

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 10th February 2026 at 7.30 pm.

PRESENT: Cllr J. Edwards Chair, B. Perry, C. Aisladie, L. Austin, M-L Kelloway, R. Kelloway, and Mr D Scarff.
Also Present: Assistant Clerk, nine members of the public,

Open Forum

The owner and planning consultant for Grange Farm attended. They showed the plans for the center, explaining it would be center for cancer treatment with lodges for patients and their families who need to stay. There are also day clinics with medical facilities, plus a café and farm shop. Full details are available on the RBWM Planning site or can be emailed on request by Grange Farm.

There was a Q&A session with Grange Farm representatives, Dr Nina Fuller-Shavel and Mr Simon Handy from Pegasus Planning, councillors, and several members of the public.

- 1) Height of the new buildings.
 It was asked whether the new buildings would be higher than the existing ones.
 Grange Farm explained the landscaping of the site had been an important part of their plans. The ridgeline of the clinic and café will be 0.5 meters higher than the existing buildings, which had been kept to a minimum by the buildings being set lower in the ground. A pond, plus planting and embankment will be installed to combat any flooding.
- 2) Traffic
 There was concern regarding increased traffic level created by the clinic and its construction.
 Grange Farm's traffic study had given a possible increase of one additional car every three minutes during the peak time. Grange Farm representatives explained that traffic safety had been considered in the application, with the road junction potentially being altered and an additional public footpath to the entrance to the site. They also anticipated that they would be asked for extra measures to cope with increased traffic. The construction of the clinic would be in phases to try and keep additional heavy traffic down. Dr Fuller-Shavel would be on site during this time to address any problems.
- 3) Car Parking on Site
 Grange Farm representatives were asked how many car parking spaces there would be once the clinic was opened. There will be fifty parking spaces in total. This will include visitors, patients and all those employed on the site.
- 4) Levels of Occupation
 Grange Farm representatives were asked how many people the lodges could accommodate.
 They explained the lodges were single storey and designed for a stay of one to two weeks. The total number of occupants would be ten for all lodges.
- 5) Why is the Centre in Cookham
 Grange Farm representatives were asked why the centre is being built in Cookham at all when a substantial amount of money had just been announced for the Royal Marsden Hospital, a centre for oncology.
 Dr Fuller-Shavel explained that this would not be large enough to address all needs. Cookham could provide a more peaceful environment than the Marsden. Families could stay on site and locally if required.
- 6) Fencing
 Plans showed a fence within Grange Farm's boundary. Grange Farm representatives explained this is to provide access for agricultural vehicles so they can cut the hedges.

Before leaving the meeting Grange Farm representatives clarified that the current traffic counter within the vicinity was for Bradcutts Lane, not the farm.

- 7) Cllr Perry asked if the Grey Belt area mentioned in the application had been confirmed with RBWM. Grange Farm representatives indicated that the Grey Belt had been part of the application but not confirmed by RBWM. It was unclear as to the exact situation.

Primrose Farm, Bradcutts Lane

An application had recently been submitted by Mr S Taylor. He confirmed that he would be the only user of the proposed workshop. Also, that the application included a wrap-around garden, plus there is an orchard on land adjacent to the application. He had no questions for the Councillors.

Grange Farm representatives Simon Handy and Dr Fuller-Shavel, and seven members of the public, left the meeting at 8.15pm.

Mr Taylor left the meeting at 8.20pm.

1. Apologies.

Cllr T. Caen

2. Declarations of Interest.

Cllr Edwards declared an interest in the application for Sandpipers, being a near neighbour.

3. To approve the minutes of the meeting of 13th January 2026

Approved by Cllrs J. Edwards, L. Austin, and C. Aisladie.

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

All matters to be dealt with on the agenda.

5. Items brought forward in the agenda.

Item 8e) (Grange Farm update) and Item 5 26/00116/OUT (Primrose Farm) were discussed at the beginning of the meeting,

- 6. 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
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	CPC notes this application proposes an increase in the number of bedrooms from 3 to 4 for this property. We request the application specifies how the appropriate number of parking spaces to accommodate this increase will be achieved. Ratified.
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	Objection. See comments below.
26/00060/FULL: - Objection. Cookham Parish Council objects to this application on the following grounds: - Parking for this proposed development is inadequate, with two of the four-bedroom properties only having access to two rather than three parking spaces. This is contrary to the CPNP (Cookham Parish Neighbourhood Plan) Appendix 7, and the RBWM Parking Strategy SPD (2004) for an area of poor accessibility. We dispute the applicants' assertion that this development is in an area of high accessibility, as the shortest pedestrian access route to village shops and other facilities in Cookham Rise is via unmade, unlit paths across the Alfred Major Recreation ground.		

There are also four prominently located parking spaces not set back from the frontage of the houses in the proposed development, contrary to Policy C-CP2; 'Rural Settlement Character' Section 1h) of the CPNP. In addition, there is no provision in the proposed development for the reinstatement of green verges, contrary to Policies C-CP2; Rural Settlement Character' Section 1d) of the CPNP. There is also no continuation of the pavements on Windmill Road into the proposed development, contrary to BLP Policy QP3 Section 1d.

Overall, the application is contrary to Sections 4.3 and 8.6 of the CPNP, as the proposed development does not comply with Appendix 1 of the CPNP, Design Guides and Codes, sections DC02 and CR04, or Appendix 2 of the CPNP, Village Design Statement, Guidance G.16.

We are also concerned by the removal of parking spaces for the owners of other properties in the area, who we understand have long-standing rights to park on the land subject to this application. Many of the neighbouring properties on Windmill Road do not have parking provision in their front gardens, as space was designed to park and garage their cars on the land subject to this application. Complete removal of this parking space will increase on-road parking, and the conversion of front gardens to drives in Windmill Road and thus harm the amenities of neighbouring properties.

We note that Windmill Road is narrow and on-street parking is only possible on one side of the road, and that the parking survey referred to in the Transport Statement for the proposed development is more than two years out of date. Despite this, the car parking survey in Appendix B of the transport statement shows that 5 cars were parked on the garage area proposed for development for both nights of the survey. If similar numbers of cars are required to be parked close by, then the residents of 10-20 Windmill Road will potentially no longer be able to park easily near their houses.

In addition, we request that the pedestrian, vehicle access, and parking rights of those residents in Windmill Road who access their properties across the proposed development are clarified in this application.

We also request that pedestrian access from Whyteladyes Lane to Windmill Road is provided through the proposed development covered by this application. This will be important to provide enhanced pedestrian access between the new development of 200 houses off Cannondown Road, via Arthur Close, to Cookham Rise Primary School, the Alfred Major Recreation Ground, and the option to walk to shops in Cookham Rise via Peace Lane, in compliance with BLP policy QP3 Section 1d. There is an existing passage from Whyteladyes Lane, which we believe is owned by the applicant, which could connect with the proposed development. If this is not possible, then provision should be given in the design for the proposed development to facilitate access from Whyteladyes Lane to Windmill Road via the adjacent Gas Holder site, which is designated in the BLP as Site AL36, for redevelopment for approximately 50 dwellings.

Finally, we request that, given that we understand the land formerly provided council-owned parking amenity, and that the owner of the land has a commitment to providing affordable housing solutions, that the proposed housing should be for affordable social rent or key worker homes.

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	No Comment
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	Objection. See comments below.

25/02970/FULL - Objection

Cookham Parish Council objects to this application, which proposes to remove a native hedge and reduce access to common amenity land in Spencer's Lane, The proposed line of the fence is in front of the line of the existing hedge and would also enclose some grass verge which is at present accessible to all residents. The proposed removal of the existing hedge and installation of a six-foot closed fence would adversely affect biodiversity, reduce the natural screening of properties in Whyteladyes Lane, and be detrimental to the nature of this part of the street scene, which is at present in keeping with the semi-rural nature of Cookham. The proposal is therefore contrary to the Cookham Parish Neighbourhood Plan (CPNP) Policy C-DP1: High Quality Design, Section 2h); CPNP Policy C-DP2: Rural Settlement Character, Sections 1d) and f); CPNP Policy C-EN1: Biodiversity, Section 1; and CPNP Policy C-EN2: Green Infrastructure and Corridors, Sections 1-4.

<p>26/00136/FULL App date 22 Jan 2026 Comments to RBWM 20 February 2026</p>	<p>Part single part two storey rear extension, first floor rear balcony with glass balustrade and alterations to fenestration. Spring Cottage Spring Lane Cookham Dean SL6 6PW Mr Paul Garner</p>	<p>No Comment</p>
<p>26/00135/NMA App date 20 Jan 2026 Comments to RBWM NA</p>	<p>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</p>	<p>No Comment</p>
<p>26/00176/FULL App date 26 Jan 2026 Comments to RBWM 26 February 2026</p>	<p>New outdoor covered learning space. Cookham Dean CE Primary School Bigfrith Lane Cookham SL6 9PH Mrs Fenella Reekie</p>	<p>No Comment</p>
<p>26/00116/OUT App date 16 Jan 2026 Comments to RBWM 18 February 2026</p>	<p>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</p>	<p>No Comment</p>
<p>26/00041/VAR App date 26 Jan 2026 Comments to RBWM 23 February 2026</p>	<p>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</p>	<p>No Comment</p>
<p>26/00229/FULL App date 26 Jan 2026 Comments to RBWM 27 February 2026</p>	<p>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</p>	<p>No Comment</p>

Application Number	Current Applications for Tree Works.	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	No Comment Ratified on 10/2/26
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	No Comment Ratified on 10/2/26
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	No Comment
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	No Comment

<p>26/00248/TPO App date 28 Jan 2026 Comments to RBWM 2 March 2026</p>	<p>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</p>	<p>No Comment</p>
<p>26/00239/TCA App date 28 Jan 2026 Website states: Comments to RBWM NA</p> <p>Waiting for the emailed notification with the deadline for comments.</p>	<p>(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 3.m, 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</p>	<p>No Comment</p>
<p>26/00300/TCA App date 3 Feb 2026 Comments to RBWM 5 March</p>	<p>Fell 1 no. Ash tree The White Oak The Pound Cookham SL6 9QE Mr James Lyon-Shaw</p>	<p>CPC requests that the tree to be felled is replaced at an appropriate position on the property with a suitable, preferably native, species.</p>

Action: Application 25/02970/Full: Asst Clerk to request the Clerk to check the land registry to establish ownership of the amenity land.

Notices for Information Only. – No Comments

Application Number	Notices for Information Only	Planning Policies
<p>25/03370/CLD 23 Dec 2025 Comments to RBWM NA</p>	<p>To determine whether planning permission 22/02416/FULL has lawfully commenced/implemented. Garage Mill House East Mill Lane Cookham SL6 9QT</p>	<p>CNP</p>
<p>26/00017/CPD App date 13 Jan 2026 Comments to RBWM NA</p>	<p>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</p>	<p>CNP Conservation Area Green Belt</p>

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

No Comments made on the 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, LS6 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

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>

Please come to the meeting with any comments you wish to make on the above.

Cllr Edwards expressed her concerns that many Green Belt, environmental and heritage protections will be further weakened by the proposed changes to this policy.

Cllr Perry shared the same concerns but felt any parish objections might have limited impact as most responses to the consultation would be from developers.

Action: Cllr Edwards to ask Troy Consultants if they could produce a response to the consultation. Budget was set at £1,000 (ex VAT).

Action: Cllr Edwards to contact Joshua Reynolds MP for Cookham and Jack Rankin MP for Windsor to express CPCs concerns about the proposed changes to this policy and their lack of democratic scrutiny.

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).

- 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'.

Cllr Edwards thanked Dick Scarff, as a representative of the Cookham Society, for his work challenging Thames Water on their initial response to the conditions that the sewage system was adequate.

- Concerns about safety of schoolchildren from Cookham on their way to school in Maidenhead Cllr Edwards had written to Mr Westlake, RBWM and received a reply stating while whilst they had passed on the CPC's safety concerns to the developer, the requested changes to the conditions for the site would not be enforceable.

Action: Cllr Edwards to request Cllr Mark Howard to ask RBWM if the 30mph speed limit could be extended in front of the development site along Cannondown Road.

Action: Cllr Edwards to write to Nick Westlake to ask why noticeboards specified by CEMP conditions, displaying site contact details in case of public concerns, are not visible on this site.

- Any further information received by Dick Scarff on flooding and drainage. Dick Scarff has requested this under and FOI from Thames Water
- Enforcement action on Cannondown Road site re: sign – see Item10f) below.

b) proposed Crematorium development.

CPC's objections from Troy and Cllr Perry were submitted ahead of the community comments deadline last month. An excellent objection from Cliveden Hotel has also been submitted to RBWM planning.

Action: Cllr Edwards to send Troy consultants a copy of the objection from Cliveden Hotel to the proposed crematorium development.

c) Church Commissioners' intended Cemetery Field development

No updates.

d) planning application 25/00362/FULL for Riverside, Berries Road

Expected to come to Panel on 26th February.

Action: Cllr Edwards to speak on behalf of CPC when 25/00362/FULL for Riverside, Berries Road comes to Panel.

e) any updates on the intended Grange Farm development.

Cllr Perry commented if there was agreement regarding the grey belt line prior to the application being submitted this was inappropriate.

Action: Cllr Edwards to email Nick Westlake to ask if the Grey Belt boundary referenced in the Grange Farm application had been confirmed. Cllrs Howard and Brar to be copied.

10. 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 Panel of 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>

Cllr Edwards spoke on this application at Panel to raise concerns with inaccuracies and bias in the Officer's Report. Cllr Howard followed up on the concerns raised with a meeting with the RBWM planning department. The application was deferred and is expected to be returned to Panel in February or March with an updated Officer's Report.

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.

It was agreed that CPC would not submit any comments.

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

Before detailed discussion started, Cllr Edwards explained that Cllr Austin would be taking over responsibility for following up on enforcements and working with the Assistant Clerk on new ones.

- a) enforcement request 25/50039/ENF for gym and swimming pool in football pavilion next to Lower Mount Farm. It is possible there is some confusion over this request, as it was confirmed by Cllr Edwards that there are two gyms on the Lower Mount Farm site. The enforcement request is not against the gym by the Formal Hire shop, but the other gym in the football pavilion next to the football pitch.
Action: Cllr Austin to ask Cllr Howard to follow up on 25/50039/ENF.
- b) enforcement request 25/50262/ENF for barn 23/01985/AGDET erected in Poundfield.
No updates.
- c) enforcement request 25/50263/ENF for further barn in Coney Meadow.
No updates.
- d) enforcement request 25/50282/ENF for replacement barn 24/02128/FULL erected in Poundfield.
No updates.
- e) enforcement request for the removal of the tunnels used for rearing turkeys.
Action: Cllr Perry to follow up with RBWM enforcement by March at the latest as that is when the turkey rearing begins.
- f) enforcement action 25/50310/ENF for Cannondown Road developments.
Enforcement request for large 'Bellways' signs is still active but apparently low priority.
- g) enforcement report to RBWM Ward Councillors. *
Action: Cllr Austin to send this month's updated enforcement report to RBWM Ward Councillors.

12. Procedure for approval of application comments with due dates falling before the next planning meeting.
Cllr Edwards reminded planning councillors that she has set up a WhatsApp group she will use to notify councillors of applications that need comments, via councillor email, before the next planning meeting.

13. To discuss possible training for members of the CPC planning committee, especially any new members.
Action: Asst Clerk to circulate to councillors training information from HALC, part of the National Association of Local Councils.

14. Unavailability of RBWM Planning Portal.
It has been noticed by planning councillors that the site is often unavailable on Tuesday afternoon, and sometimes on other days.
Action: Asst Clerk to request confirmation from the RBWM planning department of any times when the planning portal is regularly unavailable.

15. Any other business (by permission of the Chair) and upon which no decision may be made.
No other business was raised.

The meeting finished at 9.20pm.

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

Summary of Actions – Planning Meeting February 2026

Asst Clerk	<p>Item 5) Application: 25/02970/Full: Asst Clerk to request the Clerk to check the land registry to establish ownership of the amenity land.</p> <p>Item 12) Asst Clerk to circulate to councillors training information from HALC, part of the National Association of Local Councils</p> <p>Item 13) Asst Clerk to request confirmation from the RBWM planning department of any times when the planning portal is regularly unavailable.</p>
Cllr Austin	<p>Item 11a) Cllr Austin to request Cllr Howard to follow up on 25/50039/ENF.</p> <p>Item 11g) Cllr Austin to send this month's updated enforcement report to RBWM Ward Cllr Mark Howard, copy Cllr Mandy Brar.</p>
Cllr Edwards	<p>Item 8a) Action: Cllr Edwards to request Troy Consultants to produce a response to the NPPF consultation (latest date for submission 8th March 2026). Budget was set at £1,000 (ex VAT). Action: Cllr Edwards to write to Joshua Reynolds MP for Cookham and Jack Rankin MP for Windsor to express CPCs concerns about the proposed changes to this policy and their lack of democratic scrutiny.</p> <p>Item 9a) Action: Cllr Edwards to request Cllr Mark Howard to ask RBWM if the 30mph speed limit could be extended in front of the development site along Cannondown Road. Action: Cllr Edwards to write to Nick Westlake to ask why noticeboards specified by CEMP conditions, displaying site contact details in case of public concerns, are not visible on the Cannondown Road development site.</p> <p>Item 9b) Cllr Edwards to send Troy consultants a copy of the objection from Cliveden Hotel to the proposed crematorium development.</p> <p>Item 9d) Cllr Edwards to speak on behalf of CPC when 25/00362/FULL for Riverside, Berries Road comes to Panel.</p> <p>Item 9e) Cllr Edwards to email Nick Westlake to enquire whether the Grey Belt boundary referenced in the Grange Farm application has been confirmed. Cllrs Howard and Brar to be copied.</p>
Cllr Perry	<p>Item 11e) Cllr Perry to follow up with RBWM enforcement request for removal of polytunnels by March at the latest as that is when the turkey rearing begins.</p>