

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 March 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 March 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 March 2026

Deepa Kanthi
Clerk to the Council

OPEN FORUM

Members of the public will be invited to speak on Council matters for a maximum of approximately 15 minutes in total from 7:30pm. Members of the public are requested to keep their individual contributions brief, ideally to a maximum of 3 minutes.

AGENDA

1. Apologies.
2. Declarations of Interest.
3. To approve the minutes of the meeting of 10th February 2026.*
4. Matters arising from the previous meeting not dealt with elsewhere 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 CIL Information	Current Planning Applications.	Planning Policies	Parish Council Decision
26/00301/FULL App date 4 Feb 2026 Comments to RBWM 9 March 2026 No CIL	Part two storey part first floor side/rear extension, new solar panels and alterations to the single storey rear roof element and fenestration. 9 Westwood Green Cookham Maidenhead SL6 9DD Mr David Pichler	CNP	No Comment
26/00381/FULL App date 11 Feb 2026 Comments to RBWM 13 March 2026 No CIL Applied for	Conversion from a shop into a 2-bedroom house with alterations to fenestration including rooflights. Jade Jones Aesthetics And Academy Bigfrith Lane Cookham Maidenhead SL6 9PH Mr Ian Payne	CNP Green Belt	

26/00352/FULL App date 12 Feb 2026 Comments to RBWM 13 March 2026 CIL Applies	1no. self-build dwelling following demolition of existing dwelling and outbuilding. Hillrise Lower Road Cookham Maidenhead SL6 9HF Sunny Top Cookham Ltd	CNP	
26/00361/FULL App date 18 Feb 2026 Comments to RBWM 18 March 2026 No CIL	Single storey rear extension, single storey side/rear extension, single storey side orangery and alterations to the existing roof and fenestration following the demolition of the existing elements. Mount Farm House Mount Farm Choke Lane Maidenhead SL6 6PL Mr And Mrs Russell And Leigh Edwards	CNP	
26/00441/FULL App date 18 Feb 2026 Comments to RBWM 20 March 2026 No CIL	1no. detached dwelling (self-build), PV panels and 1no. additional access following demolition of existing dwelling and garage. Ivory Gate Stone House Lane Cookham Maidenhead SL6 9TP Anne Wolff And Pieter Knook	CNP Conservation Area Green Belt	
26/00419/FULL App date 18 Feb 2026 Comments to RBWM 20 March 2026 No CIL	New front porch, two storey side extension, single storey side infill extension and alterations to fenestration following demolition of existing elements Inglenook Lower Road Cookham Maidenhead SL6 9HW Jane Spiers	CNP	
26/00485/FULL App date 23 Feb 2026 Comments to RBWM 23 March 2026 CIL N/A	1no. bay window and alterations to fenestration. Welkin Hurst Winter Hill Cookham Maidenhead SL6 9TT Rob Sharp	CNP	
26/00528/CLAMA App date 23 Feb 2026 Comments to RBWM 23 March 2026 CIL N/A	Prior approval for the change of use of the Old Barn and the Old Stables from commercial, business and service use (Class E) to residential use (Class C3) for 3no. dwellings. Kings Coppice Farm Grubwood Lane Cookham SL6 9UB Mr Adrian Gould	CNP Conservation Area Green Belt	

Application Number	Current Applications for Tree Works.	Planning Policies	Parish Council Decision
26/00342/TCA App date 9 Feb 2026 Comments to RBWM 10 March 2026	(T1) Oak - remove 2 lowest limbs growing over / towards conifer and 1 lowest limb growing towards driveway, to leave canopy at a more uniform height; (T2) Conifer - reduce height by up to 1.5m bringing canopy close to previous pruning points, trim all over to	CNP Conservation Area Green Belt	No Comment

	contain and improve shape and (H1) Mixed hedge - mainly laurel with yew and holly - reduce height of all to current lowest point, leaving as level as possible. Queens Gate Kings Lane Cookham Maidenhead SL6 9AY Mrs Nicola Starkey		
26/00408/TPO App date 13 Feb 2026 Comments to RBWM 16 March 2026	T4 - T5 Oak - Tip reduce longest lateral southern side by 2m, leaving a spread of 8m and crown lift to 4m above ground level (030/2008/TPO). Alfred Major Recreation Ground High Road Cookham Maidenhead Cookham Parish Council	CNP	
26/00372/TCA App date 10 Feb 2026 Comments to RBWM 16 March 2026	Remove conifer (shown) 2 Vicarage Close Cookham Maidenhead SL6 9SE James And Sarah Lord	CNP Conservation Area	
26/00496/TCA App date 26 Feb 2026 Comments to RBWM 27 March 2026	2 no. Crab Apple Trees - Fell and grind out stump. Cookham Nursery School Station Hill Cookham Maidenhead SL6 9BT Mrs Amy Rodger	CNP Conservation Area	

The following are noted: -

Application Number	Notices for Information Only	Planning Policies
26/00400/CPD App date 23 Feb 2026 Comments to RBWM N/A Determination: 20 April	Certificate of lawfulness to determine whether the proposed detached pool house incidental to the main dwelling is lawful. Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA Mr Simon Sharp	CNP
26/00442/CPD App date 18 Feb 2026 Comments to RBWM N/A Determination: 15 April	Certificate of lawfulness to determine whether the proposed 2no. outbuildings incidental to the main dwelling, rear terrace, rear patio with hot tub, new pond to replace existing swimming pool, hardstanding and landscaping are lawful. Winterdown Stone House Lane Cookham SL6 9TP Mr and Mrs Levin	CNP Conservation Area Green Belt

7. RBWM Decisions

25/02989/CLU	Dove Cote Winter Hill Cookham SL6 9TU	Withdrawn
26/00060/Full	Garages 1 and 44 Windmill Road Cookham	Withdrawn
25/03207/VAR	Pound Field, Open Space, Terrys Lane, Cookham	Refuse
25/03214/CONDIT	Site A Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03215/CONDIT	Site B Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03219/CONDIT	Site A Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03226/CONDIT	Site B Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03230/CONDIT	Site B Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03231/CONDIT	Site A Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03232/CONDIT	Site B Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03233/CONDIT	Site B Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved

25/03236/CONDIT	Site A Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03241/CONDIT	Site B Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03244/CONDIT	Site B Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
26/00256/NMA	Site A Open Field North of Lower Mount Farm, Long Lane, Cookham	Permitted
25/03252/Full	The Sanctum on the Green, Cookham Dean, Cookham, SL6 9NZ	Refuse
25/03253/VAR	Locksley Terrys Lane, Cookham, SL6 9RT	Permitted
25/03276/PDX	2 Grange Lane, Cookham, SL6 9RP	Prior approval not required
25/03307/LBC	Dovecote and West Dean White Place Farm Sutton Rd, Cookham	Permitted
25/03341/Full	2 Overton Cottages, Kings Lane, Cookham, SL6 2BA	Permitted
26/00135/NMA	Spring Cottage, Spring Lane, Cookham, SL6 9PW	Permitted
26/00200/CONDIT	Land at Norhaven Grange Road, Cookham	Approved
25/03296/Full	1 Spencers Lane Cookham SL6 9JX	Permitted
25/03306/Full	Dovecote and West Dean White Place Farm Sutton Rd, Cookham	Permitted
25/03334/Full	Land Adjacent to Huntsman House Church Road Cookham Dean	Permitted
25/03339/Full	Southleigh & Williams High Street Cookham	Permitted
25/03370/CPD	Garage Mill House, East Mill Lane, Cookham, SL6 9QT	Permitted
26/00047/TCA	Kings Arms, High Street, Cookham, SL6 9SJ	Permitted
26/00049/TCA	Devon Cottage, Kings Lane, and Shy Hamlet Dean Lane Cookham	Permitted
26/00065/TCA	Sir Bernard Miller Centre, The Odney Club, Odney Lane, Cookham	Permitted
26/00067/CONDIT	Huntsman House, Church Road, Cookham, SL6 9PG	Approved
25/03222/CONDIT	Site B Open Field North of Lower Mount Farm Long Lane Cookham	Approved
25/03223/CONDIT	Site A Open Field North of Lower Mount Farm Long Lane Cookham	Approved
25/03349/LEG	Site B Open Field North of Lower Mount Farm Long Lane Cookham	Permitted
25/03350/LEG	Site A Open Field North of Lower Mount Farm Long Lane Cookham	Permitted
25/03380/Full	149 Whyteladyes Lane Cookham SL6 9LF	Refuse
26/00076/Full	91 Westwood Green, Cookham, SL6 9DE	Permitted
26/00161/TCA	Gantry House, School Lane, Cookham, SL6 9QN	Permitted
26/00208/CONDIT	Lower Mount Farm, Long Lane, Cookham, SL6 9EE	Approved
26/00211/CONDIT	Lower Mount Farm, Long Lane, Cookham, SL6 9EE	Approved
26/00239/TCA	Byford Berries Road, Cookham, SL6 9SD	Permitted

8. 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>
 - To ratify CPC response to the above, to be discussed in meeting.
 - Letters to MPs.
9. 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).
 - Enquiry about lowering speed limit outside site to 30mph.*
 - Enquiry about site information noticeboards.
 - Capacity of foul water drainage system.
 - b) proposed Crematorium development.
 - c) Church Commissioners' intended Cemetery Field development
 - d) planning application 25/00362/FULL for Riverside, Berries Road
 - e) 25/02046/FULL - Equestrian Development at Lower Mount Farm, Choke Lane
 - f) preparation of CPC's objection to the following application

<p>26/00354/FULL App date 10 Feb 2026 Comments to RBWM 17 March 2026 CIL Applies</p>	<p>Proposed integrative cancer care clinic to accommodate Synthesis Clinic and the National Centre for Integrative Oncology (NCIO) charity and associated facilities consisting of a cafe and farm shop including herb processing space, four patient lodges, a replacement residential dwellinghouse for the estate manager, car parking, estates office and bike store, service/utilities building, upgraded vehicular and pedestrian access including new entrance gates, farm maintenance tracks, surface water drainage works, and hard and soft landscape works including biodiversity enhancements. Grange Farm Grange Road Cookham Maidenhead Dr Nina Fuller-Shavel</p>	<p>CNP</p>	<p>Object (decided in Full Council Meeting 3rd March 2026)</p>
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Including enquiry about designation of Grey Belt land in applicant's documentation*.

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

- a) Application: 25/02970/Full: Check of land registry to establish ownership of the amenity land.
- b) Concern regarding tree felling and potential bat habitat at Cookham Water Treatment Centre, Whyteladies Lane*.

11. 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 large and intrusive sign at Cannondown Road developments.
- g) enforcement report to RBWM Ward Councillors*.

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

[Introduction to Planning for Local Councils](#) HALC online course on 9th June 6.30pm – 9pm £59 + VAT
[Making Effective Planning Representations](#) HALC Making Effective planning representations online
 21st April 6.30pm – 9pm £53.50 + VAT

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 7th April 2026 at 7.30pm in the Community Room at Cookham Library.