new development within the Borough.
Mr Scarff questioned why parts of Cookham should be placed in Zone 2b (Medium Accessibility Outer) when they are not around an area of High Accessibility, as defined in the consultation. Cllr Edwards expressed her disappointment that the Consultation had not taken on board CPC's earlier response to the pre-engagement survey on the necessity to regulate the use of tandem parking. Councillors expressed their concerns that the proposed SPD will allow developers more opportunities to use their large resources to argue down minimum parking requirements for large sites.
ACTION: Cllr Edwards to respond to the consultation to request the following: all of Cookham to be placed in Zone 3 Low Accessibility, regulation of tandem parking, concerns about weakening of minimum parking requirements. Comments to be submitted by Sunday 30th November 2025.
- **Draft Maidenhead Town Centre Shopfront SPD**, which provides guidance to support high-quality, context-sensitive shopfront design across Maidenhead Town Centre.
Councillors agreed a Shopfront SPD would be beneficial for Cookham. It could possibly be adopted/referred to in the next version of the CPNP.
ACTION: Cllr Edwards to respond to the consultation to support it and suggest the RBWM should consider applying it in future to additional areas to Maidenhead town centre. Comments to be submitted by Sunday 30th November 2025.

e) increasing acceptance by RBWM Planning Officers that Green Belt sites around Cookham are in the Grey Belt. Councillors noted this concerning trend. This may be clarified by the two appeals currently in progress for proposed developments on land next to Hills Lane and Terrys Lane, both claimed by the appellant to be in the Grey Belt

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)
Councillors discussed the latest email received from Nick Westlake, Planning RBWM, giving clarification on the current arrangements for draining and sewage was received on 22nd October
ACTION: Mr Scarff to send to the next planning meeting a copy of email from Nick Westlake discussing flooding levels and what legislation for sewage and water will cover the development.
ACTION: Cllr Edwards to arrange a meeting between herself, Howard and Mr Scarff to discuss any further action in response to Mr Westlake's and other relevant emails.
- b) application 24/02904/FULL for a proposed Crematorium development
No further update.
- c) Church Commissioners' intended Cemetery Field development.
A landowner statement had been issued preventing new rights of way and registration of the land as Village Green. No ACTION could be taken against this notice.
- d) planning application 25/00362/FULL for Riverside, Berries Road
The Conservation Officer still needs to submit their report for the updated application. It was likely therefore that this application would be discussed at MDMC Panel in January/February.
- e) follow up with Grange Farm's new owners.
Cllr Perry has arranged to meet with the new owners on Thursday 20th November 2025. The new owners are also planning a public consultation meeting on this date, for which only limited and short notice publicity has been arranged.

ACTION: Cllr Bill Perry to meet with the new owners of Grange Farm on 20th November 2025, and to attend Grange Farm public consultation meeting with as many other councillors and members of the public as can be encouraged to attend.

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

a) 25/01485/FULL 1 no. self-build dwelling Briar Glen-

Cllr Edwards spoke at the Maidenhead Development Management Committee, where the application was permitted. Unfortunately, the additional planning conditions which CPC requested were not included in the permission.

b) 25/01966/PIP- Land to the North of the Paddocks, Terrys Lane, Cookham – CPC Appeal response for ratification.

Agreed

c) 25/01646/PIP – Land Next to Hills Lane, Cookham – CPC Appeal response for ratification

Agreed

d) Hurst Place, Bradcutts Lane – Issue of Tree Preservation Order

This may mitigate any future over-development of the garden.

e) Dean Lane – Proposed telegraph poles along avenue between junctions with Whyteladyes Land and Hills Lane

The fibre company has cancelled this proposal.

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) request to delegate enforcement requests and follow-ups to Cllr Lesley Austin, working with Asst Clerk.
This was suggested by Cllr Edwards, seconded by Cllr Perry, and agreed by other councillors.

b) enforcement requests for gym and swimming pool in football pavilion next to Lower Mount Farm.

ACTION Cllr Edwards/ Cllr Austin to request an enforcement update on swimming pool/gym at Lower Mount Farm as agreed at last month's meeting.

c) enforcement request for the removal of the tunnels near Lower Mount Farm used for rearing turkeys.

ACTION: Cllr Perry to follow up on the letter he wrote to Arron Hicks last summer requesting action on the turkey rearing tunnels.

ACTION: Cllr Edwards/ Cllr Austin to follow up with RWBM on their progress on this enforcement request for the turkey rearing tunnels.

d) enforcement request for barn for which 23/01985/AGDET refused erected without planning permission in Poundfield. Further AGDET refused barn also erected in Coney Meadow without planning permission.

Mr Scarff noted that Copas businesses were now being split into separate units with different named owners.
ACTION: Cllr Edwards/ Cllr Austin to write to RBWM to request planning enforcement for both Poundfield and Coney Meadow barns.

e) to consider a possible enforcement request for 24/02128/FULL Replacement Cattle Barn erected in Poundfield

ACTION: Cllr Edwards/ Cllr Austin to contact Planning Enforcement and Cllr Howard as agreed earlier in the meeting.

f) enforcement report to RBWM Ward Councillors

ACTION: Cllr Edwards/ Cllr Austin to send a regular (possibly spreadsheet) report listing current planning enforcement issues of concern to the CPC to RBWM Ward Councillors.

11. To further discuss possible changes in meeting procedures to accommodate recent changes in practice by the RBWM Planning department.

Cllr Edwards proposed and councillors agreed the suggestion of continuing monthly planning meetings with no intermediate meetings, when the monthly meetings were four weeks apart. For monthly meetings five weeks apart, depending on the number and nature of the applications that needed an early response, a shorter, probably remote intermediate meeting would be called and the decisions made then ratified at the next monthly meeting. If appropriate, planning comments could still be decided by email or in the case of tree applications, delegated to Cllr Edwards, as previously agreed. It was agreed to leave to Councillor Edwards and the Asst Clerk's discretion to determine which measures were appropriate month to month.

ACTION: Councillor Edwards to follow up, if appropriate, on action from last month to write to Adrien Waite.

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

Cllr Aisladie backed the idea. Either to use current 'expert' councillors as trainers or on-line training.

ACTION Asst Clerk to research cost-effective on-line councillor training courses for planning and finance.

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

Councillors noted that the planning application by the former Chequers pub had been rejected on six points. It was agreed that if a planning appeal were lodged the CPC would be minded to support the applicant.

Next meeting Tuesday 9th December 2025 at 7.30pm in the Community Room at Cookham Library.

Signed _____

Dated _____

Summary of Actions - November 2025

Asst Clerk	<p>Item 5 - Application 25/02757/Full, Asst Clerk to locate and forward comments the Parish Council made for the previous application 23/01964//FULL.</p> <p>Item 7b. Asst Clerk, when possible, to make twenty printed copies of the finalised CPNP available to members of the Planning Committee and other councillors.</p> <p>Item 12. Asst Clerk to research cost-effective on-line councillor training courses for planning and finance and to report back to next planning and other meetings as appropriate.</p>
Cllr Edwards	<p>Item 5 - Application 25/02757/Full. Cllr Edwards to finalise comments for 25/02757/Full, taking into account comments made on previous application 23/01964//FULL, and updating them to reflect councillors' concerns about the most recently proposed area for remediation.</p> <p>Item 7c). Cllr Edwards to follow up on previous FOI request on availability of S106 and CIL Funds.</p> <p>Item 7d).</p> <ul style="list-style-type: none"> Draft Parking SPD: Cllr Edwards to respond to the consultation to request the following: all of Cookham to be placed in Zone 3 Low Accessibility, regulation of tandem parking, concerns about weakening of minimum parking requirements. Comments to be submitted by Sunday 30th November 2025 Draft Maidenhead Town Centre Shopfront SPD: Cllr Edwards to respond to the consultation to support the draft SPD and suggest the RBWM should consider applying it in future to additional areas to Maidenhead town centre. Comments to be submitted by Sunday 30th November 2025. <p>Item 8a). Cllr Edwards to arrange a meeting between herself, Cllr Howard and Mr Scarff to discuss further action in response to Mr Westlake's and other relevant emails.</p> <p>Item 11. Councillor Edwards to follow up, if appropriate, on action from last month to write to Adrien Waite.</p>
Cllr Perry	<p>Item 7a). Cllr Perry to arrange the first BLP Working Party meeting, which will report to the Full Council meeting.</p> <p>Item 8e). Cllr Bill Perry to meet with the new owners of Grange Farm on 20th November 2025, and to attend Grange Farm public consultation meeting with as many other councillors and members of the public as can be encouraged to attend.</p> <p>Item 10c). Cllr Perry to follow up on the letter he wrote to Arron Hicks last summer requesting action on the turkey rearing tunnels.</p>
Mr. Dick Scarff	<p>Item 8a). Mr Scarff to send the next planning meeting a copy of email from Nick Westlake discussing flooding levels and what legislation for sewage and water will cover the development.</p>
Cllr Edwards/ Cllr Austin	<p>Item 10b). Cllr Edwards/ Cllr Austin to follow up, if appropriate, on action from last month to request an enforcement update on swimming pool/gym at Lower Mount Farm.</p> <p>Item 10c). Cllr Edwards/ Cllr Austin to follow up with RWBM on progress on CPC enforcement request for the turkey rearing tunnels.</p> <p>Item 10d). Cllr Edwards/ Cllr Austin to write to RBWM to request planning enforcement for both Poundfield and Coney Meadow barns.</p> <p>Item 10e). -</p> <ul style="list-style-type: none"> Cllr Edwards/ Cllr Austin to write to Planning Enforcement to request enforcement action for the replacement cattle barn. Cllr Edwards/ Cllr Austin to request Cllr Howard to support enforcement activities for Poundfield. <p>Item 10f). Cllr Edwards/ Cllr Austin to send a regular (possibly spreadsheet) report listing current planning enforcement issues of concern to the CPC to (BWM Ward Councillors.</p>