

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 14th April 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, 14th April 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: 9 April 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 March 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
26/00598/FULL App date 17 March 2026 Comments to RBWM 15 April 2026 No CIL	1no. dropped kerb and hardstanding. Cat Bells Bigfrith Lane Cookham Maidenhead SL6 9PH Deborah Collins	CNP Conservation Area Green Belt	
26/00699/FULL App date 17 March 2026 Comments to RBWM 17 April 2026 No CIL Liability	1no. external staircase to side elevation, new first floor access door with canopy and enlargement of the existing dormer. Countrystore Ltd Station Hill Cookham Maidenhead SL6 9BT	CNP	
26/00736/FULL App date 20 March 2026 Comments to RBWM 21 April 2026 No CIL Docs	Variation (under Section 73) of Condition 12 to substitute those plans approved under 25/01078/VAR for the 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	CNP Conservation Area	

	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 SL6 9SD Mr And Mrs Christopher And Polly Whall		
26/00737/CLASAA App date 20 March 2026 Comments to RBWM 21 April 2026 No CIL Docs	Application for prior approval for the construction of one additional storey to the property with a maximum height of 2.2m. Kanda Spade Oak Reach Cookham d SL6 9RQ	CNP	
26/00730/REM App date 20 March 2026 Comments to RBWM 21 April 2026 CIL	Reserved matters (Landscaping) pursuant to outline planning permission 21/02331/OUT (allowed on appeal, as amended by permission 25/01350/VAR) for an Outline application for Access, Appearance, Layout and Scale only to be considered at this stage with all other matters to be reserved for the erection of 8 dwellings. Station Court High Road Cookham Maidenhead SL6 9JF Sorbon Estates	CNP	
26/00612/Full App date 26 March 2026 Comments to RBWM 27 April 2026 CIL	Self build replacement dwelling, annexe ancillary to the main dwelling and alterations to hardstanding. Harwood Acre Spring Lane Cookham Dean Maidenhead SL6 6PW Mr Paul Spencer	CNP	
26/00752/FULL App date 23 March 2026 Comments to RBWM 27 April 2026 No CIL liability	Single storey front extension, two storey side/rear extension, 3no. rear Juliet balconies and alterations to fenestration following demolition of existing garage and conservatory. 15 Southwood Road Cookham Maidenhead SL6 9LY	CNP	
26/00692/ADV App date 26 March 2026 Comments to RBWM 27 April 2026	Consent to retain 4no. non illuminated post mounted signs, 4no. non illuminated flag pole signs and non illuminated hoarding. Site A And Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead SL6 9EE Bellway Imperium	CNP	
26/00789/FULL App date 26 March 2026 Comments to RBWM 28 April 2026 No CIL liability	New pool house, ASHP, pool and alterations to hardstanding including new steps. Hurst Place Bradcutts Lane Cookham Dean SL6 9AA Sarah Tassell	CNP	

<p>26/00745/FULL App date 30 March 2026 Comments to RBWM 4 May 2026 No CIL liability</p>	<p>Single storey front extension, single storey side extension, single storey rear extension with part raised ridge to enlarge the roof space, 1 no. rear juliet balcony, new flat roof to existing dormer, alterations to fenestration and external finish Stock Grove Worster Road Cookham SL6 9JG Mr R Locke</p>	<p>CNP</p>	
<p>26/00835/FULL</p>	<p>Part single, part two-storey, side/rear extension and raising of one existing chimney. Southwood Stubbles Lane Cookham SL6 9PX Mr Paul Rice</p>	<p>CNP</p>	
<p>26/00829/FULL App date 31 March 2026 Comments to RBWM 6May 2026 No CIL liability</p>	<p> New secondary access to Bradcutts Lane with gates and piers, 1 no. garage, 1 no. plant room and alterations to hard and soft landscaping. Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA</p>	<p>CNP</p>	
<p>26/00814/VAR App date 30 March 2026 Comments to RBWM 5 May 2026 No CIL liability</p>	<p>26/00814/VAR Variation (under Section 73a) of planning permission 21/02963/FULL to vary the wording of Condition 8 (Drainage), 9 (Vehicles), 10 (Landscaping) and 11 (Painting) without complying with one month time limit. Land West of Switchback Road North And North of Nightingale Lane Maidenhead Mr T Copas</p>	<p>CNP</p>	

Application Number	Current Applications for Tree Works.	Planning Policies	Parish Council Decision
<p>26/00585/TCA App date 4 March 2026 Comments to RBWM 2 April 2026</p> <p>Approved by RBWM 2 April 2026</p>	<p>Weeping Birch - remove. Westward House Berries Road Cookham Maidenhead SL6 9SD Lucy Woodall</p>	<p>CNP Conservation Area</p>	<p>Cookham Parish Council requests the involvement of the tree officer as this is a large specimen tree and there appears to be no evidence given in the application that a tree surgeon has been consulted.</p> <p>Should the tree need to be removed, then CPC request that it be replaced at an appropriate location at the property with a suitable tree of preferably native species.</p>
<p>26/00592/TCA App date 4 March 2026 Comments to RBWM 3 April 2026</p>	<p>(T2) Conifer - crown lift to 3m and remove all undergrowth and reduce the crown by approximately 2m over the car park. The White Oak The Pound Cookham Maidenhead SL6 9QE Mr Conrad Saunders</p>	<p>CNP Conservation Area</p>	<p>No Comment</p>
<p>26/00683/TPO App date 19 March 2026 Comments to RBWM 21 April 2026</p>	<p>(T1) Oak tree - Oak tree is 26m height and 18m wide. Pollard back to existing points previously done, and 5m to crown or Reduce by 3m all over leaving height of 23m and width 15m wide. (002/2020/TPO) Over Dean Bigfrith Lane Cookham Maidenhead SL6 9PH Mr Mark Jones</p>	<p>CNP Conservation Area Green Belt</p>	
<p>26/00702/TCA App date 25 March 2026 Comments to RBWM 23 April 2026</p>	<p>(T1) Sycamore - remove large limb growing towards garage back to main stem and reduce overall remaining crown by 3m; (T2) Magnolia - repollard back to most recent pollard points, leaving the tree at a height of approx. 6m and spread of approx 8m and (T3) Cherry - reduce crown by 2-3m leaving tree at a height of approx. 8m and spread of 6m. Churchgate Sutton Road Cookham Bartlett Tree Experts</p>	<p>CNP Conservation Area</p>	
<p>26/00743/TPO App date 26 March 2026 Comments to RBWM 26 April 2026</p>	<p>T2 Ash tree - Reduce lateral branches back to boundary line by 2-3m (012/2018/TPO). Cliff Cottage Kings Lane Cookham Maidenhead SL6 9AY Mr Daniel Stein</p>	<p>CNP Conservation Area</p>	

<p>26/00770/TCA App date 30 March 2026 Comments to RBWM 26 April 2026</p>	<p>(T003) Common Ash - deadwood; (T004) Common Ash - deadwood; (T005) Norway Maple - deadwood; (T006) Oak - prune to clear power cables, achieve a 1m clearance from cables by removing second and third order branches back to parent stem (height 14m, crown radius 8m, DBH 50cm); (T007) Oak - reduce crown by between 2m all round, back to previous points (height 8m, crown radius 4m, DBH 100cm); (T008) European Lime - deadwood and (T009) Lime - re-pollard back to previous points to maintain framework at approx 15m above ground level.(height 20m, crown radius 5m, BDH 120cm). Cookham Dean CE Primary School Bigfrith Lane Cookham Maidenhead SL6 9PH Mr D Jones</p>	<p>CNP Conservation Area Green Belt</p>	
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The following are noted: -

Application Number	Notices for Information Only	Planning Policies
<p>26/00579/CONDIT App date: 3 March 2026 Comments to RBWM: NA Determination: 28 April 2026 Approved 1 April 2026</p>	<p>Details required by Condition 6 (BNG Calculations) and Condition 7 (Biodiversity Enhancements) of planning permission 24/00494/FULL for a replacement detached dwelling with solar panels. Round Copse Alleyns Lane Cookham Maidenhead SL6 9AE Steve Lyne</p>	<p>CNP</p>
<p>26/00519/CONDIT App date 18 Feb 2026 Comments to RBWM N/A Determination: 15 April</p>	<p>Details required by Condition 23 (Archaeology) 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 Mr Oliver Fairman, Bellway Homes</p>	<p>CNP</p>
<p>26/00630/CONDIT App date 10 March 2026 Comments to RBWM N/A Determination: 5 May 2026</p>	<p>Details required by Condition 2 (Windows and Doors), 4 (Materials) and 5 (SuDS) of planning permission 25/01198/FULL for a Single storey rear extension with raised terrace and alterations to fenestration Shelleys High Street Cookham Maidenhead SL6 9SF Mr Nigel Weller</p>	<p>CNP Conservation Area</p>
<p>26/00633/CPD App date 13 March 2026 Comments to RBWM N/A Determination Deadline: 8 May 2026</p>	<p>Certificate of lawfulness to determine whether the proposed two storey rear extension is lawful. 1 Grange Lane Cookham SL6 9RP Tricia Phillips</p>	<p>CNP</p>

26/00634/PDX App date 12 March 2026 Comments to RBWM 3 April 2026 Determination 23 April 2026	Certificate of lawfulness to determine whether the proposed two storey rear extension is lawful. 1 Grange Lane, Cookham, SL6 9RP Tricia Phillips	CNP
26/00661/VAR App date 12 March 2026 Comments to RBWM NA	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	CNP

7. RBWM Decisions

25/03362/Full	Whitegates, Berries Road, Cookham, SL6 9SD	Withdrawn
26/00136/Full	Spring Cottage, Spring Lane, Cookham Dean, SL6 9PW	Permitted
26/00248/TPO	Land at Sandpipers Place, Cookham,	Permitted
26/00300/TCA	The White Oak, The Pound, Cookham, SL6 9QE	Permitted
25/03024/LBC	The Chequers, Dean Lane, Cookham, SL6 9BQ	Permitted
26/00176/Full	Cookham Dean CE Primary School, Cookham, SL6 9PH	Permitted
26/00212/DISC	Copas Farms, Lower Mount Farm, Cookham, SL6 9EE	Partial Refusal/Partial Approval
26/00301/Full	9 Westwood Green, Cookham, SL6 9DD	Permitted
26/00372/TCA	2 Vicarage Close, Cookham, SL6 9SE	Permitted
26/00408/TPO	Alfred Major Recreation Ground, Cookham (wrong trees listed)	Withdrawn
26/00633/CPD	1 Grange Lane Cookham, SL6 9RP (determination deadline 8/5/26)	Permitted
25/02970/Full	Land at 26 Spencers and 26 Spencers Lane, Cookham	Permitted
25/03144/Full	The Chequers Dean Lane, Cookham, SL6 9BQ	Permitted
26/00046/Full	28 Southwood Gardens, Cookham, SL6 9EB	Permitted
26/00702/TCA	Churchgate Sutton Road Cookham	Withdrawn
25/03216/CONDIT	Site B, Open Field, North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03217/CONDIT	Site A Open Field, North of Lower Mount Farm, Long Lane, Cookham	Approved
26/00366/CPD	2 Grange Lane, Cookham, SL6 9RP	Refuse
26/00366/Full	Jade Jones Aesthetics & Academy, Bigfrith Lane, Cookham, SL6 9PH	Refuse
26/00496/Full	Cookham Nursery School, Station Hill, Cookham, SL6 9BT	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.
 - Letter to MP.
- b) Buckinghamshire Local Plan <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/local-planning/buckinghamshire-local-plan/>
 - possible late response by CPC to recently closed Sites Engagement Consultation

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).
 - Letter to RBWM requesting immediate enforcement action on numerous Cannondown Road site conditions.
 - Upgrades to capacity of foul water drainage system.
- b) 25/03313/FULL - proposed Crematorium development.
- c) Church Commissioners' intended Cemetery Field development
- d) 25/00362/FULL - Riverside, Berries Road
- e) 25/02046/FULL - Equestrian Development at Lower Mount Farm, Choke Lane
- f) 26/00354/FULL - Proposed integrative cancer care clinic Grange Farm*

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

- a) major planning applications – future CPC use of consultants.
- b) to consider whether new Cookham licensing applications should be added to Item 6).
 - a. See recent licensing conditions tab for Premises License 107285/LAPL01 Kings Coppice Farm
- c) recent repeat Trooli proposal to run fibre optic cable above ground through Dean Lane lime avenue.
- d) application: 25/02970/Full: Check of land registry to establish ownership of the amenity land.
 - a. Application now permitted.
 - b. Land is freehold. Two covenants in place.*

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 25/50263/ENF for barn in Coney Meadow.
- c) enforcement request 25/50262/ENF for new barn 23/01985/AGDET erected in Poundfield.
- d) enforcement request 25/50282/ENF for replacement barn 24/02128/FULL erected in Poundfield.
- e) possible request to contribute towards costs of supporting legal advice for residents' complaint against RBWM relating to handling of 25/50262/ENF and 25/50282/ENF
- f) enforcement request for the removal of the tunnels used for rearing turkeys.
- g) enforcement action 25/50310/ENF for large and intrusive sign at Cannondown Road developments.
- h) enforcement report to RBWM Ward Councillors.
- i) proposal to move entire enforcement item to Full Council meeting so Cllr Howard can contribute to it directly.

12. Unavailability of RBWM Planning Portal.

13. Election of Chair for Planning Committee next month.

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

Next meeting Tuesday 12th May 2026 at 7.30pm in the Community Room at Cookham Library.