

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 11th August at 7.30 pm.

PRESENT: Cllr B. Perry (Chair), L. Austin, J. Edwards, H. Neale, and Mr. D Scarff and Ms R Allan
 One member of the Press: Maidenhead Advertiser

OPEN FORUM

There were no items for Open Forum.

- 1. Apologies .**
 Cllrs C. Aisladie, T Caen, M-L Kellaway, R. Kellaway
- 2. Declarations of Interest**
 None to declare
- 3. To approve the minutes of the meeting of 14th July 2026**
 The Chairman proposed to remove the word 'not' from item 5, application 26/01441/Full. "As a result of the discussion in Open Forum this decision was not ratified." This was unanimously agreed and the minutes approved.
- 4. Items brought forward in the agenda**
 None brought forward
- 5. 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
26/01658/FULL App date 7 th July 2026 Comments to RBWM 6 th August 2026 No CIL liability	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 SL6 9HW Jane Spiers	No Comment
26/01312/FULL App date 27 May 2026 Comments to RBWM 5 th August 2026 No CIL liability	1no. front dormer, 1no. rear dormer and alterations to fenestration and relocation of PV panels. 16 Whyteladyes Lane Cookham Maidenhead SL6 9NA Mr and Mrs Read	No Comment
26/01673/FULL App date 16 July 2026 Comments to RBWM 17 th August 2026 No CIL liability To note: CPC strongly objected to a very similar application submitted by the neighbours at 114 Broom Hill.	Single storey front extension, single storey side extension, single storey rear extension with new rear steps, 2no. parking spaces and widening of the existing drop kerb following the demolition of the existing detached outbuilding. 112 Broom Hill Cookham Maidenhead SL6 9LQ Mr And Mrs Leahy	Objection Not withstanding the granting of a similar application at 114 Broom Hill, CPC object to this application on the basis of over-development. Together with the extension at 114 the two semi-detached houses will now form a single block when viewed at the front. Only having parking across the front of the house does not meet the RBWM garage/parking standards as described in Neighbourhood Plan, section C-DP2

		CPC consider it in breach of the Neighbourhood Plan which incorporates the Cookham Village Design Statement (VDS). If the application is granted CPC request the parking is grass-crete or similar. Lack of suitable storage space may mean the various recycling and refuse bins are left outside which CPC considers unneighbourly.
26/01790/FULL App date 22 July 2026 Comments to RBWM 23 August 2026 No CIL forms	Outdoor play structure/climbing frame. The Threshing Barn Malders Lane Maidenhead SL6 6NQ T Copas	No Comment
26/01763/CPU App date 17 July 2026 Comments to RBWM 23 August 2026 No CIL liability	Certificate of lawfulness to determine whether the proposed use of the land as an orchard with mobile poultry run and polytunnel is lawful. Land At The Junction of Warners Hill And Dean Lane Cookham Mr Syed Sahabudeen	No comment provided RBWM are happy with the application.
26/01713/FULL App date 27 July 2026 Comments to RBWM 24 August 2026 No CIL liability	2no. replacement rear dormers and alterations to fenestration to the ground floor side elevation. St Oswalds Winter Hill Cookham Maidenhead SL6 9TT Mrs Fiona Robinson	No Comment
26/01816/FULL App date 30 July 2026 Comments to RBWM 30 August 2026 No CIL liability	Single storey rear infill extension and change from a hipped roof to a flat roof to the existing single storey rear element. Hawthorn Lee Cedar Drive Cookham Maidenhead SL6 9DZ Mr Ian Thomas	No Comment

Appeal by:	LWR Developments Ltd, c/o Agenta Crowthorne RG45 6DS	
Site Address	Site of Sewage Works, Terrys Lane, Cookham	
PINS Ref: 6012421:		
Deadline 24 th Aug 2026	CPC will resubmit their previous comments.	
Appeal by:	Simon Foster	
Site Address:	The Walled Garden, White Place Farm, Sutton Road, Maidenhead, SL6 9QZ	
	CPC agree with RBWM action to enforce notice 22/50176/ENF	
Appeal by	Trevor Pryer	
Site Address:	Kanda Spade Oak Reach, Cookham, SL6 9RQ	
PINS Ref: 6012930	Awaiting site visit cannot add a comment.	
RBWM: 26/30010/SMI Bucks: PL/25/3802/FA: Comments to RBWM and Bucks by 19 Aug 2026 Determination: 17 Sept 2026	Change of use of land from agricultural use to outdoor recreational use to function as Suitable Alternative Natural Greenspace (SANG) together with the paths, fencing, and landscaping. Land To The South of Hollands Farm Ferry Lane Bourne End	CPC will be submitting an objection to both RBWM and Bucks.

Application Number	Current Applications for Tree Works.	Parish Council Decision
26/01627/TCA App date 7 July 2026 Comments to RBWM 3 August 2026	(T1) - Mature Eucalyptus tree - Prune and remove all branches that overhang the boundary and extend into the property known as 5 Vicarage Close. Branches to be cut back to suitable growth points within the crown, leaving a final width of 8m. Amberley 4 Vicarage Close Cookham Maidenhead SL6 9SE Mr Hamish Macmillan	No Comment
26/01797/TCA App date 23 July 2026 Comments to RBWM 19 August 2026	Yew - Reduce by 2 - 3 metres, leaving a final height of 8m and width of 5m. Dean Croft Startins Lane Cookham Maidenhead SL6 9TS Mr Luke Burnage	No Comment
26/01858/TCA App date 28 July 2026 Comments to RBWM 27 August 2026	(T1) Silver birch - Section fell. (T2) Damson - Crown reduce by up to 1.5m (refer to annotated photo). Ridgemount Church Road Cookham Dean SL6 9PJ Julie Sneddon	No objection. CPC request that the felled tree is replaced with a suitable native species.
26/01911/TCA App date 3 August 2026 Comments to RBWM 1 September	(Black dot on plan) Walnut - Crown reduce (as shown) leaving a height of approximately 14m and spread of 12m. Chalk Pit Cottage Cookham Dean Bottom Cookham SL6 9AR Mr Joe Margerrison, Bartlett Tree Experts	No Comment

The following are noted: -

Application Number	Notices for Information Only	Planning Policies
26/01670/CONDIT Determination: 1 Sept 2026	Details required by Condition 15 (ASHP and PV) 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	Noted
26/01823/CPD Determination: 17 Sept 2026	Certificate of lawfulness to determine whether the proposed garage conversion, alterations to fenestration, 1 no. front dormer and 1 no. rear dormer to facilitate a loft conversion is lawful. Highwood Corner Grubwood Lane Cookham SL6 9UB Elizabeth and Mike Burden	CPC query whether this type of application should be a full planning application, due to the alterations to front fenestration, rather than merely a certificate of lawfulness

6. RBWM Decisions

These were noted. There were no comments.

25/03237/CONDIT	Site B 5 self-build dwellings, Open Field North of Lower Mount Farm, Long Lane	Withdrawn
25/03243/CONDIT	Site A 5 self-build dwellings, Open Field North of Lower Mount Farm, Long Lane	Withdrawn
26/00782/Full	Cookham Nursery School, Station Hill, Cookham, SL6 9T	Permitted
26/00905/CONDIT	Lingerin Spade Oak Reach, Cookham, SL6 9RQ	Approve
26/01169/CPD	Highwood Corner, Grubwood Lane, Cookham, SL6 9UB	Refuse
26/01236/Full	Roseland, High Road, Cookham, SL6 9JS	Refuse
26/012353/TPO	Herron Court Sandpipers Place Cookham Maidenhead SL6 9PF	Permitted
26/01404/TCA	Hardings Cottage, Hills Lane, Cookham, SL6 9NX	Permitted
25/02981/Full	Hesters Cottage Kings Lane Cookham Maidenhead SL6 9AY	Permitted
26/00021/LEG	Site A Open Field North of Lower Mount Farm Long Lane Cookham	Withdrawn
26/00022/LEG	Site B Open Field North of Lower Mount Farm Long Lane Cookham	Withdrawn
26/00829/Full	Hurst Place, Bradcutts Lane, Cookham Dean, SL6 9AA	Permitted
26/00966/REM	1 self-build Site B Open Field North of Lower Mount Farm Long Lane Cookham	Permitted
26/00968/REM	5 self-build Site A Open Field North of Lower Mount Farm Long Lane Cookham	Permitted
26/01171/Full	The Orchard Church Road Cookham Dean Maidenhead SL6 9PD	Permitted
26/01266/Full	23 Southwood Gardens Cookham Maidenhead SL6 9EB	Permitted
26/01373/TCA	Mendota Stone House Lane Cookham Maidenhead SL6 9TP	Permitted
26/01657/TPO	Land adjacent to Camley Cottage, Henley Road, SL6 9W	Withdrawn
26/01352/CONDIT	Hill Grove Farm, Bradcutts Lane, Cookham Dean, SL6 9AA	Approved
26/01283/Full	Erection of a replacement garden shed	Withdrawn

Items 7 and 8 were discussed together. Item 8 was taken first.

8. To discuss the proposed SANG at Land to the South of Hollands Farm, Ferry Lane, Bourne End.
Cllr Edwards noted that there was no discussion of the possible impact to parking around the bridge and 'Ferry' area of Cookham in the proposal.

It was agreed unanimously to submit the same objections as previously with a few modifications:

Councillors suggested that the SANG not just be a dog-walking area, but a more multi-purpose area including areas for wildlife.

The meeting felt the SANG could be useful to Cookham if:

- the car park was moved to the north of the development so visitors were less likely to park around the Cookham Bridge area
- potentially a dog-walking area could be enclosed to enable a designated wildlife area to be developed

In summary the meeting agreed the SANG was a good idea but not ideally located.

Action: The Chairman would draft the response from CPC.

7. How to respond to the Regulation 19 Consultation on the draft Local Plan for Buckinghamshire

The Chairman asked for suggestions for what include in the response from CPC. The following were mentioned:

- Developments in Bucks where it borders Cookham will lead to an increase in traffic particularly around Cookham bridge, and Sutton Road with through-traffic going to Maidenhead. This had not been addressed.
- Cllr Edwards reiterated the impact of increased traffic on routes in Cookham. Also the impact on the sewage system.
- The effect of landscaping on new developments, including the Marlow Film Studios, will have on views from Cookham.
- Cllr Edwards commented that building seemed to be concentrated to the north of Bucks, the south remaining more rural.
- She also noted there is no mention of Cookham in the entire draft Local Plan for Buckinghamshire.

Action: The Chairman to draft a response to the Local Plan 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).

- Dick Scarff had received a response from Thames Water that in effect said they had no idea regarding the amount of surface water that is at present discharged into the foul sewer from existing houses and road gullies. Dick was proposing to write to Councillors Mark Howard and Adam Bermange to hopefully get a meeting with Thames Water before the remaining 120 houses are released from AL37. This will be copied to CPC for them to support if so desired.
- b) 25/03313/FULL - proposed Crematorium development.
- This was rejected at the July panel meeting. Dick Scarff noted not much time was spent discussing the application and felt too much reliance had been placed on the limited grounds for rejection identified by the Planning Officer.
The Chairman commented that the Neighbourhood Plan had played a major part in the refusal of the application. He expected the applicant to lodge an appeal.
- c) 25/00362/FULL - Riverside, Berries Road
- The application has not yet been listed for decision by the MDC. Of it has not been so decided by 31 October, under the new scheme of national delegation, it would probably be automatically delegated to officers, which would be regrettable. It was noted with regret in this regard that this new scheme of delegation abolished 'call in' by Councillors. Councillors considered these changes adverse to local democracy.

At this point in the meeting the Chairman asked that the passing of Councillor Leo Walters be noted. He had been an advocate for green belt, visited application sites and had been a supporter of Cookham.. His passing was noted with sadness.

10. 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
Dick Scarff has had a meeting with Mark Howard and Arron Hitchen.at which the lawfulness of the new barn was discussed. The Cookham Society will not be proceeding with legal advice at this point.
- b) The Cookham Society propose requesting RBWM to apply Article 4 restrictions to remove agricultural permitted development rights on land in the Conservation areas.
CPC will support this request
- c) Sale of field off Warners Hill/ Dean Lane.
The Chairman noted the Sale Deed contained many Uplift Clauses, suggesting the parties hoped planning permission would be sought and granted.

11. Unavailability of RBWM Planning Portal.

No significant problems had been reported to the Assistant Clerk. The Chairman reminded councillors to tell her of any RBWM Planning IT problems.

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

It was noted there was no Maidenhead Development Management Committee in September.

There was discussion concerning use the football pitches, gym and swimming pool. Whilst the football pitches and gym were well used, the swimming pool was not.

The meeting closed at 8.40pm

Next meeting Tuesday 8th September 2026 at 7.30pm in the Community Room at Cookham Library.

Signed as a true record of the meeting

Chair

Dated

Planning Meeting August 2026
Summary of Actions

Chairman B Perry	7) Draft response to Bucks Local Plan 8) Draft the response to the SANG application
Dick Scarff	8a) To send a copy of the email to Thames Water to CPC so they can email their support 10b) Send a copy of the email requesting Article 4 restrictions for the whole of Cookham to CPC so they email their support