

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 14th October 2025 at 7.30 pm.

PRESENT: Cllr J. Edwards Chair, B. Perry, R Kellaway, L. Austin, T. Caen and Mr D Scarff.
Also Present: Assistant Clerk, one member of the public

Open Forum

Mark Boulding presented his plans for The Chequers, Cookham Dean. He explained it will be a family home. He intends to retain the existing brick outbuildings for domestic use. Some of the parking area will be returned to garden. Hedging will be increased, probably using yew and beech. In the short-term nylon screens may be used instead of the proposed chain-link fence.

1. Apologies

Cllr C Aisladie

2. Declarations of Interest

Mr D Scarff is a neighbour of Hurst Place.

3. To approve the minutes of the meeting of 14th October 2025

Proposed by Cllr Edwards. Seconded by Cllr Caen. These were approved.

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

Cllr Edwards noted she had completed items 5,7, and 12 from the action list from 9 September 2025 minutes. The rest of the actions would be discussed under agenda items in the meeting.

5. To agree the Council's comments on all matters received from RBWM planning department prior to the meeting including: -

Application Number	Current Planning Applications.	Planning Policies	Parish Council Decision
25/02221/FULL App date 4 Sept 2025 Comments to RBWM 3rd October.	Single storey side extension, first floor side extension, new steps and alterations to fenestration following demolition of existing elements. Brunswick House The Pound Cookham Maidenhead SL6 9QD Mr And Mrs Adam And Diana Williams	CNP Conservation Area	CPC requests that the Tree Officer is consulted regarding the concerns of the neighbour.
25/02300/FULL App date 4 Sept 2025 Comments to RBWM 7 th October.	Single storey glazed link extension from Dovecote to Westdean House to facilitate a change of use of Dovecote to habitable accommodation, new mezzanine floor and alterations to fenestration following demolition of existing stables. Dovecote And West Dean White Place Farm Sutton Road Cookham Maidenhead Mr Edward Powell	CNP	No Comment

25/02248/FULL App date 8 Sept 2025 Comments to RBWM 10th October.	Change of use to 1no. dwelling, new front canopy, single storey rear extension, 2no. rear dormers, alterations to fenestration and hardstanding, installation of air source heat pump, 1no. greenhouse, 1no. carport with solar panels, new front boundary treatment, EV charging point and associated landscaping. The Chequers Dean Lane Cookham Maidenhead SL6 9BQ Mr Mark Boulding	CNP Green Belt	CPC supports the recommendations of the Conservation Officer. In addition, in order to follow Cookham VDS guidance, we request that any gates are of an open or semi-open design (G6.18), that the proposed hedging surrounding the property preserves, if appropriate, existing hedges (G6.19a), that the hedging in front is combined with open fencing more attractive than the chain link fencing currently proposed (G6.19b) and that that the screening surrounding the property is carefully designed (G6.20), and ideally, given the rural location, of suitable native species.
25/02329/FULL App date 9 Sept 2025 Comments to RBWM 15th October.	Detached pool house with heat pump and condenser. Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA Sarah Tassell	CNP Green Belt	Objection
	<p>Cookham Parish Council believes there are no very special circumstances which would justify planning permission to erect this detached pool house in the Green Belt. We therefore request the refusal of this application. Moreover, we have concerns about the potential cumulative harm of the development of outbuildings at this property, including this proposed development and the garage buildings currently under consideration in 25/02077/FULL, to the openness of the Green Belt. We are also concerned at their potential effect of 'creeping urbanisation', contrary to Cookham VDS G6.4. If planning permission were granted for this pool house, CPC therefore request that further permitted development rights are removed from the property.</p> <p>In addition, we wish to draw the Planning Officer's attention to the absence of a lighting plan for this proposed development. It therefore does not demonstrate that it seeks to minimise light pollution from exterior lighting, contrary to Cookham Neighbourhood Plan Policy C-DP2i). An appropriate lighting plan is essential to preserve the dark and semi-rural character of this area of Bradcutts Lane.</p>		
25/02431/FULL App date 26 Sept 2025 Comments to RBWM 29th October.	Erection of self-build replacement dwelling, new EV charger and access following demolition of existing dwelling and linked outbuildings Lingerin Spade Oak Reach Cookham Maidenhead SL6 9RQ Mr And Ms T And S Leighton Pope And Clark	CNP Green Belt	No Comment

25/02574/FULL App date 1 Oct 2025 Comments to RBWM 3 rd November	Single storey rear extension and alterations to the external finish and fenestration. Isis Berries Road Cookham Maidenhead SL6 9SD Sylvia Westall And Trevor Thomas	CNP Conservation Area	No Comment
25/02251/LBC App date 29 August 2025 Comments to RBWM 2 nd October.	Consent to retain the partial garage conversion to a utility room including an internal stud wall and fire door. Wisteria Cottage Sutton Road Cookham Maidenhead SL6 9SU Mr And Mrs Richard And Jane McCandless And Marr	CNP	No Comment
25/02301/LBC App date 3 Sept 2025 Comments to RBWM 8 th October.	Consent for a single storey glazed link extension from Dovecote to Westdean House to facilitate a change of use of Dovecote to habitable accommodation, internal alterations to include a new mezzanine floor and alterations to fenestration following demolition of existing stable Dovecote And West Dean White Place Farm Sutton Road Cookham Maidenhead Mr Edward Powell	CNP	No Comment
25/02249/LBC App date 29 August 2025 Comments to RBWM 20th October.	Consent for change of use to create 1no. dwellinghouse including various internal and external alterations, replacement of fenestration, new rooflights, single storey rear extension and 2no. roof dormers to the rear, and installation of an air source heat pump. The Chequers Dean Lane Cookham Maidenhead SL6 9BQ Mr Mark Boulding	CNP Green Belt	No Comment. CPC supports the recommendations of the Conservation Officer.

Application Number	Current Applications for Tree Works.	Planning Policies	Parish Council Decision
25/02265/TPO App date 1 Sept 2025 Comments to RBWM 2nd October.	(G1) Beech trees - Reduce height and spread by 4m, leaving a final height of 12m and spread of 7m. (G2) Limes - Raise crowns by removing secondary branches to provide a 2m clearance to neighbours Leylandii hedge, leaving a final height of 20m and spread of 8m. (001/2009/TPO) Penhallow Alleyns Lane Cookham Maidenhead SL6 9AE Mr Sangster	CNP Green Belt	No Comment
25/02296/TCA App date 3 Sept 2025 Comments to RBWM 6th Oct October.	T1 Hazel - Crown reduction by 3m, leaving a final height of 6m and spread of 4m, T2 - Hazel - Crown reduction by 2m, leaving a final height of 5m and spread of 4m. Apple Tree Cottage Bigfrith Lane Cookham Maidenhead SL6 9PH Mrs Luff	CNP Conservation Area Green Belt	No Comment

25/02297/TCA App date 3 Sept 2025 Comments to RBWM 7th Oct October.	(T1) Birch - fell. Beech House Berries Road Cookham Maidenhead SL6 9SD Mr Simon Warner	CNP Conservation Area	CPC requests that the Tree Officer confirms that it is necessary to fell this tree. If this is the case, CPC requests that the tree be replaced with another of a suitable native species.
25/001853/TCA App date 15 Sept 2025 Comments to RBWM 13 Oct October.	(T047) Cherry. (G002) 3no. Elm - fell dead trees. (G004) Mixed species - fell dead trees. (G005) Norway Maple - provide 1m clearance from court fencing and 5m clearance from the road; remove deadwood. (T008) Common Hawthorn, (T009) Crab Apple, (T010) Cherry, (T011) Cherry, (T012) Field Maple, (T013) Cherry, (T014) Field Maple, (T015) Cherry, (T016) Cherry, (T052) Common Ash - provide 1m clearance from utility wires. (T044) Pedunculate Oak - provide 1m clearance from BT wires. Cookham Dean CE Primary School Bigfrith Lane Cookham Maidenhead SL6 9PH Cookham Dean Primary School	CNP Conservation Area Green Belt	No comment
25/02082/TCA App date 16 Sept 2025 Comments to RBWM 15 Oct October.	T1 - Leylandii, T2 - Birch (Primrose Cottage), T3 - Leylandii, T4 - Conifer, T5 - Sycamore, T6 - Crab apple (Cromwell Cottage), T7 - Cherry, T8 - Portuguese Laurel, T9 - Birch, T10 - Rowan (Reddaways) - cut back to boundary line Meadow View, Dean Lane, Cookham, SL6 9AF Dr Graham Townsend.	CNP Conservation Area Green Belt	No Comment
25/02432/TCA App date 17 Sept 2025 Comments to RBWM 20 Oct October.	G1 - x2 Sycamore and x1 Elm - prune back to boundary fence line as possible whilst keeping canopies in good shape, as per photograph. 5 Albion Cottages Church Road Cookham Dean Maidenhead SL6 9PE Joanne Byfleet	CNP Conservation Area Green Belt	No Comment
25/02443/TCA App date 22 Sept 2025 Comments to RBWM 21 Oct October.	Conifers - Reduce (as shown) 2 Lea View Cottages Dean Lane Cookham Maidenhead SL6 9AJ Clare Parks	CNP Conservation Area Green Belt	No Comment
25/02500/TCA App date 23 Sept 2025 Comments to RBWM 27 Oct October.	G1 - x2 Purple plum and x1 Oak - Prune back overhanging foliage as close to boundary line as possible as per photograph. Homestead The Pound Cookham Maidenhead SL6 9QD George Pay	CNP Conservation Area Green Belt	No Comment

25/02465/TCA App date 26 Sept 2025 Comments to RBWM 27 Oct October.	(T2) Weeping Beech - Cut back the West side away from house to give 4m clearance. Crown reduce, leaving a final height of 15m, final spread of 16m. (T5) Cherry - Remove tree. Westward House Berries Road Cookham Maidenhead SL6 9SD Mrs Woodall	CNP Conservation Area	CPC requests that the cherry is replaced with another tree of suitable native species.
25/02544/TCA App date 26 Sept 2025 Comments to RBWM 29 October.	C1 - Cherry and A1 - Acer Platanoides - fell. Crossfields Bigfrith Lane Cookham Maidenhead SL6 9PH Peter Lale	CNP Conservation Area Green Belt	CPC requests that the felled trees are replaced with the same number of trees of suitable native species.
25/02614/TCA App date 2 Oct 2025 Comments to RBWM 5 Nov	(T1) Cypress - fell due to approved planning permissions for an extension to kitchen. Shelleys High Street Cookham Maidenhead SL6 9SF Mrs Philippa Ganderton	CNP Conservation Area	CPC requests that the felled tree is replaced with another of suitable native species at an appropriate position within the property grounds.
25/02557/TPO App date 29 Sept 2025 Comments to RBWM 28 Oct October.	(T1) Beech - Sectional fell. (011/1999/TPO) Westward House Berries Road Cookham Maidenhead SL6 9SD Agent Rebecca Watts	CNP Conservation Area	CPC requests that the felled tree is replaced with another of suitable native species at an appropriate position within the property grounds.

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

6. The following are noted: -

25/02147/CPD	Worster House, Worster Road, Cookham, SL6 9JG	Permitted
25/01256/Full	Oveys Farm, High Street, Cookham, SL6 9SQ	Permitted
25/01257/LBC	Oveys Farm, High Street, Cookham, SL6 9SQ	Permitted
25/01602/LBC	The Ferry, Sutton Road, Cookham, SL6 9SN	Permitted
25/01601/Full	The Ferry, Sutton Road, Cookham, SL6 9SN	Permitted
25/01737/Full	Lower Mount Farm, Long Lane, Cookham, SL6 9EE	Permitted
25/01738/TCA	Bagsters, King Lane, Cookham, SL6 9AY	Permitted
25/02057/CPD	1 Halfway Houses, Maidenhead Road, SL6 6PP	Refused
24/02904/Full	Land to the South of Lower Mount Farm, Long Lane, Cookham	Withdrawn
25/01314/CLU	Winter Hill Golf Club, Grange Lane, Cookham, SL6 9RP	Refuse
25/01544/TCA	Brewers Orchard Dean Lane Cookham SL6 9BH	Permitted

25/01717/Full	Manor Court Dane Gardens Cookham, SL6 9BF	Permitted
25/01813/TCA	Ash House Popes Lane Cookham, SL6 9NY	Permitted
25/01966/PIP	Land to the North of Paddocks, Terrys Lane, Cookham	Refuse
25/01973/TCA	Brunswick House, The Pound Cookham, SL6 9QD	Permitted
25/02347/CONDIT	The Ferry, Sutton Road, Cookham, SL6 9SN	Approved
25/01852/Full	The Coppice, Startins Lane, Cookham, SL6 9AN	Refused
25/91909/CONDIT	Triboges Berries Road, Cookham, SL6 9SD	Approved
25/01915/CPD	Rowborough, Terrys Lane, Cookham, LS6 9RT	Refuse
25/01998/TCA	Bagsters Kings Lane, Cookham, SL6 9AY	Permitted
25/02106/Full	3 Coxborrow Close Cookham Maidenhead SL6 9HH	Withdrawn
25/02117/TCA	Mallows Berries Road, Cookham, SL6 9SD	Permitted
25/02485/CPD	Trelawney Jobs Lane Cookham Maidenhead SL6 9TX	Permitted
25/01921/VAR	9 Coxborrow Close, Cookham, SL6 9HH	Permitted
25/02003/CONDIT	Silver Birches, Startins Lane, Cookham, SL6 9TS	Approved
25/02200/CLU	Primrose Farm, Bradcutt Lane, Cookham, SL6 9TL	Permitted
25/01314/CLU	Winter Hill Golf Club, Grange Lane, Cookham, SL6 9RP	Refuse

Mr Scarff drew Councillors' attention to two Appeal notices that should have been received by the Parish Council.

- APP/T0355/W/25/3372912 for Application 25/01966/PIP.
Land To The North of Paddocks Terrys Lane Cookham Maidenhead. **Closing date for comments is 22 October.**
Action: Cllr Edwards to submit comments to APP/T0355/W/25/3372912, to be ratified at the next meeting
- APP/T0355/W/25/3373920 for Application 25/01648/PIP
Land Adjacent To Hills Cottage Hills Lane Cookham Maidenhead. Closing date for comments is 6th November.
Action: Cllr Edwards to submit comments to APP/T0355/W/25/3373920, to be ratified at the next meeting.

Action: Assistant Clerk to enhance process for ensuring Appeal notices are placed on Planning agendas.

6. To receive any update on the progress of the following strategic planning matters and to consider any further steps
 - development of next RBWM Borough Local Plan (BLP)
 - CPC BLP working party set up – aims, membership and terms of reference.
Work was already starting on the next BLP. Cllrs Perry and Edwards were already part of the working group. Cllr Howard would be invited to join. All representatives on outside bodies invited. Cllr Austin volunteered to join the working party.
Cllr Perry explained the current CPC BLP already needed updating to reflect new planning legislation
Excluded sections including equestrian development and making Cookham Rise a conservation area to be added to the next version.
 - **Action: Cllr Perry to progress arrangements for the BLP WP in the next Full Council.**
 - Cookham Neighbourhood Plan
 - Planning councillors to be given personal paper copies as requested.
The Assistant Clerk had requested this but just been sent the Referendum Copy.
Action: Assistant Clerk to clarify her request for the final copy of the Neighbourhood Plan and paper copies to be circulated to all councillors.
 - request to RBWM for information on availability of S106 and CIL funds
 - escalation to RBWM Ward Councillors
No response had been received to various requests. Cllr Edwards had therefore submitted a Freedom of Information request to the RBWM.
7. To receive any update on the following large development schemes in Cookham and to consider any further steps
 - land at Cannondown Road (BLP site AL37, pl/aps 23/02022/OUT and 23/02019/OUT) and for the land at Strande Park (BLP site AL38, 22/00343/OUT)
 - report on meeting with Mark Howard, Dick Scarff to discuss ways forward on flooding and drainage. * - Action: Cllr Edwards to write urgently to Nick Westlake, Principal Planning Officer, RBWM, requesting clarification on Cookham Parish Council's remaining concerns.**

- b) application 24/02904/FULL for a proposed Crematorium development
This has been withdrawn but may be re-submitted.
- c) Church Commissioners' intended Cemetery Field development.
This had been discussed at recent Council meetings. Currently CPC is waiting for the Church Commissioners to respond to CPC's latest correspondence.
- d) planning application 25/00362/FULL for Riverside, Berries Road
The application is still in progress.
- e) follow up with Grange Farm's new owners.
There had been no further communication from the owners for three months.

Action: Councillor Perry to contact Grange Farm's new owners to ask what their future plans may be.

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

a) Briar Glen:

- 25/01485/FULL 1 no. self-build dwelling. The Briar Glen residents are more supportive of this application than earlier applications for three houses on this site. There were still some Councillor concerns around this application including the bulk' of the building, ownership of the 'conservation' area at the back of this property, its overlooking of neighbours at the back, and the lack of a construction management plan. .
Action: If Briar Glen residents wish to continue their call-in of this application to Panel, Cllr Edwards to attend to support the application and request additional conditions. Otherwise, if Briar Glen residents wish to withdraw their call in of this application, CPC to withdraw their own call in.
- 25/01465/FULL 3no. new dwellings with air source heat pumps, EV charging points, cycle stores, hardstanding and landscaping following demolition of existing dwellings.
This application has been withdrawn and will not be considered at Panel.
- b) 25/01706/FULL 27 Broom Hill, Cookham, SL6 9LH
 - There has been a resident complaint to the RBWM over the lack of communication during the process.
- c) 25/01737/FULL Detached Equestrian Stable Building Lower Mount Farm
 - RBWM had not responded to the request for a 'call-in'. Mr Scarff commented that the request to call in had been out of time, i.e., after the 28-day deadline for neighbour comments.

9. 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
No further updates had been received from Planning Enforcement since June.
Action: Cllr Edwards to email B. Benzie copy Cllr Howard to request an update on unauthorised gym and swimming pool in football pavilion.
- b) enforcement request for the removal of the tunnels used for rearing turkeys.
This was submitted on October 10th, 2025. The enforcement reference is 220947.
Copy Councillors Brar and Howard on the request.
- c) enforcement report to RBWM Ward Councillors
Action: Cllr Edwards to submit enforcement report to Cllrs Howard and Brar.

Councillor Edwards remarked that she is seeking to delegate coordinating with the Asst Clerk to write enforcement requests and updates to another Councillor. Cllr Austin has kindly indicated that she may be able to help with this.

Action: Asst Clerk to add proposal of delegation of co-ordination of enforcement activities with Asst Clerk as an item to the next main Planning agenda.

10. To discuss possible changes in the frequency of CPC Planning committee meetings and other procedures to accommodate recent changes in practice by the RBWM Planning department*

Planning Officers are no longer allowed to give informal extensions to the Parish Council to Neighbourhood Comment deadlines, meaning not all applications could be discussed at the monthly planning meetings.

Action: Cllr Edwards to respond to Adrian Waite's email to explain the effect of withdrawing the informal extensions and to explore any possible concessions from RBWM planning department.

It was decided to have a short (30 minute) planning meeting on 4th November at 7:00pm before the Council meeting, solely to discuss planning applications which would be past their Neighbourhood Comment deadlines by the next Planning Meeting on 11th November 2025..

Action: Asst Clerk to circulate Agenda for Short Planning meeting 5 days ahead of 4th November 2025.

Cllr Howard is investigating if a Zoom meeting would be acceptable under local democracy rules. If so, these could potentially happen monthly between the in-person planning meeting just to consider applications to discuss planning applications which would be past their Neighbourhood Comment deadlines by the next Planning Meeting.

Action: Asst Clerk to add decision on whether to go ahead with short Zoom Planning meetings to the Agenda of the next main Planning meeting.

11. To discuss how to increase planning committee membership, procedures to mitigate present low numbers, and possible training for members of the CPC planning committee, especially any new members.

It is possible that two new councillors may join the Planning Committee. Cllr Mary-Lou Kellaway also kindly expressed an interest in joining the committee. It was suggested that a review of Councillor committee positions take place after the co-option of two new councillors.

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

Apparent unauthorised construction of Barn in field in Poundfield. This was reported to the RBWM planning enforcement department. The situation will be monitored and reported back to the next main planning meeting.

Installing Fibre Optics. A company called Trooli had put notices on Dean Lane between the junctions with Whyteladyes Lane and Hills Lane, giving notice that they will be installing fibre. This will not be buried as with previous companies but carried between telegraph poles. Councillors were concerned about the potential damage that will be done to the line of mature lime trees that form an important part of the character of this section of Dean Lane. Cllr Edwards intends to work with Cllr Howard to highlight the concerns of CPC regarding the potential damage the proposed work would cause and will report back to the next main planning meeting.

Next meeting - Tuesday 4th November 2025 at 7.00pm in the Community Room at Cookham Library.

This will be a short Planning Meeting solely to discuss planning applications which would be past their Neighbour Consultation deadlines by the next main Planning Meeting on 11th November 2025.

Summary of Actions

Asst Clerk	<p>Item 5 Assistant Clerk to enhance process for ensuring Appeal notices are placed on Planning agendas.</p> <p>Item 6b clarify her request for the final copy of the Neighbourhood Plan and paper copies to be circulated to all councillors.</p> <p>Item 9 Add proposal of delegation of co-ordination of enforcement activities with Asst Clerk as an item to the next main Planning agenda</p> <p>Item 10 Circulate Agenda for Short Planning meeting 5 days ahead of 4th November 2025. Add decision on whether to go ahead with short Zoom Planning meetings to the Agenda of the next main Planning meeting.</p>
Cllr Edwards	<p>Item 5 Will submit comments for Land To The North of Paddocks Terrys Lane Cookham Maidenhead, APP/T0355/W/25/3372912, (Application 25/01966/PIP) to be ratified at the next meeting</p> <p>APP/T0355/W/25/3373920 for Application 25/01648/PIP Land Adjacent To Hills Cottage Hills Lane Cookham Maidenhead.: Cllr Edwards to submit comments to be ratified at the next meeting.</p> <p>Item 7 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) Will write urgently to Nick Westlake, Principal Planning Officer, RBWM, requesting clarification on Cookham Parish Council's remaining concerns.</p> <p>Item 8a 25/01485/FULL 1 no. self-build dwelling. Cllr Edwards to attend to support the application and request additional conditions if residents wish to oppose this application. If Briar Glen residents wish to withdraw their call in of this application, CPC to withdraw their own call in.</p>

	<p>Item 9a To email B. Benzie, copying Cllr Howard to request an update on unauthorised gym and swimming pool in football pavilion</p> <p>Item 9c To submit enforcement report regarding the turkey raising tunnels to Cllrs Howard and Brar.</p> <p>Item 10 Will respond to Adrian Waite's email to explain the effect of withdrawing the informal extensions on CPC planning meetings and responses. To explore any possible concessions from RBWM planning department.</p> <p>Item 12 Cllr Edwards intends to work with Cllr Howard to highlight the concerns of CPC regarding the installation of fibre optics on Dean Lane and the damage the proposed work will cause.</p>
Cllr Perry	<p>Item 6a To progress arrangements for the BLP WP in the next Full Council</p> <p>Item 7e Will contact Grange Farm's new owners to ask what their future plans may be.</p>
Cllr Edwards, Perry and Asst Clerk	<p>Item 12 Will monitor the unauthorized barn building in Poundfield and report back to the next main planning meeting</p>

Signed _____

Dated _____