

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 14<sup>th</sup> July 2026 in the Community Room, Cookham Library, commencing at 7.30pm**

**To:** Cllr B. Perry (Chair), Cllrs C. Aisladie, L. Austin, T. Caen, J. Edwards, M-L Kellaway, R. Kellaway, H. Neale, and Mr. D Scarff and Ms R Allan

You are hereby summoned to attend a meeting of the Planning Committee of Cookham Parish Council on Tuesday, 14<sup>th</sup> July 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<sup>th</sup> July 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.

**A G E N D A**

1. Apologies.
2. Declarations of Interest.
3. To approve the minutes of the meeting of 9<sup>th</sup> June 2026
4. Items brought forward in the agenda.
5. To agree the Council's comments on all matters received from RBWM planning department prior to the meeting including:-

Blue font indicates the decision has already been sent to RBWM.

| <b>Application Number<br/>CIL Information</b>                                                | <b>Current Planning Applications.</b>                                                                         | <b>Planning Policies (apart from Local Plan and Borough Plan)</b> | <b>Parish Council Decision</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| 26/00960/FULL<br>App date 5th June 2026<br>Comments to RBWM<br>9th July 2026<br>No CIL forms | 1no. Shepherds Hut (Retrospective)<br>Flat 1 Roseleigh High Street Cookham<br>Maidenhead SL6 9SF<br>Mr Ramsey | Conservation Area                                                 | CPC object to this on the following grounds:<br>Detracts from the Cookham Village Conservation Area, due over-large bulk (10m x 2.5), overlooking and noise, contrary to NPPF paragraphs 207-221.<br>Loss of neighbour's amenities due to overlooking of their gardens and noise, as it is very close to property boundaries. Roseleigh Cottage is advertised as a short-term holiday let, so it is hard to understand how the shepherds hut is exclusively to 'support and enhance the private |

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|                                                                                                                          |                                                                                                                                                                                                                                                                                     |  | use of Roseleigh Cottage' as stated in the Design and Access statement.<br>No dedicated private parking, so if used to facilitate increased occupation, the hut likely to add to existing already severe parking problems on the High Street. |
| 26/01439/FULL<br>App date 24th June 2026<br>Comments to RBWM 26 <sup>th</sup> July 2026<br>No CIL                        | Single storey front extension and part single part two storey, part first floor side/rear extension following demolition of the existing garage.<br>35 Burnt Oak Cookham<br>Maidenhead SL6 9RN<br>Mr and Mrs Sutcliffe                                                              |  |                                                                                                                                                                                                                                               |
| 26/01441/FULL<br>App date 15 <sup>th</sup> June 2026<br>Comments to RBWM 12 <sup>th</sup> July 2026                      | Part single part two storey front/side/rear extension.<br>114 Broom Hill Cookham<br>Maidenhead SL6 9LQ<br>Mr And Mrs Gallagher                                                                                                                                                      |  | CPC strongly object. Full comments will be submitted to RBWM on Friday and published in the minutes from this meeting.                                                                                                                        |
| 26/01467/FULL<br>App date 12 <sup>th</sup> June 2026<br>Comments to RBWM 15 <sup>th</sup> July 2026<br>No CIL            | Single storey side/front extension<br>31 Southwood Gardens Cookham<br>Maidenhead SL6 9EB<br>Wesley Greeff                                                                                                                                                                           |  |                                                                                                                                                                                                                                               |
| 26/01272/FULL<br>App date 15 <sup>th</sup> June 2026<br>Comments to RBWM 6 <sup>th</sup> July 2026<br>No CIL forms       | Change of use of a former electricity substation to extend existing curtilage of the dwelling.<br>Badgers Cottage And Former Electricity Sub Station Spring Lane<br>Cookham Dean Maidenhead<br>Mr And Mrs P Sermon                                                                  |  | No comment                                                                                                                                                                                                                                    |
| 26/01283/FULL<br>App date 16 <sup>th</sup> June 2026<br>Comments to RBWM 16 <sup>th</sup> July 2026<br>NO CIL documents  | Erection of a replacement garden shed<br>Winterdown Stone House Lane<br>Cookham Maidenhead SL6 9TP<br>Mr And Mrs Levin                                                                                                                                                              |  |                                                                                                                                                                                                                                               |
| 26/01473/HAZDC<br>App date 16 <sup>th</sup> June 2026<br>Comments to RBWM 16 <sup>th</sup> July 2026<br>No CIL documents | Request to initiate revocation of hazardous substances consent at gas holder station.<br>Gas Holder Station Whyteladyes Lane Cookham Maidenhead<br>Mr Simon Reeves                                                                                                                  |  |                                                                                                                                                                                                                                               |
| 26/01575/Full<br>App date 16th June 2026<br>Comments to RBWM 16th July 2026<br>No CIL                                    | Part conversion and extension of the existing car port to form a pool house and plant room, alterations to fenestration, 1no. sunken swimming pool and 1no. hot tub, steps, landscaping and hardstanding.<br>Huntsmans House Church Road<br>Cookham Dean SL6 9PG<br>Mr and Mrs Begg |  |                                                                                                                                                                                                                                               |

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| 26/0462/Full<br>App date 23rd June 2026<br>Comments to RBWM<br>26th July 2026             | Replacement front canopy and rear balcony, patio area to be levelled, alterations to the rear roof, fenestration and external finishes.<br>Mendota Stone House Lane,<br>Cookham SL6 9TP<br>Mr Christopher Ross                                                                  | Conservation Area<br>Green Belt |  |
| 26/01143/Full<br>App date 26th June 2026<br>Comments to RBWM<br>4 Aug 2026                | New two storey front gable feature, two storey rear/side extension, 1 no. first floor rear Juliet balcony, alterations to fenestration, external finish, raised patio with railing and new steps.<br>Valentine Cottage Popes Lane<br>Cookham Maidenhead SL6 9AS<br>Darrell Mott | Conservation Area<br>Green Belt |  |
| 26/01592/PDXL<br>Determination date<br>19 August 2026<br>Comments to RBWM<br>21 July 2026 | Single storey rear extension no greater than 8.00m in depth, 4.00m high with an eaves height of 3.00m.<br>Chandlers Hills Lane Cookham SL6 9NT<br>Ed and Annette Marsden                                                                                                        |                                 |  |

| Application Number                                                       | Current Applications for Tree Works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Planning Policies               | Parish Council Decision                                                                                                                                                                                                                                                                                   |
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| 26/01373/TCA<br>App date 3 June 2026<br>Comments to RBWM<br>1 July 2026  | (G5) - Elm, Cypress, Viburnum, Acer - Fell. (T8, T9, G14) - Lawson Cypress - Fell. (G11) - Beech - Prune overhang of house to give 2m clearance. (T17) - Cypress- Reduce height by 4m, leaving a final height of 15m. (G18) - Cypress - Reduce height to 12m.<br>Mendota Stone House Lane<br>Cookham Maidenhead SL6 9TP<br>Mr Christopher Ross                                                                                                                                                                                                                      | Conservation Area<br>Green Belt | No Comment                                                                                                                                                                                                                                                                                                |
| 26/01369/TPO<br>App date 12 June 2026<br>Comments to RBWM<br>9 July 2026 | T1 Cedar - Section fell (014/2025/TPO).<br>Lullebrook Manor<br>The Odney Club Odney Lane<br>Cookham Maidenhead<br>SL6 9SZ<br>Mr Mills                                                                                                                                                                                                                                                                                                                                                                                                                               | Conservation Area               | CPC object to this application and request the Tree Officer to consider it carefully, as CPC perceive there is a lack of information in the application.                                                                                                                                                  |
| 26/01404/TCA<br>App date 11 June 2026<br>Comments to RBWM<br>9 July 2026 | (T1) Oak - Reduce crown by up to a maximum of 1 metre utilizing the drop crotching technique (reduction by thinning). Finished height of tree 13 metres. Finished crown spread north to south of 15 metres, and finished crown spread east to west of 12 metres. Tip reduce east profile of crown to provide up to a maximum of 2 metres clearance to the building structure, tip reduce lower south profile of crown to provide up to a maximum of 2 metres clearance to fence, tip reduce branches encroaching on telephone cable to provide up to a maximum of 1 | Conservation Area<br>Green Belt | CPC object to the original programme of work specified in the Application Form for Tree Works and support the programme of work specified in the email dated 23 June 2026 from David Sullivan, Arboricultural Office with the RBWM Tree Team, and posted on the same day on the RBWM planning website. It |

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|                                                                           | metre clearance, crown lift over driveway and access track to provide up to a maximum of 4.5 metres height clearance, crown clean to remove broken, dead, damaged and rubbing branches.<br>Hardings Cottage Hills Lane<br>Cookham Maidenhead SL6 9NX<br>Mr Luke Burnage |                   | seems from the owners' reply that he is also happy to proceed with that amendment. |
| 26/01463/TPO<br>App date 19 June 2026<br>Comments to RBWM<br>19 July 2026 | Mowing grassland in area designated at Woodland 4 (014/2025/TPO).<br>The Odney Club Odney Lane<br>Cookham Maidenhead SL6 9SR<br>Mr Rob Mills                                                                                                                            | Conservation Area |                                                                                    |
| 26/01465/TPO<br>App date 12 June 2026<br>Comments to RBWM<br>19 July 2026 | Mowing grassland in area designated at Woodland 11 (014/2025/TPO).<br>The Odney Club Odney Lane<br>Cookham Maidenhead SL6 9SR<br>Mr Rob Mills                                                                                                                           | Conservation Area |                                                                                    |
| 26/01464/TPO<br>App date 12 June 2026<br>Comments to RBWM<br>19 July 2026 | Mowing grassland in area designated at Woodland 2 (014/2025/TPO).<br>The Odney Club Odney Lane<br>Cookham Maidenhead SL6 9SR<br>Mr Rob Mills                                                                                                                            | Conservation Area |                                                                                    |
| 2601605/TCA<br>App date 30 June 2026<br>Comments to RBWM<br>29 July 2026  | (T1) - Birch - Fell.<br>The Grove, Odney Lane,<br>Cookham<br>Mr Rob Mills, Odney Club                                                                                                                                                                                   | Conservation Area |                                                                                    |

The following are noted: -

| Application Number                                    | Notices for Information Only                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Planning Policies |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 26/01492/CONDIT<br>Determination date<br>18 Aug 2026  | Details required by Condition 2 (Materials), 4 (Soft landscaping), 5 (ASHP), 10 (Biodiversity enhancements) and 12 (Sustainability) of planning permission 25/03023/FULL for a Change of use to create 1no. self-build dwelling, 1no. front canopy, single storey rear extension, 2no. rear dormers, alterations and replacement of fenestration, 1no. air source heat pump, solar panels, EV charging point, hardstanding, new boundary treatment and landscaping following demolition/removal of existing elements.<br>The Chequers Dean Lane Cookham SL6 9BQ<br>Mark Boulding |                   |
| 26/01352/CONDIT<br>Determination date<br>26 July 2026 | Details required by Condition 3 (External Materials) of planning permission 22/01806/FULL (allowed on appeal) for the removal of existing single storey lean-to and reduction of existing garage footprint to provide new dual pitched roof to existing garage link to extend existing accommodation with rooflights. Modify internal configuration, relocate existing staircase and reclad external walls with timber boarding.<br>Hill Grove Farm Bradcutts Lane Cookham Dean SL6 9AA<br>Mr T Burton                                                                           |                   |

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| 26/01352/CONDIT<br>Determination date<br>19 August 2026 | Details required by Condition 2 (Materials) and Condition 3 (Biodiversity Enhancements) of planning permission 26/00361/FULL for a 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.<br>Mount Farm House Mount Farm Choke Lane<br>Maidenhead SL6 6PL<br>Mr Russell Edwards |  |
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## 6. RBWM Decisions

|                        |                                                                                             |                             |
|------------------------|---------------------------------------------------------------------------------------------|-----------------------------|
| 26/00692/Advertisement | Site A And Site B Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead SL6 9EE | Permitted                   |
| 26/00922/Full          | Maliks Express Kitchen 31 Station Parade Station Hill Cookham Maidenhead SL6 9BR            | Permitted                   |
| 26/00924/CONDIT        | The Chequers Dean Lane Cookham Maidenhead SL6 9BQ                                           | Approve                     |
| 26/00938/CONDIT        | Land Adjacent To Huntsmans House Church Road Cookham Dean Maidenhead                        | Approve                     |
| 26/01072/TPO           | Cliff Cottage Kings Lane Cookham Maidenhead SL6 9AY                                         | Permitted                   |
| 26/01075/TCA           | Land to the Rear of Haydens Cottage, The Pound, Cookham SL6 9QE                             | Permitted                   |
| 26/01076/TCA           | Moor Cottage High Street And Thames Lodge Berries Road Cookham Maidenhead SL6 9SD           | Permitted                   |
| 26/01127/CONDIT        | Cookham Dean CE Primary School Bigfrith Lane Cookham SL6 9PH                                | Permitted                   |
| 26/01136/CONDIT        | Station Court, High Road, Cookham, SL6 9JF                                                  | Approve                     |
| 26/01170/PDXL          | Highwood Corner Grubwood Lane Cookham                                                       | Prior Approval not required |
| 26/00565/FULL          | Tynron Church Road Cookham Dean Maidenhead SL6 9PD                                          | Withdrawn                   |
| 26/00361/Full          | Mount Farm House, Mount Lane, Choke Lane, SL6 9PL                                           | Permitted                   |
| 26/01175/TCA           | Mallow Berries Road Cookham, SL6 9SD                                                        | Permitted                   |
| 23/02209/Full          | Widbrook House, Sutton Road, Cookham, SL6 9RD                                               | Permitted                   |
| 25/03023/Full          | The Chequers, Dean Lane, Cookham, SL6 9BQ                                                   | Permitted                   |
| 26/00991/LBC           | The Chequers, Dean Lane, Cookham, SL6 9Bq                                                   | Permitted                   |
| 26/00745/Full          | Stock Grove, Worster Road, Cookham, SL6 9JG                                                 | Permitted                   |
| 26/00835/Full          | Southwood Stubbles Lane, Cookham, SL6 9PX                                                   | Refuse                      |
| 26/00893/Full          | Whitegates, Berries Road, Cookham, SL6 9SD                                                  | Permitted                   |
| 26/01174/TCA           | Winter Hill Cottage, Winter Hill, Cookham, SL6 9TW                                          | Permitted                   |
| 26/00354/Full          | Grange Farm, Grange Road, Cookham                                                           | Withdrawn                   |
| 26/00699/Full          | Countrystore Ltd, Station Hill, Cookham, SL6 9BT                                            | Permitted                   |
| 26/00719/CONDIT        | Station Court, High Road, Cookham, SL6 9JF                                                  | Approved                    |
| 26/00789/Full          | Hurst Place, Bradcutts Lane, Cookham Dean, SL6 9AA                                          | Permitted                   |
| 26/01120/Full          | Hawthorn Lee, Cedar Drive, Cookham, SL6 9DZ                                                 | Refuse                      |
| 26/01241/TPO           | Land at the Odney Club Lane, Cookham                                                        | Permitted                   |
| 26/00914/Full          | 1 Upper Ventnor Cottages, Pope Lane, Cookham, SL6 9AT                                       | Permitted                   |
| 26/01035/Full          | Hillyers 142 Whyteladyes Lane, Cookham, SL6 9LA                                             | Permitted                   |
| 26/01326/NMA           | Round Copse, Alleyns Lane, Cookham, SL6 9AE                                                 | Refuse                      |

7. 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.
  - b) 25/03313/FULL - proposed Crematorium development.
    - Please see latest submissions to the RBWM Planning site for this application.
  - c) 25/00362/FULL - Riverside, Berries Road
    - Please see latest submissions to the RBWM Planning site for this application.
8. 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
  - b) Proposal to support the Cookham Society's request to the RBWM to apply Article 4 restrictions to remove permitted development rights for Poundfield.
  - c) Sale of field off Warners Hill/ Dean Lane.
9. Unavailability of RBWM Planning Portal.
10. Any other business (by permission of the Chair) and upon which no decision may be made.

**Next meeting Tuesday 11<sup>th</sup> August 2026 at 7.30pm in the Community Room at Cookham Library.**