

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 12th May at 7.30 pm.

PRESENT: Cllr J. Edwards Chair, C. Aisladie, L. Austin, T. Caen, R. Kellaway, N Neale and Mr D Scarff.

Also Present: Rosemary Allan

OPEN FORUM

No open forum

1. Election of Chairman

Cllr Jacqui Edwards, proposed Councillor Bill Perry for Chairman of the Planning Committee. Seconded by Councillor Aisladie and agreed unanimously.

Action: Asst Clerk to add an item to co-opt Dick Scarff and Rosie Allan onto the Planning Committee at the next Planning meeting.

2. Apologies

Cllrs B Perry, M-L Kellaway.

3. Declarations of Interest

No declarations of interest.

4. To approve the minutes of the meeting of 14th April 2026. These were approved unanimously.

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

None.

6. Items brought forward in the agenda.

None.

7. 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
26/00858/FULL App date 2 April 2026 Comments to RBWM 10 May 2026 No CIL	Garage conversion, 1no. front bay window, single storey front extension, part single part two storey rear/side extension and alterations to fenestration following demolition of existing element. 91 Westwood Green Cookham Maidenhead SL6 9DE Max Davidson	No Comment.
26/00922/FULL App date 13 April 2026 Comments to RBWM 13 May 2026	Replacement ventilation extraction system. Maliks Express Kitchen 31 Station Parade Station Hill Cookham Maidenhead SL6 9BR	No Comment.
26/00893/FULL App date 17 April 2026	First Floor Rear Extension with rear facing Balcony and Juliet Balcony, and Alterations to Fenestration,	CPC wishes to make clear that the Riverside Nursing Home next to this property has been closed for some

Comments to RBWM 17 May 2026 No CIL	including a new obscure glazed Side Window. Whitegates Berries Road Cookham Maidenhead SL6 9SD Mr and Mrs Sarah and David Gaselee	years, is not currently occupied by elderly residents, and is under application for re-development.
26/00991/LBC App date 21 April 2026 Comments to RBWM 20 May 2026 No CIL	Consent for internal alterations to the existing chimney breast to form a secondary opening and create a dual-aspect fireplace. The Chequers Dean Lane Cookham Maidenhead SL6 9BQ Mr Mark Boulding	No Comment.
26/00914/FULL App date 17 April 2026 Comments to RBWM 21 May 2026 No CIL	Single storey rear extension with new steps and alterations to hardstanding. 1 Upper Ventnor Cottages Popes Lane Cookham SL6 9AT Mr and Mrs Adam Padmore	No Comment.
26/00565/FULL App date 27 April 2026 Comments to RBWM 26 May 2026 No CIL	Sub-division of the existing detached dwelling to form 2no. apartments, solar panels, EV charging points and 2no. air source heat pumps. Tynron Church Road Cookham Dean Maidenhead SL6 9PD Mr Roger White	CPC requests that all the RBWM Highways concerns raised in the previous application for the conversion of this property, including a swept path analysis for fire engine access, are addressed.
26/01035/FULL App date 27 April 2026 Comments to RBWM 26 May 2026 No CIL	Single storey front/side extension, single storey rear extension and new steps following demolition of existing elements. Hillyers 142 Whyteladyes Lane Cookham Maidenhead SL6 9LA Mr and Mrs Davison	This dwelling is part of the building lived in by Marconi, the internationally famous radio inventor, who is thought to have carried out experimental transmissions from the building in 1897. It is one of only 27 buildings in the RBWM with a blue plaque: - https://www.rbwm.gov.uk/leisure-and-culture/local-history-and-heritage/commemorative-plaques/guglielmo-marconi-1874-1937 CPC therefore requests that particular care is taken to ensure the proposed changes to this dwelling are sympathetic with the existing building.

Application Number	Current Applications for Tree Works.	Planning Policies	Parish Council Decision
26/00845/TCA App date 9 April 2026 Comments to RBWM 10 May 2026	(T1) - Sycamore - Remove large limb growing towards garage and neighbouring property back to main stem, reduce overall remaining crown by 3m, leaving a final height of 16m and spread of 12m. (T2) - Magnolia - Re pollard back to most recent pollard points, leaving the tree at a height of approximately 6m and spread of approximately 8m. (T3) - Cherry - Reduce crown by 2 - 3m leaving tree at a height of approximately 8m and spread of 6m. (T4) - Box Elder - Reduce to a height of approximately 2.13m. 1 Churchgate Sutton Road Cookham Maidenhead SL6 9SP Mr Joe Margerrison	CNP Conservation Area	No Comment.

26/00892/TPO App date 8 April 2026 Comments to RBWM 11 May 2026	(G1) Oak - tip reduce lateral spread on southern side by up to 2m on longest limbs and crown lift to 4m from ground level and (G2) Oak - tip reduce lateral spread on southern back by up to 2m and crown lift to 4m from ground level. (030/2008/TPO). Alfred Major Recreation Ground High Road Cookham Maidenhead Cookham Parish Council	CNP	No Comment.
26/00953/TCA App date 17 April 2026 Comments to RBWM 19 May 2026	(T1) Beech - reduce height by 1.5m and shape round; (T2) Crab Apple - reduce height by 2m to original pollard points leaving suitable growth points, shape round; (T3) Pear - reduce height of extended growth by 2m to reinstate shape and (T4) Plum - reduce as per the red photo outline. Little River House Stone House Lane Cookham SL6 9TP Mr Michael Keating	CNP Conservation Area Green Belt	No Comment
26/01072/TPO App date 30 April 2026 Comments to RBWM 28 May 2026	T1 Macrocarpa - Crown lifting by 3m, give 3m clearance to roof and 2.5m to hedges, crown reduction by 3-4m as per photograph (012/2018/TPO). Cliff Cottage Kings Lane Cookham Maidenhead SL6 9AY Caroline Jagger	CNP Conservation Area Green Belt	No Comment
26/01075/TCA App date 1 May Comments to RBWM 3 June 2026	Plum tree - Remove two limbs (as shown) Land To The Rear of Haydens Cottage The Pound Cookham Maidenhead SL6 9QE Mrs Diana Brealey	CNP Conservation Area	No Comment
26/01076/TCA App date 4 May Comments to RBWM 3 June 2026	(T1) Copper Beech - Lateral pruning to trim overhanging branches back to the boundary fence line. (T2) Ash - Crown reduce to previous reduction points. Moor Cottage High Street And Thames Lodge Berries Road Cookham Maidenhead SL6 9SD Mr Robert Overall	CNP Conservation Area	No Comment

The following are noted: -

Application Number	Notices for Information Only	Planning Policies
26/00939/CONDIT App date 20 April 2026. Comments to RBWM NA Determination date 14 June 2026	Details required by Condition 3 (Planting details) of planning permission 25/03334/FULL for a Change of use of agricultural land to extend existing residential garden (Retrospective). Land Adjacent To Huntsmans House Church Road Cookham Dean Maidenhead Mr and Mrs Begg	CNP No Comment
26/00982/CPD App date 21 April 2026. Comments to RBWM NA Determination date	Certificate of lawfulness to determine whether the proposed replacement front porch, two storey rear extension, single storey side extension, 1no. rear Juliet balcony and alterations to fenestration following demolition of existing front porch and	CNP No Comment

15 June 2026	garage are lawful. 2 Grange Lane Cookham Maidenhead SL6 9RP Mr And Mrs Sennett	
26/00939/CONDIT App date 20 April 2026. Comments to RBWM NA Determination date 14 June 2026	Details required by Conditions 2 (Materials), 5 (Landscape and Ecological Management Plan), 6 (CEMP), 11 (External Lighting), 12 (Biodiversity Enhancements), 13 (Statutory Biodiversity Metric), 17 (Bin Storage), 18 (Cycle Storage) and 19 (SuDS) of planning permission 25/02431/FULL for the Erection of self-build replacement dwelling, new EV charger and access following demolition of existing dwelling and linked outbuildings Lingerin Spade Oak Reach Cookham SL6 9RQ Mr and Ms T and S Leighton Pope and Clark	CNP No Comment

The following are noted: -

8. RBWM Decisions

25/03218/CONDIT	Site B Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03228/CONDIT	Site A Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
25/03229/CONDIT	Site B Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
26/00400/CPD	Hurst Place, Bradcutts Lane, Cookham Dean, SL6 9AA	Permitted Development
26/00116/Outline	Primrose Farm, Bradcutts Lane, Cookham Dean, SL6 9TL	Permitted
26/00442/CPD	Winterdown, Stone House Lane, Cookham, SL6 9TP	Refuse
26/00485/Full	Welkin Hurst Winter Hill, Cookham, SL6 9TT	Permitted
26/00592/TCA	The White Oak, The Pound, Cookham, SL6 9QE	Permitted
26/00419/Full	Inglennook, Lower Road, Cookham, SL6 9HW	Refuse
26/00435/CPD	1 Halfway House, Maidenhead, SL6 6PP	Permitted Development
26/00519/CONDIT	Site B Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
26/00520/CONDIT	Site A Open Field North of Lower Mount Farm, Long Lane, Cookham	Approved
26/00528/CLAMA	Kings Coppice Farm, Grubwood Lane, Cookham, SL6 9UB	Prior approval granted
26/00632/PDXL	1 Grange Lane, Cookham, SL6 9RP	Prior approval not required
26/00634/PDXL	1 Grange Lane, Cookham, SL6 9RP	Refused
26/00665/CONDIT	Locksley, Terrys Lane, Cookham, SL6 9RT	Approved
26/00737/CLASAA	Kanda Spade Oak Reach, Cookham, SL6 9RQ	Prior approval required and refused
26/00982/CPD	2 Grange Lane, Cookham, SL6 9RP	Permitted
26/00598/Full	Cat Bells Bigfrith Lane Cookham SL6 9PH	Withdrawn
25/02046/Full	Mount Farm, Choke Lane, Maidenhead	Refuse
26/00525/CONDIT	Shelleys, High Street, Cookham, SL6 9SF	Refuse
26/00630/CONDIT	Shelleys, High Street, Cookham, SL6 9SF	Refuse
26/00661/VAR	Replacement Cattle Barn, Pound Field, Open Space Terry Lane, Cookham,	Permitted

No comments made on any of the above decisions.

9. 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.
Action: Cllr Edwards to pass action to write possible letter to MP on NPPF reform to Cllr Perry.
- b.) s Local Plan <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/local-planning/buckinghamshire-local-plan/>
Action: Cllr Edwards to pass action to write possible submission to Buckinghamshire Local Plan to Cllr Perry

10. 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).
 - Thames Water's revised position on the adequacy of Cookham's foul water drainage system to accommodate the development.
Councillors were concerned that Thames Water will not share the calculations they had used to support their claim that Cookham's foul water system could immediately accommodate 80 dwellings in these new developments. Mr Scarff said his calculations indicated that it might be possible to accommodate foul water from 80 houses and a maximum of 2litres /sec of surface water from the AL37 development if there was no existing surface water drainage in the system. However TW's EIR response indicated that there were about 130 existing houses and roadways draining surface water as well as foul into the system south of the railway bridge.
 - **Action: Mr Scarff to contact Councillor Howard to emphasize that Thames Water's new claims on Cookham's foul water capacity are not credible without any supporting calculations.**
Action: Cllrs Edwards/Perry to write to the RBWM in support of the Cookham Society's submission to them on Thames Water's new claims.
- b) 25/03313/FULL - proposed Crematorium development.
 - Likely to come to Panel on 21st May.
 - Please see latest submissions to the RBWM Planning site for this application.
Cllr Edwards reported this application will no longer come to Panel in May. She was concerned that the applicant may have added enough information the application to allow the Planning Officer to recommend it be permitted. It would, she suggested, be helpful for someone to go through the application and highlight any remaining shortfalls. Mr Scarff intends to check the availability of local crematoriums, to assess on behalf of the Cookham Society whether another local crematorium is reasonably required.
Action: Cllr Edwards to discuss with Cllr Perry whether to explore with Troy if they could be on stand-by to comment at short notice on a future Planning Officers' Report for the Crematorium.
- c) Church Commissioners' intended Cemetery Field development
No further update.
- d) 25/00362/FULL - Riverside, Berries Road
 - Likely to come to Panel on 21st May.
 - Please see latest submissions to the RBWM Planning site for this application.
Cllr Edwards reported this application will no longer come to Panel in May..
- e) 25/02046/FULL - Equestrian Development at Mount Farm, Choke Lane
 - Report from Panel for this application*.
Cllr Edwards had attended the Panel. The application was refused. She and other attendees commented that the Officers' report for this application was full of errors. The Cookham Society has raised a formal complaint with the RBWM with respect to the inaccuracy of the Officers Report.
- f) 26/00354/FULL - Proposed integrative cancer care clinic Grange Farm.
A further amendment to the application was posted on 12th May and circulated to the Planning Committee. However, as this was on the same day as the planning meeting, councillors did not have time to carefully read and assess it. The deadline for any response is 22nd May.
Action: Planning councillors to consider any response to the new information for the planning application for the Grange Farm clinic after the planning meeting. The deadline for any response is 22nd May.

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

- a) 23/01985/AGDET residents' additional legal advice on lawfulness of new barn erected in Poundfield
Action: Cllr Edwards to email Mr Scarff confirming the £750 funding from Cookham Parish council to support a second legal opinion on the RBWM's declaration that the new Barn in Poundfield is lawful.
- b) Proposal to support the Cookham Society's request to the RBWM to apply Article 4 restrictions to remove permitted development rights for Poundfield.
It was agreed that CPC will support this initiative from Cookham Society.

- c) Sale of field off Warners Hill/ Dean Lane*.

Cllrs Edwards and Perry reported they attended a meeting of concerned residents who live near this field, who are currently considering getting professional advice on what can or cannot be allowed on this land.

12. 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 movement on this still.

Action: Cllr Austin to ask Cllr Howard for an update on 25/50039/ENF for gym and swimming pool football.

- b) enforcement request 25/50263/ENF for barn in Coney Meadow.

RBWM enforcement have informed the owner that they cannot erect this barn without planning permission, as it is on garden, rather than agricultural land.

- c) enforcement request 25/50262/ENF for new barn 23/01985/AGDET erected in Poundfield.

RBWM Enforcement have been informed that a concrete floor has been added to this.

- d) enforcement request 25/50282/ENF for replacement barn 24/02128/FULL erected in Poundfield.

A VAR for this has been permitted.

- e) enforcement request for the removal of the tunnels used for rearing turkeys at Lower Mount Farm.

CPC commented last month on the VAR for the original planning application for rearing turkeys there.

- f) enforcement action 25/50310/ENF for large and intrusive sign at Cannondown Road developments.

Action Cllr Austin to ask Cllr Howard for an update on entrance signage at the Cannondown Road sites.

- g) enforcement report to RBWM Ward Councillors.

Action: Cllr Austin to send enforcement report to RBWM Ward Councillors.

- h) proposal to move this enforcement item to Full Council meeting so Cllr Howard can contribute to it directly.

Action: Asst Clerk to request Clerk to add proposal to the next Full Council meeting to move the enforcement item to the Full Council, so Cllr Howard can contribute to it directly.

Cllr Austin reported there were in total 19 outstanding enforcements for Cookham.

Action: Councillor Austin to request Councillor Howard to continue to pursue on-going issues of dust and noise at the Cannondown development with RBWM enforcement.

13. Licensing Applications.

The Assistant Clerk confirmed these are part of the Planning Committee constitution and she would regularly search for any in Cookham.

14. Unavailability of RBWM Planning Portal.

Assistant Clerk has received an email from Planning IT to say they are unaware of recurring problems.

Action: All Planning Councillors to keep a record of when the RBWM Planning portal is unavailable during the next month.

Action: Asst Clerk to submit portal downtime to RBWM Planning IT after the next planning meeting.

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

There was no other business.

The meeting closed at 8.30pm.

Next meeting Tuesday 9th June 2026 at 7.30pm in the Community Room at Cookham Library.

Signed as a true record of the meeting

Chair

Dated

Planning Meeting May 2026

Summary of Actions

Asst Clerk	Item 1) Asst Clerk to add an item to co-opt Dick Scarff and Rosie Allan onto the Planning Committee to the next Planning meeting. Item 12h) Asst Clerk to request Clerk to add proposal to the next Full Council meeting to move the enforcement item to the Full Council so Cllr Howard can contribute to it directly. Item 14) Asst Clerk to submit portal downtime to RBWM Planning IT after the next planning meeting.
Cllr Edwards	Item 9a) Cllr Edwards to pass action to write possible letter to MP on NPPF reform to Cllr Perry. Item 9b) Cllr Edwards to pass action to write possible submission to Buckinghamshire Local Plan to Cllr Perry Item 10a) Cllrs Edwards/Perry to write to the RBWM in support of the Cookham Society's submission to them on Thames Water's new claims. Item 10b) Cllr Edwards to discuss with Cllr Perry whether to explore with Troy if they could be on stand-by to comment at short notice on a future Planning Officers' Report for the Crematorium. Item 11a) Cllr Edwards to email Mr Scarff confirming the £750 funding from Cookham Parish council to support a second legal opinion on the RBWM's declaration that the new Barn in Poundfield is lawful.
Mr D Scarff	Item 10) Mr Scarff to contact Councillor Howard to emphasize that Thames Water's new claims on Cookham's foul water capacity are not credible without any supporting calculations.
Cllr Austin	Item 12a) Cllr Austin to ask Cllr Howard for an update on 25/50039/ENF for gym and swimming pool football. Item 12 f) Cllr Austin to ask Cllr Howard for an update on entrance signage at the Cannondown Road sites. Item 12g) Cllr Austin to send enforcement report to RBWM Ward Councillors. Item 12) Councillor Austin to request Councillor Howard to continue to pursue on-going issues of dust and noise at the Cannondown development with RBWM enforcement.
All Planning Councillors	Item 10f) Planning councillors to consider any response to the new information for the planning application for the Grange Farm clinic after the planning meeting. The deadline for any response is 22nd May. Item 14) All Planning Councillors to keep a record of when the RBWM Planning portal is unavailable during the next month.