

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 10th February 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, 10th February 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: 5th February 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.

A G E N D A

1. Apologies
2. Declarations of Interest
3. To approve the minutes of the meeting of 13th January 2026
4. Matters arising from the previous meeting not dealt with elsewhere on the agenda. All matters will be dealt with on the agenda.
5. Items brought forward in the agenda
6. 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
26/00076/FULL App date 12 Jan 2026 Comments to RBWM 13 February 2026	Front by window, single storey front/side extension with front entrance canopy, part single part two storey side/rear extension and alterations to fenestration following the demolition of the existing elements. 91 Westwood Green Cookham Maidenhead SL6 9DE Mr Max Davidson	CNP	
26/00060/FULL App date 12 Jan 2026 Comments to RBWM 16 February 2026	4no. dwellings, 1no. car port with accommodation above, solar panels, hardstanding and landscaping following demolition of existing garages and retention of access to 20 Windmill Road. Garages 1 And 44 Windmill Road Cookham Mr Clive Bird	CNP	

26/00046/FULL App date 12 Jan 2026 Comments to RBWM 11 February 2026	New front canopy, single storey front extension, first floor side/rear extension and alterations to fenestration 28 Southwood Gardens Cookham Maidenhead SL6 9EB Mr and Mrs R and C Ackland	CNP	
25/02970/FULL App date 15 Jan 2026 Comments to RBWM 18 February 2026	Part change of use of land for private garden to 26 Spencers Lane and new boundary treatment. Land At 26 And 26 Spencers Lane Cookham SL6 9JX Mrs Martin Thornhill	CNP	
26/00136/FULL App date 22 Jan 2026 Comments to RBWM 20 February 2026	Part single part two storey rear extension, first floor rear balcony with glass balustrade and alterations to fenestration. Spring Cottage Spring Lane Cookham Dean Maidenhead SL6 6PW Mr Paul Garner	CNP	
26/00135/NMA App date 20 Jan 2026 Comments to RBWM NA	Non material amendments to planning permission 25/01944/FULL for 2no. additional windows to single storey rear extension. Spring Cottage Spring Lane Cookham Dean SL6 6PW Mr Paul Garner	CNP	
26/00176/FULL App date 26 Jan 2026 Comments to RBWM 26 February 2026	New outdoor covered learning space. Cookham Dean CE Primary School Bigfrith Lane Cookham SL6 9PH Mrs Fenella Reekie	CNP Conservation Area Green Belt	
26/00116/OUT App date 16 Jan 2026 Comments to RBWM 18 February 2026	Outline planning application, with all matters reserved apart from scale, for the demolition of the existing workshop and store and the erection of one two-bedroom dwelling. Primrose Farm Bradcutts Lane Cookham Dean SL6 9TL Mr Steven Taylor	CNP Green Belt	
26/00041/VAR App date 26 Jan 2026 Comments to RBWM 23 February 2026	Variation (under Section 73) of planning permission 25/02574/FULL without complying with Condition 7 (Archaeological Works). Isis Berries Road Cookham Maidenhead SL6 9SD Sylvia Westall and Trevor Thomas	CNP Conservation Area	

26/00229/FULL App date 26 Jan 2026 Comments to RBWM 27 February 2026	Replacement roof, side wall and chimney, alterations to fenestration and new bay window following demolition of existing, to the cottage ancillary the main dwellinghouse. Elm Cottage Hills Lane Cookham Maidenhead SL6 9NX Mr Richard Parker	CNP Conservation Area Green Belt	
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Application Number	Current Applications for Tree Works.	Planning Policies	Parish Council Decision
26/00065/TCA App date 9 Jan 2026 Comments to RBWM 9 February 2026	(T1) Weeping Beech - Crown thin by approximately 20%, reduce longest laterals back by approximately 3m leaving a spread of 12m. Sir Bernard Miller Centre The Odney Club Odney Lane Cookham	CNP Conservation Area	No Comment
26/00049/TCA App date 12 Jan 2026 Comments to RBWM 11 February 2026	(G1) Row of Hornbeam - Reduce height back to previous pruning points. Trim remainder of canopy to provide clearance to road and driveway (as shown). (G2 and G3) Areas of Holly either side of driveway entrance - Reduce height by up to 2m back to previous pruning points. Trim all over to leave neater more uniform shapes (as shown). (T1) Holly - Reduce height to approximately 2m from ground level.(G4) Row of Field Maple - Prune back lateral branches only by up to 2m leaving side of canopies at boundary fence line. (T2) 1no. Walnut - Prune to give approximately 1.5m clearance to building (as shown). (T4) Dead Damson -Section fell. (T5) Ivy covered Apple - Section fell. (T6) Apple -Crown reduce by up to 2m (as shown). (G6) Roadside hedge - Reduce (as shown). (T7) Maple - Section fell Devon Cottage Kings Lane Cookham And Shy Hamlet Dean Lane Cookham, Andy Voss	CNP Conservation Area Green Belt	No Comment
26/00161/TCA App date 21 Jan 2026 Comments to RBWM 19 February 2026	Fig Tree - crown reduce by 2m to leave a height of 6m and spread of 6m. Gantry House School Lane Cookham SL6 9QN Mr Edward Donald	CNP Conservation Area	

26/00047/TCA App date 8 Jan 2026 Comments to RBWM 25 February 2026	(T1, T2 and T3) Robinia - crown reduce by approximately 5m to contain trees within their location whilst leaving in good shape, reduce remaining area of canopy on client's side to lessen overhang towards rear garden and remove major deadwood from throughout canopy and (G1) Row of conifers (growing in straight line behind Robinia stems) - reduce height by approximately 4m. Kings Arms High Street Cookham SL6 9SJ, Andy Sturt	CNP Conservation Area	
26/00248/TPO App date 28 Jan 2026 Comments to RBWM 2 March 2026	Conifer - trim hard but keeping green and clearing all the lower canopy; (T2) Silver Birch - tip reduce all over by 1m; (T3) Sycamore - crown reduce by up to 1.5m leaving a final height of 23m and a spread of 12m and (T4) Lime - crown reduce by up to 1.5m and deadwood, the lower canopy reduce back to main stem leaving a final height of 24m. (027/2003/TPO). Land At Sandpipers Place Cookham, Mrs Reed	CNP	
26/00239/TCA App date 28 Jan 2026 Website states: Comments to RBWM NA Waiting for the emailed notification with the deadline for comments.	(T) Pear tree - thin crown by up to 20% to suitable growth points, reduce upper crown by 1.5m to suitable growth points leaving finished height at 3.5m; (T2) Cherry tree - thin crown by up to 20% to suitable growth points, reduce upper crown by up to 1.5m to suitable growth points leaving finished height at 3m, reduce house side by up to 1m to suitable growth points leaving spread at 2.5m; (T3) Apple tree - thin crown by up to 20% to suitable growth points, reduce crown all over by up to 1.5m to suitable growth points leaving finished height at 3.5m and spread at 4.5m and (T4) Cotinus tree - thin crown by up to 20% to suitable growth points, reduce upper crown by up to 1.5m to suitable growth points to leave finished height at 3m and clear fence line by up to 0.5m reducing to suitable growth points. Byford Berries Road Cookham SL6 9SD, Mr John Waller	CNP Conservation Area	
26/00300/TCA App date 3 Feb 2026 Comments to RBWM 5 March	Fell 1 no. Ash tree The White Oak The Pound Cookham SL6 9QE Mr James Lyon-Shaw	CNP Conservation Area	

The following are noted: -

Application Number	Notices for Information Only	Planning Policies
25/03370/CLD 23 Dec 2025 Comments to RBWM NA	To determine whether planning permission 22/02416/FULL has lawfully commenced/implemented. Garage Mill House East Mill Lane Cookham SL6 9QT	CNP
26/00017/CPD App date 13 Jan 2026 Comments to RBWM NA	Certificate of lawfulness to determine whether the proposed solar panels to the south east and south west elevations are lawful. Fairhill Cottage Warners Hill Cookham SL6 9NU Mr Roger Piercey	CNP Conservation Area Green Belt
26/00048/CPD App date 12Jan 2026 Comments to RBWM NA	Certificate of lawfulness to determine whether the proposed garage conversion, single storey side extension, single storey rear extension, 1 no. front dormer and 1 no. rear dormer to facilitate a loft conversion is lawful. Highwood Corner Grubwood Lane Cookham SL6 9UB Elizabeth And Mike Burden	CNP
26/00067/CONDIT App date 12Jan 2026 Comments to RBWM NA	Details required by Condition 5 (Biodiversity enhancements) of planning permission 25/02467/FULL for a New front entrance canopy, part first floor side/rear extension, 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). Huntsmans House Church Road Cookham Dean SL6 9PG Mr And Mrs Alison Begg	CNP
25/03349/LEG App date 28 Jan 2026 Comments to RBWM NA	Discharge of planning obligation under Section 5, Paragraphs 5.1, 5.2 and 5.3 (The Owner And Developer's Covenants) of the S106 Agreement in regards to planning permission 23/02022/OUT. Site B Open Field North of Lower Mount Farm Long Lane Cookham, Shriya Gohil	CNP
26/00021/LEG App date 28 Jan 2026 Comments to RBWM NA	Discharge of planning obligation under Schedule 10, Paragraph 10.1 (Biodiversity) of the S106 Agreement in regards to planning permission 23/02019/OUT. Site A Open Field North of Lower Mount Farm Long Lane Cookham, Shriya Gohil	CNP
25/03350/LEG App date 26 Jan 2026 Comments to RBWM NA	Discharge of planning obligation under Section 5, Paragraphs 5.1, 5.2 and 5.3 (The Owner And Developer's Covenants) of the S106 Agreement in regards to planning permission 23/02019/OUT. Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead. Shriya Gohil	CNP
26/00022/LEG App date 26 Jan 2026 Comments to RBWM NA	Discharge of planning obligation under Schedule 10, Paragraph 10.1 (Biodiversity) of the S106 Agreement in regards to planning permission 23/02022/OUT. Site B Open Field North of Lower Mount Farm Long Lane Cookham, Shriya Gohil	CNP
26/00165/CPD 21 Jan 2006 Comments to RBWM NA	Certificate of lawfulness to determine whether the proposed enlargement of the existing terrace, new swimming pool and detached pool house incidental to the main dwelling are lawful. Tara House Terrys Lane Cookham Maidenhead SL6 9TJ, B Crawforth	CNP

26/00200/CONDIT 23 Jan 2006 Comments to RBWM NA	Details required by Condition 3 (Landscaping) of planning permission 25/01571/VAR for a Variation (under Section 73a) of planning permission 19/00583/FULL without complying with Condition 2 (Materials). Land At Norhaven Grange Road Cookham Mrs Fiona Drewett	Approved by RBWM on 30 Jan 2026
26/00208/CONDIT 26 Jan 2006 Comments to RBWM NA	Details required by Condition 3 (BNG Plan), 5 (Biodiversity enhancement) and 6 (RAMS) of planning permission 25/01737/FULL for a Detached equestrian stable building with associated parking. Lower Mount Farm Long Lane Cookham SL6 9EE Mrs Emma Brinkworth	CNP
26/00211/CONDIT 26 Jan 2006 Comments to RBWM NA	Details required by Condition 4 (Biodiversity gain plan) and 5 (Biodiversity enhancements) of planning permission 24/02516/FULL for an Outdoor manège with post/rail fencing. Lower Mount Farm Long Lane Cookham SL6 9EE Mrs Emma Brinkworth	CNP
26/00212/CONDIT 26 Jan 2006 Comments to RBWM NA	Details required by Condition 4 (Biodiversity gain plan), 5 (Biodiversity enhancements) and 6 (RAMS) of planning permission 25/01302/FULL for an Extension of the existing pick your own (PYO) yard building to accommodate a new dedicated agricultural sprayer shed. Copas Farms Ltd Lower Mount Farm Long Lane Cookham SL6 9EE, Mr Tom Brierley	CNP

7. RBWM Decisions

25/03065/Full	Keeble Cottage, Graham Road, Cookham, SL6 9J	Permitted
25/03127/TPO	River Thames House, Stone House Lane, Cookham, SL6 9TP	Permitted
25/02772/TPO	Sir Bernard Miller Centre, The Odney Club, Odney Lane, Cookham	Permitted
25/02901/TPO	Applewood, Alleyns Lane, Cookham, SL6 9AD	Permitted
25/02988/TCA	The Malt Cottage, School Lane, Cookham, SL6 9QN	Permitted
25/03006/TCA	Winter Lodge, Winter Hill, Cookham, SL6 9TW	Permitted
25/03036/TCA	Sir Bernard Miller Centre, The Odney Club, Odney Lane, Cookham	Permitted
25/03044/Prior Approval class MA	Kings Coppice Farm, Grubwood Lane, Cookham, SL6 9UB	Prior approval required & refused
25/02942/Full	April Dene, Warners Hill, Cookham, SL6 9NU	Permitted
25/03061/Full	9 Westwood Green, Cookham, SL6 9DD	Refused
25/03234/CONDIT	Site B Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03235/CONDIT	Site A Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03238/CONDIT	Site B Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03239/CONDIT	Site A Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/01804/Reserved Matters	Lane East of Strande Park, Strande Lane, Cookham	Permitted
25/03026/CONDIT	Land At Norhaven Grange Road Cookham Maidenhead	Withdrawn
25/03164/CONDIT	Dromore Stande Lane, Cookham, SL6 9DN	Approved
25/03327/CONDIT	Triboges Berries Road, Cookham, SL6 9SD	Approved
25/03382/CPD	Tannadice, Church Road, Cookham Dean, SL6 9P	Permitted
25/00017/CPD	Fairhill Cottage, Warners Hill, Cookham, SL6 9NU	Permitted
25/02431/Full	Lingerin Spade Oak Reach, Cookham, SL6 9RQ	Permitted
25/03145/Full	8 Cannon Down Cottages, Maidenhead Road, Cookham, SL6 9EA	Refuse
25/03220/CONDIT	Site A Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03221/ONDIT	Site B Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03227/CONDIT	Site A Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03245/CONDIT	Site A Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03301/CONDIT	Isis Berries Road, Cookham, SL6 9SD	Approved

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

- a) National/RBWM planning consultations
 - National Consultation on proposed reforms to the NPPF.
<https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system>
 - Please come to the meeting with any comments you wish to make on the above.
8. To receive any update on the following large development schemes in Cookham and to consider any further steps on: -
 - 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).
 - Construction work has started
 - Following concerns raised by the Cookham Society and supported by CPC, Thames Water have now decided that they can't discharge conditions 3, 14, and 38 of the Cannondown Road sites with the following comment: - This site needs to be modelled for reinforcements to our networks to enable sufficient capacity'.
 - Concerns about safety of schoolchildren from Cookham on their way to school in Maidenhead
 - Any further information received by Dick Scarff on flooding and drainage.
 - Enforcement action on Cannondown Road site re: sign – see Item10f) below
 - b) proposed Crematorium development.
 - c) Church Commissioners' intended Cemetery Field development
 - d) planning application 25/00362/FULL for Riverside, Berries Road
 - e) any updates on the intended Grange Farm development
9. To receive any update on the following planning related matters and to consider any further next steps: -
 - a) 25/02046/FULL - Equestrian Development at Lower Mount Farm, Choke Lane
CPC comments to the Maidenhead Development Management Committee. *
The Planning Officer's report for this application can be found in the Agenda Reports Pack at <https://rbwm.moderngov.co.uk/ieListDocuments.aspx?CId=632&MId=9945&Ver=4>
 - b) 26/60007/ENF - Appeal against THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL: Without planning permission, the material change of use from golf club premise with associated course, to a mix use comprising of golf club premise with associated course, restaurant and bar, and, event and hospitality venue (including but not limited to weddings, and wakes, business meetings and parties unrelated to the golf club).
Appeal against RBWM refusal of Winter Hill Golf Club certificate of lawfulness.
Possible submission of CPC comments to the appeal to Planning Inspectorate. Deadline 4th March 2026.
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 action 25/50310/ENF for Cannondown Road developments.
Enforcement request for sign is still active.
 - g) enforcement report to RBWM Ward Councillors. *
11. Procedure for approval of 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.
Asst clerk will circulate information from HALC, part of the National Association of Local Councils.
13. Unavailability of RBWM Planning Portal.
14. Any other business (by permission of the Chair) and upon which no decision may be made.

Next meeting Tuesday 10th March 2026 at 7.30pm in the Community Room at Cookham Library.