

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 13th January 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, 3 members of the public,

Open Forum

Two members of the public spoke of their concerns regarding the siting of the potential new crematorium, application 25/03313/Full. Their primary concern is the narrowness of the surrounding roads. They felt the roads were too narrow to accommodate the extra traffic. Large farm vehicles, as well as ordinary traffic use the roads, meaning that funeral corteges may need to reverse if they use this route to the Crematorium. This would be a distressing experience for those involved. Extra traffic would be using local roads, where large scale developments are planned, including Marlow and Cookham itself, leading to increased traffic on the smaller roads in the area, and potentially increasing the potential delays for funerals. Local roads approaching the proposed site are prone to flooding, particularly under the railway bridge Spring Lane is prone to freezing.

Mr Karavias presented his reasons for asking for the diversion of the footpath that runs between his garden and paddock, to the perimeter of the paddock. These included lack of privacy, the unauthorised use of the stable by the public, and worries about safety of his children if they wanted to use the paddock more. If the diversion was approved, the path would be widened and hardcore used to improve accessibility. Mr Karavias said he had discussed these plans with his neighbour who raised no objections.

1. **Apologies.**
Cllr T. Caen
Action: Cllr Aisladie to remind all councillors to send apologies by email.
2. **Declarations of Interest.**
None to declare
3. **To approve the minutes of the meeting of 11th November and 9th December 2025**
Both sets of minutes were approved by Cllrs B Perry, J. Edwards, L. Austin
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): -**

The following application was brought forward to the beginning of the item: -

Application 25/03313/Full Erection of a crematorium with ceremony hall and memorial arboretum: -
Councillors discussed the concerns raised by residents in Open Forum. Additional concerns were raised about pollution from emissions from the crematorium and due to the scattering of ashes may also affect the surrounding local environment. These could also impact on users of the nearby gym, surrounding footpaths, bridleways and nearby equestrian facilities.

Action: Cllr Perry to pass all additional objections to the crematorium raised in this meeting to Troy Planning for inclusion, if possible, in their objection to the RBWM on behalf of Cookham Parish Council. If this is not possible, then Cllr Perry will submit the additional objections himself on behalf of CPC.

Application Number	Current Planning Applications.	Parish Council Decision
25/03175/FULL App date 4 Dec 2025 Comments to RBWM 5 January 2026	Single storey extension to east elevation, new raised patio, steps and alterations to fenestration following demolition of existing element. Riversteps Gibraltar Lane Cookham Maidenhead SL6 9TR Mr and Mrs Worsfold	No Comment Ratified
25/03144/Full App date 4 Dec 2025 Comments to RBWM 6 January 2026	The temporary siting of a static caravan for 18 months. The Chequers Dean Lane Cookham Maidenhead SL6 9BQ Mr Mark Boulding	No Comment Ratified
25/03207/VAR App date 8 Dec 2025 Comments to RBWM 6 January 2026	Variation (under Section 73A) of Condition 4 (Biodiversity Enhancements) approved under planning permission 24/02128/FULL for a replacement cattle barn. Pound Field Open Space Terrys Lane Cookham Maidenhead M T Brierley	Objection See comments below. Ratified
25/03207/VAR Cookham Parish Council OBJECTS to this application. This 'replacement' barn is currently subject to dispute over its dimensions, position, and building materials with respect to those permitted for application 24/02128/FULL. It would set a poor precedent and would be potentially prejudicial to ongoing investigations for the RBWM to agree to vary retrospectively an important further condition on biodiversity enhancements for the permission granted for 24/02128/FULL which has clearly been broken. Furthermore, if the bird boxes specified by Condition 4 were installed and occupied by birds before the outcomes of the dispute over this barn are determined, this would potentially delay any further actions required in remediation following the resolution of the dispute. Instead, the RBWM should determine and apply any appropriate sanctions and restitutions to the breaking of Condition 4 (Biodiversity Enhancements) in the context of the disputed status of this barn. .		
25/03252/FULL App date 8 Dec 2025 Comments to RBWM 8th January 2025	Construction of building ancillary to the hotel. The Sanctum On The Green Cookham Dean Common Cookham SL6 9NZ M and L Christie	Objection. Please see comment below. Ratified
25/03252/FULL. This application for a café and shop, which will be open to non-residents of The Inn on the Green/ Sanctum on the Green, may potentially result in significantly increased and sustained disturbance of the presently largely quiet and rural character of Cookham Dean's Green Belt Conservation Area around Cricket Common. Cookham Dean is a dispersed and rural village, and it is not clear that even if the proposed café and shop only served residents in Cookham Dean, that most of them would be willing or able to walk to them. The estimated increased footfall, the proposed opening hours of the shop and café to non-residents, and whether the café intends to use the outdoor space next to the proposed building should ideally be clarified for this application. More detailed estimates of the expected increase in noise, traffic, and any parking around Cricket Common, and the resulting impact on nearby residents, would also be helpful. Any permissions granted should include appropriate conditions to minimise the resulting disturbance from the proposed development, including potential disturbance from increased noise, traffic and the possibility of overflow parking on the nearby roads and Cricket Common, to neighbours and residents of Cricket Common and nearby. Any permissions should also, if possible, include conditions to minimise these potential issues should, in future, the currently intended use of the facilities change, and they be used for large functions. CPC requests that the RWBM take fully into account the concerns of neighbouring residents in determining the result of this application.		
25/03253/VAR App date 10 Dec 2025 Comments to RBWM 9 January 2026	Variation (under Section 73) of Condition 7 to substitute those plans approved under 25/00771/FULL for a Part single, part two storey, part first floor front/side/rear extension, 1no. rear Juliet balcony, raising of the eaves and ridge, relocation of the existing access with new dropped kerb and alterations to fenestration following demolition of existing elements with amended plans. Locksley Terrys Lane Cookham SL6 9RT Mrs Ruth Smith	No Comment Ratified

<p>25/02989/CLU App date 12 Dec 2025 Comments to RBWM 12 January 2025</p>	<p>Certificate of lawfulness to determine whether the existing use as a residential annexe to the existing dwelling house Dove Cote is lawful. Dove Cote Winter Hill Cookham Maidenhead SL6 9TU Mrs K Cunningham Walker</p>	<p>CPC requests that, if possible, a condition is added to any permissions granted to ensure the annexe remains subsidiary to the main dwelling. Ratified</p>
<p>25/03306/FULL App date 15 Dec 2025 Comments to RBWM 13 January 2026</p>	<p>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 stables. Dovecote And West Dean White Place Farm Sutton Road Cookham Maidenhead Mr Edward Powell</p>	<p>No Comment Ratified</p>
<p>25/03296/Full App date 12 Dec 2025 Comments to RBWM 12 January 2026</p>	<p>Single storey side extension, first floor rear extension, raising of the eaves and ridge, 2no. rear dormers and alterations to fenestration. 1 Spencers Lane Cookham Maidenhead SL6 9JX Jack And Emma Dugdale</p>	<p>Objection: See comments below. Ratified</p>
<p>25/03296/Full – OBJECTION. Although the proposed rear dormer windows for this application have been adjusted since the previous application 24/02700/FULL for this property, this application still appears to require the same or very similar increase in the elevation of the ridge height of the dwelling as for 24/02700/FULL. Cookham Parish Council therefore objects to this proposal because the proposed increase in height for the dwelling would be unharmonious with neighbouring buildings and not complementary to the street scene, contrary to CPNP Policy C-DP1: High quality design Sections 2b), 2c) and 2g), in addition to being contrary to VDS policies G6.9a, G6.10 and G6.11.</p>		
<p>25/03313/Full App date 15 Dec 2025 Comments to RBWM 14 January 2026</p>	<p>Erection of a crematorium with ceremony hall and memorial arboretum, associated use of land, PV array, vehicular access, parking, landscaping, pavement and road widening along Long Lane. Land To The South of Lower Mount Farm Long Lane Cookham Maidenhead Mr R Evans</p>	<p>Strong Objection. Detailed objections to follow separately.</p>
<p>25/03339/FULL App date 16 Dec 2025 Comments to RBWM 16 January 2026</p>	<p>Two storey rear extensions with 1no. Juliet balcony. A loft conversion with 2no. rear rooflights to Southleigh. Southleigh & Willianns High Street Cookham Maidenhead Emma Buckland Roger Handcock and Trevor Handcock-Williams</p>	<p>No Comment</p>
<p>25/03341/FULL App date 17 Dec 2025 Comments to RBWM 20 January 2026</p>	<p>Single storey rear extension with stepped retaining walls following demolition of existing rear element. 2 Overton Cottages Kings Lane Cookham Maidenhead SL6 9BA Mr and Mrs Mercieca</p>	<p>No Comment</p>
<p>25/03334/Full App date 22 Dec 2025 Comments to RBWM 19 January 2026</p>	<p>Change of use of agricultural land to extend existing residential garden (Retrospective) Land Adjacent To Huntsmans House Church Road Cookham Dean Maidenhead Jon Begg</p>	<p>Objection. See comments below.</p>

<p>25/03334/Full - Objection.</p> <p>This is a substantial plot of agricultural land, with approximately the same area as the existing residential garden of Huntsman's House. The agricultural land in question is in a prominent position near the top of an open slope on the edge of Cookham Dean Conservation Area and is in an important area of Green Belt strongly contributing to the separation of Cookham Rise and Cookham Dean. Loss of agricultural land in this area therefore significantly harms the openness and the rural nature of the Green Belt.</p> <p>Huntsman's House is a much larger dwelling than the one it replaced in 2017 and has recently gained planning permission for a further substantial extension, thus further diminishing its garden area. Allowing this property to 'replenish' its garden area from adjacent agricultural land would set a concerning precedent for other properties at the rural edges of Cookham, and would contribute to 'creeping urbanisation', contrary to Cookham VDS Guidance G6.4.</p> <p>CPC requests that retrospective planning to extend the existing residential garden is refused, and that the land is returned to agricultural use in a sensitive fashion which preserves or increases its biodiversity.</p>		
<p>25/03380/FULL App date 22 Dec 2025 Comments to RBWM 26 January 2026</p>	<p>New front porch, part single part two storey side/rear extension, 1no. flue and alterations to fenestration. 149 Whyteladyes Lane Cookham Maidenhead SL6 9LF Mr and Mrs Kersey</p>	<p>Objection This property has only a small front drive and no garage. The road outside the house is busy and already has issues with kerb-side parking. The proposed extension will increase the number of bedrooms in the property from three to four. More information is required to ensure that this application meets local and national parking standards, and that adequate space is provided for vehicles to turn around before leaving the property.</p>
<p>25/03362/FULL App date 5 Jan 2026 Comments to RBWM 3 February 2026</p>	<p>First floor rear extension incorporating remodelling of the master bedroom and bedroom 4 to create a master bedroom suite, with rear balcony off the bedroom and addition of a side wall Juliet balcony within the bedroom Whitegates Berries Road Cookham Maidenhead SL6 9SD Mr and Mrs Sarah and David Gaselee</p>	<p>No Comment</p>
<p>25/03370/CLD App date 17 Dec 2025 Comments to RBWM 20 January 2026</p>	<p>Certificate of lawfulness to determine whether planning permission 22/02416/FULL has lawfully commenced/implemented. Garage Mill House East Mill Lane Cookham Maidenhead SL6 9QT Mr G Murphy</p>	<p>No Comment</p>
<p>25/03303/VAR App date 22 Dec 2025 Comments to RBWM 19 January 2026</p>	<p>Variation (under Section 73a) of Condition 4 (Slab Levels) and Condition 9 (Approved Plans) to substitute those plans approved under 22/00921/FULL for a replacement dwelling, including the construction of an outdoor swimming pool and associated studio building with associated parking and landscaping, following demolition of the existing dwelling and outbuildings with amended plans. Green Banks Stone House Lane Cookham Maidenhead SL6 9TP</p>	<p>No Comment</p>

<p>25/03246/CONDIT App date 9 Dec 2025 Comments to RBWM 29 January 2026</p>	<p>Details required by Condition 13 (Surface Water Drainage), 14 (Foul Water) and 38 (Drainage Network) of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access. Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead Mr Oliver Fairman</p>	<p>CPC does not believe that sufficient evidence has been provided by Thames Water to support their claim that Cookham's foul water system can safely support this major new housing development without capacity upgrades to existing foul water pipes, particularly that under the Cannondown railway bridge. We request that sufficient evidence, if it exists, to support this claim is produced for scrutiny and verification by the RBWM planning department and concerned bodies such as Cookham Parish Council and the Cookham Society. CPC are also concerned at the poor resilience to flood of the recent electricity supply upgrades to the Lightlands Lane sewage pumping station. CPC fully supports the objections by The Cookham Society relating to 25/03246/CONDIT.</p>
<p>25/03247/CONDIT App date 9 Dec 2025 Comments to RBWM 29 January 2026</p>	<p>Details required by Condition 13 (Surface Water Drainage), 14 (Foul Water) and 36 (Drainage Network) of planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access. Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead</p>	<p>CPC does not believe that sufficient evidence has been provided by Thames Water to support their claim that Cookham's foul water system can safely support this major new housing development without capacity upgrades to existing foul water pipes, particularly that under the Cannondown railway bridge. We request that sufficient evidence, if it exists, to support this claim is produced for scrutiny and verification by the RBWM planning department and concerned bodies such as CPC and The Cookham Society. CPC are also concerned at the poor resilience to flood of the recent electricity supply upgrades to the Lightlands Lane sewage pumping station. CPC fully supports the objections by The Cookham Society relating to 25/03247/CONDIT.</p>

Application Number	Current Applications for Tree Works.	Parish Council Decision
<p>25/03308/TPO App date 19 Dec 2025 Comments to RBWM 16 January 2026</p>	<p>As per schedule of work from tree survey provided (002/1968/TPO). Land At White Place Farm Sutton Road Cookham Maidenhead Andrew Sutherland</p>	<p>CPC requests that the black poplar to be felled is replaced with one or more native black poplars, as this is a rare and rapidly vanishing species characteristic of Cookham's position near the Thames.</p>

6. RBWM Decisions:

The following are noted: -

Application Number	Notices for Information Only	Planning Policies
25/03307/LBC App date 12 Dec 2025 Comments to RBWM NA	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 stables. Dovecote And West Dean White Place Farm Sutton Road Cookham Maidenhead Mr Edward Powell	CNP Green Belt
25/03301/CONDIT App date 12 Dec 2025 Comments to RBWM NA	Details required by Condition 6 (Biodiversity Enhancements) of planning permission 25/02574/FULL for a 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
25/03327/CONDIT App date 16 Dec 2025 Comments to RBWM NA	Details required by Condition 8 (External lighting scheme) of planning permission 25/01078/VAR for a Variation (under Section 73) without complying with Condition 2 (Materials) and Condition 12 to substitute those plans approved under planning permission 24/01513/FULL for a two-storey front extension, two-storey side extension, single storey rear extension with balcony above, garage conversion with new roof, new pergola, fence and gates and alterations to fenestration following demolition of existing elements with amended plans. Triboges Berries Road Cookham Maidenhead SL6 9SD Mr and Mrs Chris Wall	CNP Conservation Area Green Belt
App date 9 Dec 2025 Comments to RBWM NA	The following are details required by conditions of planning permission 23/02019/OUT for a hybrid application comprising: Full application for 160 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (western parcel, Site A); with an outline application for 5 self-build dwellings and associated parking where all matters are reserved except for access. Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead Mr Oliver Fairman	
25/03214/CONDIT	Details required by Condition 10 (External lighting)	CNP
25/03217/CONDIT	Details required by Condition 7 (Materials)	CNP
25/03219/CONDIT	Details required by Condition 8 (Noise)	CNP
25/03220/CONDIT	Details required by Condition 9 (Air quality) and 12 (CEMP)	CNP
25/03227/CONDIT	Details required by Condition 4 (Electric Vehicles)	CNP
25/03228/CONDIT	Details required by Condition 11 (Air Source Heat Pumps)	CNP
25/03233/CONDIT	Details required by Condition 18 (External Lighting Ecology)	CNP
25/03235/CONDIT	Details required by Condition 23 (Archaeological works including a WSI)	CNP
25/03236/CONDIT	Details required by Condition 33 (Bin collection points and recycling facilities)	CNP
25/03239/CONDIT Comments by 21 January 2026	Details required by Condition 15 (CEMP Biodiversity)	CNP

25/03242/CONDIT	Details required by Condition 37 (Additional Acoustic Survey)	CNP
25/03243/CONDIT	Details required by Condition 6 (Categories M4 of approved document part M)	CNP
25/03245/CONDIT	Details required by Condition 17 (Biodiversity Enhancements)	CNP
25/03246/CONDIT	Details required by Condition 13 (Surface Water Drainage), 14 (Foul Water) and 38 (Drainage Network)	CNP
<p>The following are details required by planning permission 23/02022/OUT for a hybrid application comprising: Full application for 34 dwellings (Use Class C3) with associated open space, hard and soft landscaping, SuDS, vehicular access, parking and all associated infrastructure on land off Cannondown Road, Cookham (eastern parcel, Site B); with an outline application for 1 self-build dwelling and associated parking where all matters are reserved except for access. Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead Mr Oliver Fairman</p>		
25/03215/CONDIT	Details required by Condition 10 (External lighting)	CNP
25/03216/CONDIT	Details required by Condition 7 (Materials)	CNP
25/03218/CONDIT	Details required by Condition 8 (Noise mitigation)	CNP
25/03221/CONDIT	Details required by Condition 9 (Air quality) and 12 (CEMP)	CNP
25/03222/CONDIT	Details required by Condition 5 (Energy and sustainability)	CNP
25/03226/CONDIT	Details required by Condition 4 (Electric Car Points)	CNP
25/03229/CONDIT	Details required by Condition 11 (Air Source Heat Pump)	CNP
25/03230/CONDIT	Details required by Condition 22 (Minerals and Waste)	CNP
25/03232/CONDIT	Details required by Condition 18 (Lighting - Ecology)	CNP
25/03234/CONDIT	Details required by Condition 23 (Archaeological works including a WSI)	CNP
25/03237/CONDIT	Details required by Condition 6 (Categories M4 of approved document part M)	CNP
25/03238/CONDIT	Details required by Condition 15 (CEMP - Biodiversity)	CNP
25/03241/CONDIT	Details required by Condition 33 (refuse storage and recycling facilities)	CNP
25/03244/CONDIT	Details required by Condition 17 (Biodiversity Enhancements)	CNP
25/03247/CONDIT	Details required by Condition 13 (Surface Water Drainage), 14 (Foul Water) and 36 (Drainage Network)	CNP

The large number of Condition applications was commented on, although these were for information only.

6. RBWM Decisions:

25/01997/Full	Annexe Reddaways, Dean Lane, Cookham, SL6 9AF	Permitted
25/02830/TPO	River Thames Island River Thames Windsor and Maidenhead	Permitted
24/02516/Full	Lower Mount Farm, Long Lane, Cookham, SL6 9EE	Permitted
25/02938/TCA	Brunswick House, The Pound, Cookham, SL6 9QD	Permitted
25/02946/CONDIT	Elmwood Dean Lane, Cookham, SL6 9AG	Approved
25/02467/Full	Huntsman House, Church Road, Cookham Dean, SL6 9PG	Permitted
25/02671/Full	9 South View Cottages, High Road, Cookham, SL6 9JW	Permitted

25/02932/CONDIT	Triboges. Berries Road, Cookham, SL6 9SD	Approved
25/03154/TCA	River Thames House, Stone House Lane, Cookham, SL6 9TP	Withdrawn
25/02891/TPO	Alfred Major Recreation Ground, High Road, Cookham	Permitted
25/02892/TCA	Cromwell Cottage, Alleyns Lane, Cookham, SL6 9AD	Permitted
25/02920/CPD	1 Halfway Houses, Maidenhead Road, SL6 6PP	Refuse
25/02972/CPD	4 Strande View Walk, Cookham, SL6 9DL	Refuse
25/03027/Full	The Byre Model Farm, Sutton Road, Cookham, SL6 9QX	Permitted
25/03038/TCA	Englefield Poundfield Lane, Cookham, SL6 9Y	Permitted
25/03355/CPD	Timber House, Hills Lane, Cookham, SL6 9NX	Refuse
25/03065/Full	Keeble Cottage, Graham Road, Cookham, SL6 9JQ	Permitted
25/03127/TPO	River Thames House, Stone House Lane, Cookham, SL6 9TP	Permitted

No comments on the RBWM decisions.

7. To receive any update on the progress of the following strategic planning matters and to consider any further steps
- a) Cookham Neighbourhood Plan
 - o Timescale for personal paper copies.
These were handed out to Councillors who were at the meeting.
Action: Assistant Clerk to request Clerk to supply remaining councillors with paper copies of the Neighbourhood Plan to Councillors at the next Council meeting.
 - b) request to RBWM for information on availability of S106 and CIL funds.
 - o To be taken in future in Full Council as it requires co-ordination with RBWM Ward Cllr Howard.
 - c) RBWM consultations
 - o No relevant planning consultations this month
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).
 - Cannondown Road condition documents posted by RBWM December 2025.
Responses by Cookham Society were noted.
 - Concerns about safety of schoolchildren from Cookham on their way to school in Maidenhead.
These were discussed by councillors.
Action: Cllr Edwards to write to the Planning Officer to raise these concerns.
 - Any further information received by Dick Scarff on flooding and drainage.
See Item 5, CPC comments on 25/03246/CONDIT and 25/03247/CONDIT.
 - Enforcement action on Cannondown Road site re construction activities and sign – see Item10f) below
 - b) proposed Crematorium development.
Covered earlier in the meeting
 - c) Church Commissioners' intended Cemetery Field development.
This will be discussed at the next Council meeting.
 - d) planning application 25/00362/FULL for Riverside, Berries Road
Waiting for an updated report from the Conservation Officer.
 - e) intended Grange Farm development
No updates had been received so carried over to the February meeting.
Action: Cllr Perry to contact owners of Grange Farm for an update on their plans for the site.
9. To receive any update on the following planning related matters and to consider any further next steps: -
- No relevant items this week
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.
There is confusion as to how many gyms there are around Lower Mount Farm.
Action: Cllr Edwards to visit the Lower Mount Farm site to clarify how many gyms are there, before the next meeting.
 - 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
Letter of support sent for residents' complaint against RBWM's handling of this, as agreed in full council meeting earlier this month.
- e) enforcement request for the removal of the tunnels used for rearing turkeys
No updates,
- f) enforcement action 25/50310/ENF for Cannondown Road developments.
RBWM planning enforcement have written to the developer, Bellways, to remind them that under the site conditions, no work should start until the CEMPs for both sites are agreed. Bellways had started archaeological work on both sites in December before the CEMP was agreed. RBWM are still investigating whether the sign at the site is compliant with planning rules.
- g) enforcement report to RBWM Ward Councillors
Action: Cllr Edwards to discuss delegation of CPC enforcement requests and follow-ups with Cllr Austin and Asst Clerk at meeting in January.

11. Procedure for approving application comments with due dates falling before the next planning meeting.
Cllr Edwards reminded the Committee that a list of applications would be circulated to planning councillors by email, for their comments, if the deadlines for these were before the next planning meeting. This is because firm time extensions for comments are no longer being given by the RBWM planning department.
Action: Cllr Edwards to set up a WhatsApp group to alert councillors to any email lists of applications needing comments.

12. 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.

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

Proposed footpath diversion. This item under any other business was brought forward to the beginning of the meeting.
Action: Cllr Perry to request Clerk to add an item to discuss this proposed footpath diversion to the next full Council meeting.

The meeting closed at 8.50pm

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

Signed _____

Dated _____

Summary of Actions – Planning Meeting January 2026

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 7a): Asst Clerk to request Clerk to supply remaining councillors with paper copies of the Neighbourhood Plan to Councillors at the next Council meeting.</p> <p>Item 12): 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 8a): Cllr Edwards to write to the Planning Officer to raise concerns about the safety of schoolchildren from Cookham on their way to school in Maidenhead due to hazards from heavy construction traffic from the Cannondown Road site.</p> <p>Item 10a): Cllr Edwards to visit the Lower Mount Farm site to clarify how many gyms are there, before the next meeting.</p> <p>Item 10g): Cllr Edwards to discuss delegation of CPC enforcement requests and follow-ups with Cllr Austin and Asst Clerk at meeting in January.</p> <p>Item 11): Cllr Edwards to set up a WhatsApp group to alert councillors to any email lists of applications needing comments.</p>
Cllr Perry	<p>Item 5): Cllr Perry to pass all additional objections to the crematorium raised in this meeting to Troy Planning for inclusion, if possible, in their objection to the RBWM on behalf of Cookham Parish Council. If this is not possible, then Cllr Perry will submit the additional objections himself on behalf of CPC.</p> <p>Item 8e): Cllr Perry to contact owners of Grange Farm for an update on their plans for the site.</p> <p>Any Other Business: Cllr Perry to request Clerk to add an item to discuss this proposed footpath diversion to the next full Council meeting.</p>