

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 8th September 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, 8th September 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: 3rd September 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 11th August 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.			
Application Number CIL Information	Current Planning Applications.	Planning Policies (apart from Local Plan and Borough Plan)	Parish Council Decision
26/01751/FULL App date 6 th August 2026 Comments to RBWM 2 nd Sept 2026 No CIL liability	Single storey side/rear extension and alterations to fenestration. Oberland Bedwins Lane Cookham Maidenhead SL6 9PU Mr Andrew Mudge		CPC request that the new external side door and side window should have obscured glass to prevent overlooking
26/01874/FULL App date 6 th August 2026 Comments to RBWM 2 nd Sept 2026 No CIL liability	Relocation of the front entrance to the first floor via a new access bridge, reconfiguration of the first floor with new terrace and balcony, new flat roof and pitched roof, alterations to existing chimney, new steps and terrace, alterations to the external finish, balustrades and fenestration and new cladding to existing garage following demolition of existing elements. Barbary House Gibraltar Lane Cookham Maidenhead SL6 9TR Mr Wang	Conservation Area Green Belt	Strong objection

The Parish Council strongly objects to this.

It is in the Cookham Dean Conservation Area (Adopted Local Plan policies CA1-6), the green belt (ALP GB1-11), an Area of Special Landscape Importance (ALP N1), and the Setting of the Thames ALP N2). It is in Gibraltar Lane, a lane currently of houses all largely of similar style. The Parish Council believes that such a glass and concrete horizontal so close to the river is a wholly inappropriate and incongruous intrusion into a precious landscape.

BLP Policy N1 says that in ASLIs development which would detract from the special qualities of the landscape will not be permitted. The wholly different design, location and materials of this house would so detract, so should not be permitted.

The proposal is for an entirely modern concrete and glass plus horizontalist modernist-type of dwelling quite contrary to the design it replaces and the ambience of Gibraltar Lane (N1 para. 2.2.5 makes specific reference to 'concentrations of architectural features'; para. 2.2.8 specifically mentions 'the formation [as being] of particular beauty and value' and as being 'free from both sporadic and intrusive development'. This different and overbearing design so much closer to the river than its peers in Gibraltar Lane is an inappropriate intrusion).

N2 says that the setting of the Thames should be 'conserve[d]'. It is specific that '1. The character, height, scale and bulk ... [must] respect the water frontage together with adjoining development'; and about 'the protection of important views ... from the river'. This replacement is in location and type wholly different from the existing and its peers in Gibraltar Lane.

The proposed home is contrary to the character of dwellings in Gibraltar Lane and the Conservation area . Policy CA1 para 2.3.14 is clear that 'the detailed design of a building is an important consideration in whether to allow development in a conservation area'. Policy H10 is specific that designs should 'retain important views in and out of the site'. For the reasons give above and below, this proposal is incongruous and inappropriate in this location and incompatible with these policies.

The Cookham Village Design Statement is now Appendix 2 to the Cookham Neighbourhood plan and the policies are linked by Appendix 1. This proposal appears to be contrary to:

- 1) CNP Policy C-C11(d) – the materials do not reflect local character as found in neighbouring buildings.
- 2) VDS G6.1 – it is not 'context led design'.
- 3) VDS G6.3 – it is not traditional building materials or again context led design
- 4) VDS G.6.5: it does not conform to Cookham's building palette or context led design
- 5) VDS G6.13(a) – (b): though contemporary and eco-friendly materials might be acceptable if of exceptional quality,
 - (a) this is not and
 - (b) it does not respect CV.02 or CR.02 regarding traditional materials or the design expectations contained in Design Guidance and Codes, page 63.
- 6) VDS g 9.1 not context-led design and not respecting the specific locality.

The proposal is contrary to the VDS Guidance in paragraphs G6.3 (materials should complement those most commonly used in Cookham), 6.5 (new developments should adhere as far as possible to Cookham's built-colour palette ...; see above), 6.11 (where there is general uniformity, new building ... designs should match the style of other buildings in the ... area), 6.13(a) (proposed buildings where building form is contemporary or where glass ...[is] visually prominent should harmonise with the existing character of Cookham ...).

The Council also considers that proposed design builds into the roof and adds an extra row of windows on the northwest elevation, also making the windows on the side in the hall/kitchen area much taller (nearly 2 storey). Much of that area was previously covered by pitched roof so was dark. Given that the ground on that side slopes down towards the Thames, with all the lights on shining through the large glassed area, this glare would be visible over a substantial distance and is quite inappropriate in the Setting of the Thames and the Conservation Area.

26/01917/VAR App date 3 rd August 2026 Comments to RBWM 3rd Sept 2026 No CIL liability	Variation (under Section 73a) of Condition 11 (Approved plans) to substitute those plans approved under 26/00736/VAR with amended plans and without complying with Condition 2 (External materials) for the 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 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 Whall	Conservation Area	
CPC object to this application as it considers the use of slate tiles out of context, especially in a conservation area such as this. Currently Berries Road only has two buildings with slate tiles and one is an outbuilding. Our objection is supported by the Borough Design Guide, "Clay tiles are the preferred material for Cookham's roof, except where there is a particular case for the use of slate." In addition, the VDS, now approved and incorporated by paragraph 4.3 and included as appendix 2 to the Neighbourhood Plan, and linked to the Neighbourhood Design Codes in paragraph 4.4 and appendix 1, is clear at G6.3 'Building Materials' that: "Materials should complement those most commonly used throughout Cookham i.e. red brick, clay tiles ...". CPC therefore request clay tiles are used rather than slate.			
26/01923/FULL App date 10th August 2026 Comments to RBWM 7th Sept 2026 CIL liability	Part single part two storey rear/side extension, new steps, rear terrace with balustrades and alterations to fenestration following demolition of existing elements. Riverside Gibraltar Lane Cookham Maidenhead SL6 9TR Mr Ray Reilly	Conservation Area Green Belt	No comment
26/01976/FULL App date 10th August 2026 Comments to RBWM 10 th Sept 2026	1no. outbuilding following demolition of the existing gazebo. Idlewood Maidenhead Road Cookham Maidenhead SL6 9DF Mr Neill		
26/02058/FULL App date 19th August 2026 Comments to RBWM 23rd Sept 2026 No CIL	Part demolition, reconstruction and extension to southern element of Pudseys. Pudseys Spring Lane Cookham Dean SL6 9PN Andrew Slater		
26/02085/VAR App date 19 th August 2026 Comments to RBWM 23rd Sept 2026 No CIL	Variation (under Section 73a) of Condition 3 to substitute those plans approved under 22/03334/FULL for the Two storey front extension, single storey rear extension and alterations to roof space, fenestration and finish following demolition of existing elements with amended plans. Dyars Church Road Cookham Dean SL6 9PJ Mr and Mrs Hall	Conservation Area Green Belt	

26/01626/FULL App date 21 st August 2026 Comments to RBWM 23rd Sept 2026 CIL	Amalgamation of existing Pool House and Storage Building with a new Two-storey link extension, alterations to roof, fenestration, external finish, new solar panels, flue and entrance canopy and relocation of pool plant equipment to enlarge existing ancillary accommodation, following part demolition of existing building. Mount Farm Choke Lane Mr & Mrs D Newell		
26/02038/FULL App date 24th August 2026 Comments to RBWM 22nd Sept 2026 CIL	Replacement four bedroom detached dwelling following the demolition of the existing dwelling. (Self Build). Hillrise Lower Road Cookham Maidenhead SL6 9HF Sunny Top, Cookham Ltd		
26/01894/PDXL App date 3 rd August 2026 Determination date 13th Sept No CIL liability	1 No. single storey rear extension and 1No. single storey side/rear extension no greater than 8.00m in depth, 3.50m high with an eaves height of 2.50m. 1 Grange Lane Cookham Maidenhead SL6 9RP Tricia Phillips		

Application Number	Current Applications for Tree Works.	Planning Policies	Parish Council Decision
26/01936/TCA App date 6 th August 2026 Comments to RBWM 6th Sept 2026	T1 Weeping beech - Crown thinning by 20%, reduce longest laterals back by 3m leaving a spread of 12m. Sir Bernard Miller Centre The Odney Club Odney Lane Cookham Mr Rob Mills	Conservation Area	CPC submit this work seems necessary.
26/01997/TCA App date 12th August 2026 Comments to RBWM 10 th Sept 2026	T1 Pittosporum - fell. Woodlands Berries Road Cookham Maidenhead SL6 9SD Paul Strelecki	Conservation Area	
26/01779/TPO App date 18 th August 2026 Comments to RBWM 20th Sept 2026	(T6) Ash (T7) Ash and (T8) Elm - Fell (006/2024/TPO) Riversteps Gibraltar Lane Cookham Maidenhead SL6 9TR Mr Bradley Worsfold	Conservation Area Green Belt	

The following are noted: -

Application Number	Notices for Information Only	Planning Policies
26/01951/CPD App date 6 th August 2026 Comments to RBWM NA	Certificate of lawfulness to determine whether the proposed single storey side extension, enlargement of the existing roofspace to include 1no. dormer to south elevation. 2no. rooflights to south and 1no. rooflight to north elevations are lawful. Chandlers Hills Lane Cookham Maidenhead SL6 9NT Ed And Annette Marsden	
26/02031/CONDIT App date 17th August 2026 Comments to RBWM NA	Details required by Condition 4 (External Lighting) and Condition 5 (Biodiversity Enhancements) of planning permission 23/03099/FULL for the enlargement of existing lower ground floor, two storey front extension with front gable, single storey rear extension with balustrade, 2no. proposed rear dormers, , 3no. chimneys, raised terrace with balustrade, steps and conversion of existing garage to an annex ancillary to main dwelling with new roof, alterations to fenestration and external finishes, replacement garage, new EV charger, hardstanding, landscaping, retaining wall and boundary treatment to front, following demolition of existing elements. Riverside Gibraltar Lane Cookham SL6 9TR Christine Hunter	Conservation Area Green Belt
26/02034/CONDIT App date 18th August 2026 Comments to RBWM NA Expiry 14 th Sept 2026	Details required by Condition 6 (Part M of Building Regulations 2010) 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 SL6 9EE Mr Oliver Fairman, Bellway Homes	
26/02079/NMA App date 24th August 2026 Comments to RBWM NA Determination date 20 th Sept 2026	Non material amendments to planning permission 24/02471/FULL as per covering letter. Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA Mr And Mrs Lewis	
26/02082/CONDIT App date 24th August 2026 Comments to RBWM NA Determination date 18 th Oct 2026	Details required by Condition 2 (CEMP) of planning permission 26/00789/FULL for a New pool house, ASHP, pool and alterations to hardstanding including new steps. Hurst Place Bradcutts Lane Cookham Dean Maidenhead SL6 9AA Mr and Mrs Lewis	
26/02083/CONDIT App date 24th August 2026 Comments to RBWM NA Determination date 18 th Oct 2026	Details required by Condition 3 (CEMP) of planning permission 26/00829/FULL for a 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 Mr and Mrs Lewis	

6. RBWM Decisions

25/01485/Full	Land to the South of Lower Mount Fam, Long Lane, Cookham	Refuse
26/01272/Full	Badgers Cottage and Former Electricity Sub Station, Spring Lane, Cookham Dean	Permitted
26/01605/TCA	The Grove, Odney Lane, Cookham, SL6 9SR	Permitted
26/00953/TCA	Little River House, Stone House Lane, Cookham, SL6 9TP	Permitted
26/01247/TPO	Shalloes, Alleyns Lane, Cookham, SL6 9AE	Permitted
26/01441/Full	114 Broom Hill, Cookham, SL6 9LQ	Permitted
26/01467/Full	31 Southwood Gardens, Cookham, SL6 9EB	Permitted
26/01592/PDX	Chandlers Hills Lane, Cookham, SL6 9NT	Prior approval not required
26/01627/TCA	Amberley 4 Vicarage Close, Cookham, SL6 9SE	Permitted
25/30007/SMI	Land to the South of Hollands Farm Ferry Bourne End	No comment
26/01149/Full	Englefield Poundfield Lane Cookham SL6 9RY	Permitted
26/01150/LBC	Englefield Poundfield Lane Cookham SL6 9RY	Permitted
26/01560/CONDIT	Mount Farm House, Mount Farm, Choke Lane, SL6 9PL	Approved
26/00229/Full	Elm Cottage Hills Lane Cookham Maidenhead SL6 9NX	Permitted
26/01173/Full	The Orchard Church Road Cookham Dean Maidenhead SL6 9PD	Refuse
26/01312/Full	16 Whyteladyes Lane Cookham Maidenhead SL6 9NA	Refuse
26/01439/Full	35 Burnt Oak Cookham Maidenhead SL6 9RN	Permitted
26/01670/CONDIT	Lingerin Spade Oak Reach Cookham Maidenhead SL6 9RQ	Approved
26/01797/TCA	Dean Croft Startins Lane Cookham Maidenhead SL6 9TS	Approved
26/01822/PDXL	Highwood Corner Grubwood Lane Cookham SL6 9UB	Prior approval not required
26/01858/TCA	Ridgemount Church Road Cookham Dean Maidenhead SL6 9PJ	Permitted

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.
 - Foul Drainage at AL37: EIR request regarding foul drainage in South Cookham
- 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.
 - Consider requesting this application go to Panel prior to change in call-in requests procedure from October

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.

9. Complete the infrastructure and services questionnaire by 13th September 2026. *

10. Discuss the changes for call-in procedure effective from October 2026 for sites in Cookham with less than 10-houses from October.

11. Implications of the new NPPF in Cookham

12. Unavailability of RBWM Planning Portal

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

Next meeting Tuesday 13th October 2026 at 7.30pm in the Community Room at Cookham Library.