

Comments from members of the public concerning any of these Planning Applications should be made to RBWM in writing or through <https://www.rbwm.gov.uk/home/planning>

COOKHAM PARISH COUNCIL
Minutes of a Meeting of the PLANNING COMMITTEE held in the Community Room
at Cookham Library on Tuesday 9th December 2025 at 7.30 pm.

PRESENT: Cllr J. Edwards Chair, B. Perry, C. Aisladie, and Mr D Scarff.

Also Present: Assistant Clerk

1. Apologies.

Cllr R. Kellaway, M-L Kellaway, T. Caen, L. Austin

Action: Cllr Aisladie to remind all Parish Councillors that apologies for meetings should be sent in advance by email.

2. Declarations of Interest.

None to declare

3. To approve the minutes of the meeting of 11th November 2025.

Cllr Austin requested one change prior to approval. Removal of Cllr R. Kellaway from 'attended' and keep in 'apologies.'

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

All matters will be dealt with 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): -

It was noted that the RBWM portal for planning applications had been unavailable for three afternoons in the last week (believed to be afternoons of 2nd, 3rd, and 8th December), This has caused issues for Parish Councillors with timely access to planning application documentation before planning meetings.

Action: Asst Clerk to email the RBWM planning department to raise issues with the RBWM planning portal unavailability, and to enquire how the portal availability will be improved.

Application Number	Current Planning Applications.	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 hard-standing. Hesters Cottage Kings Lane Cookham Maidenhead SL6 9AY Hesters Cottage Trust	Cookham Parish Council requests that, given that the volume of the proposed development is over double the volume of the existing dwelling, any permission granted for this application removes all permitted development rights for extensions and outbuildings from the proposed development. This is in order to protect the openness of the Green Belt and the setting of the Conservation Area.
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	No Comment

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	Cookham Parish Council supports this application to sympathetically renovate a currently unused and empty listed building. We request that the Planning Officer works with the applicant to support the correct completion of the application process.
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	Cookham Parish Council supports this application to sympathetically renovate a currently unused and empty listed building. We request that the Planning Officer works with the applicant to support the correct completion of the application process.
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	No Comment
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	No Comment
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	No Comment
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	OBJECTION The application includes no plan for garden amenities for the proposed residential conversions. In addition, in considering the potential for noise nuisance from adjacent commercial activities to the proposed residential conversions, the planning officer should take into consideration the current licensing application 107285/LAPL01 for the whole of the Kings Coppice Farm site.

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	OBJECTION See comments below.
<p>25/00362/FULL: CPC OBJECT to this application. The changes to the latest iteration of this application are again so minimal that we reiterate our previous comments, which still stand as strongly as before.</p> <p><i>Previous Comments:</i> 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.</p> <p>In addition, the Cookham Parish Neighbourhood Plan (CPNP) has now been ratified (July 2025) and fully adopted (September 2025). This should now be given full weight. Due to proposed developments' excessive bulk and height, the loss of views to and from the River Thames in the Cookham Village Conservation Area, and its effect on the views shown in Stanley Spencer's painting 'Bellrope Meadow', 'the proposed development does not comply with, at minimum, Policy C-DP1: High Quality Design Section 2 a), b), c), f), and h); Policy C-DP2: Rural Settlement Character Section 1 a), b), and f); and Policy C-C12: Stanley Spencer's Cookham Section 1.</p>		

Application Number	Current Applications for Tree Works.	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	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	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	No Comment

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	No Comment
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	No Comment
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	No Comment
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	Cookham Parish Council requests that the two ashes to be dead wooded are replaced at appropriate points on the property by suitable, ideally native, trees.
25/03127/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	No Comment
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	Cookham Parish Council requests the oak to be felled is replaced at an appropriate point on the property by a suitable, ideally native, tree.

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

No comments were made on the above decisions.

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 WP for this now reports to Full Council. The first meeting will be in the New Year. Confirmed that this will now go to Full Council on a permanent basis.
 - b) Cookham Neighbourhood Plan
 - o Planning councillors to be given personal paper copies. It was decided that every member of the council should get a paper copy.
Action: Assistant Clerk to ask Cllr Brar to obtain a copy of the adopted version. If this is not possible, then Planning councillors will be issued with copies of the Referendum version in the New Year.
 - c) request to RBWM for information on availability of S106 and CIL funds.
 - o Response expected by 11/11/2025. Follow-up email sent on 2/12/2025.
Action: Cllr Edwards to continue to request a response on the availability of S106 and CIL funds.
 - d) RBWM consultations
 - o Draft Parking SPD and Draft Maidenhead Town Centre Shopfront SPD –
 - i. CPC submissions for ratification*. These were ratified by the meeting.
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). * These were noted.
 - ii. Groundworks appear to have started. Are these contrary to several conditions in permission including archaeology?
 Cllr Edwards reported she sent an email to Councillor Brar on 4th December querying the large number of trenches which had been dug at the site without any apparent permissions being granted or proof of conditions being met. The trenches were subsequently filled in after the email was sent.
Action: Cllr Edwards to contact Councillor Bermange, copying Adrian Waite to ask if conditions were met and permission given before the trenches were dug.
Action: Asst Clerk to put up notices on, as appropriate, the CPC noticeboards, website, and Facebook page, so residents are reminded how to report potentially unauthorised building activity, on this site and others.
 - iii. 160 dwelling development - Advanced Water Infrastructure Provider application for appointment as Water and Sewerage Undertaker. This was noted.
 any further information received by Dick Scarff on flooding and drainage. *
 Thames Water had replied to Dick Scarff. They had informed him that the electrics for the Lightlands Lane Pumping Station had been installed with only a 2-inch margin over the max level noted from previous floods. Mr Scarff and the councillors felt this was unsatisfactory to deal with floods given they are expected to become more extreme with climate change. Mr Scarff also reported there had been

no response regarding the bund. Cllr Perry confirmed Mr Scarff's authorisation to attend Flood Liaison Group meetings on behalf of CPC.

Action: Mr Scarff to raise the issues at the Lightlands Land Pumping Station at the next Flood Liaison Group and then if necessary to discuss raising it with Joshua Reynolds, MP. Action: Cllr Edwards to arrange the meeting to discuss the issues with Lightlands Lane Pumping Station with herself, Mr Scarff, Cllr Howard after the Flood Liaison Group has met.

- b) proposed Crematorium development
No further news
- c) Church Commissioners' intended Cemetery Field development.
It was noted that the field had been left to go fallow but there was no further news regarding possible development.
- d) planning application 25/00362/FULL for Riverside, Berries Road
Previously discussed
- e) follow up with Grange Farm's new owners.
Update - Community Consultation on preliminary plans - Thursday 20th December*
A consultation had been organized by Hale Estates for the proposed development of Grange Farm. Councillors commented on the lack of notice and publicity provided and afternoon timing of the consultation in a location with no on-site parking. Currently the preferred option for Hale Estates seems to be a smaller number of residential units, the farm shop and café within the main building. The main clinic would be at a different site to the existing buildings meaning it could impact the openness of the greenbelt and cause traffic issues, plus a new vehicle entrance would be required.
Action: Cllr Perry to write to Hale Estates to request another public consultation is organised, giving more notice and a time and location when more people are likely to be able to attend.
Cllr Perry advised that the planning application could be submitted to RBWM over the Christmas period or early in the New Year.

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
 - o CPC comments to the Maidenhead Development Management Committee
Cllr Perry reported there was uncertainty as to what exactly had been agreed at the meeting.
Action: Cllr Perry will clarify with Councillor Cllr Bermange what was agreed at the meeting.
- b) PL/25/3802/FA SANG on Land To The South Of Hollands Farm - CPC objection for ratification*
The objection was ratified by the Councillors.
- c) APP/K0425/W/24/3351904 - Marlow Film Studios – Decision to Allow Appeal
Cllr Edwards expressed disappointment that this development had been allowed given the negative impact it would have on the local environment and traffic.
- d) APP/T0355/W/25/3372912 – Land at Terry's Lane, Cookham – Decision to Refuse Appeal*
Councillor Edwards felt this was a relatively positive decision as it acknowledged that even grey belt had certain protections.
Action: Councillor Edwards to send Appeal Decision to Troy consultants so they are aware of it.
- e) APP/T0355/X/24/3351848 – Good Shelter, Spade Oak Reach, Cookham – Decision to Allow Appeal*
This was noted.

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

Councillor Edwards reported on the following and added that after handover was possible, future planning enforcement issues would be handled by Cllr Austin working with the office.

- a) enforcement request 25/50039/ENF for gym and swimming pool in football pavilion next to Lower Mount Farm
Cllr Edwards has requested Cllr Howard to follow up with RBWM.
- b) enforcement request 25/50262/ENF for barn 23/01985/AGDET erected in Poundfield
enforcement request 25/50263/ENF for further barn in Coney Meadow.
Cllr Edwards has requested Cllr Howard to follow up with RBWM.
- c) enforcement request 25/50282/ENF for replacement barn 24/02128/FULL erected in Poundfield
Action: Cllr Edwards to attend a meeting on the barns on Poundfield with a concerned resident and Dick Scarff, the outcome to be discussed at a future CPC meeting.
- d) enforcement request for the removal of the tunnels used for rearing turkeys
Action: Cllr Perry to follow up request to remove tunnels used for rearing turkeys with Arron Hitchen
- e) enforcement report to RBWM Ward Councillors
Action: Cllr Edwards to arrange meeting with Cllr Austin and Asst Clerk, to arrange enforcement reporting to the RBWM Ward Councillor and other related activities to be handed over to Cllr Austin after the New Year

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

Action: Asst Clerk to research the options available for preferably free training for new councillors, especially those on the planning committee.

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

It was noted that Cllr Howard has recently requested an enforcement action on the Bellway development site at Spencer's Farm, to prevent mud and traffic from the site making the surrounding roads dangerous.

The meeting closed at 9.10pm.

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

Signed _____

Dated _____

Summary of Actions – Planning Meeting December 2025

Cllr Aisladie	Item 1): Cllr Aisladie to remind all Parish Councillors that apologies for meetings should be sent in advance by email.
Asst Clerk	<p>Item 5: Asst Clerk to email RBWM planning department to raise issues with RBWM planning portal unavailability, and to enquire how the portal availability will be improved.</p> <p>Item 7b: Assistant Clerk to ask Cllr Brar to help obtain a copy of the adopted version. If this is not possible, then Planning councillors to be issued with copies of the Referendum version in the New Year.</p> <p>Item 8a) ii): Asst Clerk to put up notices on, as appropriate, the CPC noticeboards, website, and Facebook page so residents are reminded how to report potentially unauthorised building activity.</p> <p>Item 11): Asst Clerk to research the options available for preferably free training for new councillors, especially those on the planning committee.</p>
Cllr Edwards	<p>Item 7c) Cllr Edwards to continue to request a response on the availability of S106 and CIL funds.</p> <p>Item 8a) ii): Cllr Edwards to contact Councillor Bermange, copying Adrian Waite, to ask if conditions were met and permission given before the trenches were dug.</p> <p>Item 8a) iii): Cllr Edwards to arrange meeting to discuss the issues with Lightlands Lane Pumping Station with herself, Mr Scarff, Cllr Howard after the Flood Liaison Group has met.</p> <p>Item 9d): Cllr Edwards to send Terry's Lane Appeal Decision to Troy consultants for their information.</p> <p>Item 10b) and c): Cllr Edwards to attend a meeting on the barns on Poundfield with a concerned resident and Dick Scarff, the outcome to be discussed at a future CPC meeting.</p> <p>Item 10e): Cllr Edwards to arrange meeting with Cllr Austin and Asst Clerk to arrange enforcement reporting to the RBWM Ward Councillor and other related activities to be handed over to Cllr Austin after the New Year.</p>
Cllr Perry	<p>Item 8e): Cllr Perry to write to Hale Estates to request another public consultation is organised, giving more notice and a time and location when more people are likely to be able to attend.</p> <p>Item 10d): Cllr Perry to follow up request to remove turkeys rearing polytunnels with Arron Hitchen.</p>
Mr. Dick Scarff	Item 8a) iii): Mr Scarff to raise the issues at the Lightlands Land Pumping Station at the next Flood Liaison Group and then if necessary to discuss raising it with Joshua Reynolds, MP.