

**COOKHAM PARISH COUNCIL**  
**Minutes of a Meeting of the PLANNING COMMITTEE held in the Community Room**  
**at Cookham Library on Tuesday 10<sup>th</sup> March 2026 at 7.30 pm.**

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**PRESENT:** Cllr J. Edwards Chair, B. Perry, C. Aisladie, M-L Kelloway, R. Kelloway, and Mr D Scarff.

**Also Present:** Assistant Clerk, 19 members of the public

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## OPEN FORUM

### Grange Farm Application

Members of the public attended to receive an update and ask questions regarding the planning application for Grange Farm.

Paul Strzelecki spoke first. His main concern was the increase in traffic that the clinic would cause in the village and especially at the Spencer's Gallery junction. He suggested Cookham Parish Council (CPC) utilize the Bancroft report commissioned for the Cannondown Road developments in objections in relation to the increased traffic. He also felt the application had ignored the Borough Local Plan.

It was noted that the public notice at Grange Farm was showing an extended date of 1 April for public comments, but the Planning portal still showed 17<sup>th</sup> March 2026.

There was a follow-up question as to whether CPC would be utilizing a planning consultant who would include the potential traffic issues. Cllr Edwards explained that due to the deadline the usual planning consultants could not aid CPC this time. Instead, the budget would be spent on a dedicated traffic consultant. Cllr Edwards would be replying on behalf of CPC. If the deadline for public comments has been extended this may enable the planning consultant to provide comments.

Several attendees raised the increased risk of flooding caused by the development. It was noted that flooding in 1988 had occurred before flood defenses were installed. Despite this it was noted that the Lead Local Flood Authority (LLFA) had recommended rejection.

The issue of the granting of Grey Belt was discussed. Cllr Perry explained that it could be provisionally discussed in the pre-application process between the RBWM Planning Officer and the applicant. However, that did not stop it being questioned by the public when the application was published.

7.50 – Fifteen members of the public left the meeting.

### Hillrise / Sunny Top

Neighbours voiced their objections to the proposed development. The proposal is for an existing two-bedroom property to be replaced by a four-bedroom one, which would mean little room for a garden, as the plot would now mostly be taken up by the dwelling and parking. Light would be blocked and there would be overlooking to surrounding houses, particularly as the proposed development is several feet higher than the immediate neighbour. The plans went against the Borough Wide Design Guide. There was an existing shared access arrangement on the driveway with a neighbour and increased parking may be an inconvenience to both property owners. It was unclear whether the Sunny Top Cookham limited company were the owners or developers, or possibly both.

8.10pm Four members of the public left the meeting.

1. Apologies.  
Cllr L. Austin, Cllr T. Caen
2. Declarations of Interest.  
Cllr Edwards declared Cookham parish council had an interest in 26/00408/TPO, works on Alfred Major Recreation Park, owned by the council  
Mr Scarff declared an interest in 26/00400/CPD as he is a neighbour to Hurst Place.
3. To approve the minutes of the meeting of 10<sup>th</sup> February 2026. \* These were unanimously approved.
4. Matters arising from the previous meeting not dealt with elsewhere on the agenda.  
None
5. Items brought forward in the agenda.  
Item 6 Application 26/0352/Full, Hillrise Lower Road Cookham
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.	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	No Comment Ratified
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	CPC notes the proposed development appears to have no dedicated parking space and little or no dedicated outside amenity space. The proposed dwelling would also have restricted amounts of natural light.
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	STRONG OBJECTION. See comments below,

26/00352/FULL - Cookham Parish Council **STRONGLY OBJECTS** to this application. The proposed development is excessively large and high for its relatively small plot. In addition, the proposed development is on a site towards the top of a slope. This further increases its overbearing nature. This is especially the case for the neighbours to the immediate north, who are down the slope below the proposed development and will have their light blocked from the south, and the neighbours to the immediate west, whose light will be blocked by the proposed development's two storey garage.

CPC therefore objects to this application on the grounds of overdevelopment, excessive bulk and height, detracting from amenities of neighbouring properties; and that it contains little or no green space. It is therefore contrary to BLP Policy QP3 .1.m; contrary to Boroughwide Design Guide Principle 7.5 Sections 1, 2 and 3; and contrary to Cookham Parish Neighbourhood Plan Policies C-DP1.2a, C-DP1.2b and C-DP2.1f.

In addition, CPC are concerned that the narrow, single-track access to the proposed development will not provide adequate passing and turning facilities for the increase in traffic to the property, due to the proposed increase in the number of bedrooms from two to four.

CPC's concerns about this proposed development are such that we have agreed to request a call in for this application to proceed to Panel, should the Planning Officer be minded to approve it.

Application Number CIL Information	Current Planning Applications.	Parish Council Decision
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	No Comment.
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	No Comment
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	No Comment
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	No Comment
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	No Comment

Application Number	Current Applications for Tree Works.	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 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	No Comment Ratified
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	No Comment
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	Objection on the grounds that the information supplied for this application is inadequate. There is no application form or tree map.
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	CPC requests the involvement of the Tree Officer as there appears to be insufficient evidence given for the removal of the trees. Should the trees be removed, CPC requests that they are replaced at appropriate positions on the property with two trees of suitable, preferably native, species.

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](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.  
 Cllr Edwards repeated her deep concerns regarding the possible impact to Cookham if this was accepted including increased building as existing protections would be removed.  
 Her draft response was ratified and Cllr Perry thanked her for hard work in preparing CPC's response.
      - Letters to MPs.  
 Cllr Edwards apologized that she had not as yet contacted the local MPs due to lack of time.  
**Action: Cllr Edwards to write to MP Joshua Reynolds to highlight the proposed changes detailed in the NPPF consultation which are most concerning for Cookham.**
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 immediately, to mitigate road safety issues due to construction activities. \*  
 Cllr Edwards' request to do this has been refused. She was advised by the RBWM Planning Officer for the site that this needs to be requested by the contractor, who had refused to agree to do this.
    - Enquiry about site information noticeboards.  
 Cllr Edwards noted that that these were still not in place.
    - **Action: Cllr Edwards to follow up with RBWM on lack of Site Information Notice Boards at the Cannondown Road site.**
    - Capacity of foul water drainage system.  
**Action: Mr Scarff to contact Mr Westlake at RBWM for an update on Thames Water's Cookham foul water system upgrade plans for the Cannondown Road site.**
  - b) proposed Crematorium development.  
 Cllr Edwards had forwarded the objection from the Cliveden Estate to Troy Planning.
  - c) Church Commissioners' intended Cemetery Field development – nothing to report.
  - d) planning application 25/00362/FULL for Riverside, Berries Road - nothing to report.
  - e) 25/02046/FULL - Equestrian Development at Mount Farm, Choke Lane – hasn't yet come back to Panel.  
 The Panel sessions for February and March were both cancelled.
  - f) preparation of CPC's objection to the following application

26/00354/FULL App date 10 Feb 2026 Comments to RBWM 17 March 2026 CIL Applies	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	CNP	Object (decided in Full Council Meeting 3 <sup>rd</sup> March 2026)
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Mr Scarff raised concerns regarding the tightness of the site boundary around the farm buildings shown in the plans. He was concerned that this potentially leave the land outside the boundary to be built on. Cllr Perry accepted his concerns and explained that this had been stated as a preference by CPC in initial discussions with the applicant. CPC's response preparation, as agreed at the Full Council on 3<sup>rd</sup> March 2026, is underway.

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.  
The Asst Clerk apologised that the Clerk had not been available to do this.  
**Action: Asst Clerk to check the Land Registry to establish the ownership of the amenity land in Application 25/02970/Full.**
- b) Concern regarding tree felling and potential bat habitat at Cookham Water Treatment Centre, Whyteladies Lane\*.  
Councillors agreed that in this case there was little that could be done to prevent these trees being felled.

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.  
No update
- b) enforcement request 25/50262/ENF for barn 23/01985/AGDET erected in Poundfield.  
No update.
- c) enforcement request 25/50263/ENF for further barn in Coney Meadow.  
No update
- d) enforcement request 25/50282/ENF for replacement barn 24/02128/FULL erected in Poundfield.  
No update
- e) enforcement request for the removal of the tunnels used for rearing turkeys –  
**Action: Cllr Perry to chase RBWM for a reply on CPC request for the removal of turkey polytunnels.**
- f) enforcement action 25/50310/ENF for large and intrusive sign at Cannondown Road developments.  
No update. A further enforcement request for Cannondown site information notice boards was agreed in Item 9a.
- g) enforcement report to RBWM Ward Councillors\*.  
**Action: Cllr Edwards to update the CPC enforcement report and send it to RBWM Ward Councillors, copy Cllr Austin.**

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

It was agreed to wait to book these until June 2027 when new planning councillors may be elected and benefit from the courses.

**Action: Asst Clerk to add proposal to book NALC planning training courses for planning councillors to the June 2026 planning agenda.**

13. Unavailability of RBWM Planning Portal.

The Assistant Clerk had received a standard reply stating that the IT department could find nothing wrong.

Councillors report the portal to be often unavailable on Tuesday afternoons and Saturday evenings.

**Action: Asst Clerk to follow up with the RBWM Planning department to confirm when their Planning portal is routinely unavailable due to maintenance or other work.**

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

There were no items.

**Next meeting Tuesday 14<sup>th</sup> April 2026 at 7.30pm in the Community Room at Cookham Library.**

Signed as a true record of the meeting

Chair .....

Dated .....

**Planning Meeting March 2026  
Summary of Actions**

<p><b>Asst Clerk</b></p>	<p>Item 10a) Asst Clerk to establish the ownership of the amenity land in Application 25/02970/Full.</p> <p>Item 12) Asst Clerk to add proposal to book NALC planning training courses for planning councillors to the June 2026 planning agenda.</p> <p>Item 13) Asst Clerk to follow up with the RBWM Planning department to confirm when their Planning portal is routinely unavailable due to maintenance or other work.</p>
<p><b>Cllr Edwards</b></p>	<p>Item 6) 26/00352/Full: Cllr Edwards to ask Cllr Howard to call this application in.</p> <p>Item 8a) Action: Cllr Edwards to write to MP Joshua Reynolds to highlight the proposed changes detailed in the NPPF consultation which are most concerning for Cookham.</p> <p>Item 9a) Cllr Edwards to follow up with RBWM on lack of Site Information Notice Boards at the Cannondown Road construction site.</p> <p>Item 11g) Cllr Edwards to update the CPC enforcement report and send it to RBWM Ward Councillors, copy Cllr Austin.</p>
<p><b>Cllr Perry</b></p>	<p>Item 11e) Cllr Perry to chase the RBWM for a reply on CPC request for the removal of turkey polytunnels.</p>
<p><b>Mr D Scarff</b></p>	<p>Item 9a) Mr Scarff to contact Mr Westlake at RBWM for an update on Thames Water's Cookham foul water system upgrade plans for the Cannondown and Strande Park sites.</p>