

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 14th July at 7.30 pm.

PRESENT: Cllr R Kellaway (Chair), M-L Kellaway, N. Neale and
 Mr. D Scarff
 Christine Hunter, Assistant Clerk
 Four members of the public

Before the start of the meeting in the absence of the chair of this committee Councillor Richard Kellaway was unanimously voted chairman.

OPEN FORUM

There were three items discussed in open forum.

Mr Weller explained the impact that the proposed Shepherds Hut (Retrospective), 26/00960/Full would have on him as a neighbour. He pointed out that the shepherd's hut takes 25% of the garden and is substantially larger than a traditional one, which is what it is described as. He is also concerned about an increase in noise when it is in use, nearness to his boundary, lack of parking for the guests and potentially it becomes a permanent dwelling with the house being used as Airbnb.

Cllr Richard Kellaway advised that the parish council had already submitted its objections as the deadline was 9th July, prior to the meeting. Its objection shared many of the points raised by Mr Weller.

Mr Weller left the meeting at 7.35pm.

The next item was the crematorium application. Ms Sermon was pleased that refusal had been recommended by RBWM Planning largely based on traffic issues. She wanted to confirm that the objection from Cookham Parish Council covered other issues in addition to traffic. Cllr Kellaway confirmed that this was the case.

Ms Sermon left the meeting at 7.40pm

Mr and Mrs Gallagher came to discuss the parish council's objections to their application, 26/01441/full. Cllr Kellaway explained the objection had been made on the grounds of over-development of the plot. The applicants were concerned that the objections were based on a previous application made in 2022 particularly as mention was made of a Juliette balcony that was in the previous application but not this one. Cllr Kellaway assured Mr and Mrs Gallagher although the objections were based on the previous ones submitted in 2022, they had been reviewed and only relevant objections included. It was unfortunate that the reference to Juliette balcony had been included as there was no obvious provision for that in this application.

Mr and Mrs Gallagher expressed disappointment that CPC's comments were submitted before the application was discussed at a planning committee meeting where concerns could have been addressed. Cllr Kellaway explained that unfortunately not every planning application could be discussed at a Planning Committee meeting, where the public can attend, as deadlines for submission can occur between those meetings. In that situation, the application is circulated to all councillors on the planning committee and the comments are incorporated into the response sent to RBWM Planning.

After discussion the councillors still felt that this proposed extension and car-parking provision represented over-development of the plot, and removal of the front garden completely for parking was against the neighbourhood plan and VDS.

- 1. Apologies .**
 Cllrs L. Austin, C. Aisladie, T Caen, J. Edwards, B. Perry
- 2. Declarations of Interest**
 None to declare
- 3. To approve the minutes of the meeting of 9th June 2026**
 These were approved by Cllrs Richard and Mary-Lou Kellaway.
- 4. Items brought forward in the agenda**
 Mr and Mrs Gallagher remained after open forum to hear their planning application discussed in item 5.
- 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
26/00960/FULL App date 5th June 2026 Comments to RBWM 9th July 2026 No CIL forms	1no. Shepherds Hut (Retrospective) Flat 1 Roseleigh High Street Cookham Maidenhead SL6 9SF Mr Ramsey	CPC object to this on the following grounds: Detracts from the Cookham Village Conservation Area, due over-large bulk (10m x 2.5), overlooking and noise, contrary to NPPF paragraphs 207-221. 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 use of Roseleigh Cottage' as stated in the Design and Access statement. 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 App date 24th June 2026 Comments to RBWM 26th July 2026 No CIL	Single storey front extension and part single part two storey, part first floor side/rear extension following demolition of the existing garage. 35 Burnt Oak Cookham SL6 9RN Mr and Mrs Sutcliffe	No Comment
26/01441/FULL App date 15th June 2026 Comments to RBWM 12th July 2026	Part single part two storey front/side/rear extension. 114 Broom Hill Cookham Maidenhead SL6 9LQ Mr And Mrs Gallagher	As a result of the discussion in Open Forum this decision was ratified. CPC strongly object on the grounds below:
<ul style="list-style-type: none"> • Over development of both main building and use of garden. Front garden completely given to parking for vehicles which is not in keeping with the surrounding properties.. • The size of the proposed extension is out of keeping with the rest of the Broom Hill development due to its scale • Overlooking from first floor extension and Juliette balcony. • Overshadowing from the first floor extension. • Heating mechanism (Wood burning stove) will adversely affect health and residue will effect neighbouring properties. • This will 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) <ul style="list-style-type: none"> ◦ Design Code DC.03 Neighbourhood Plan and 6.1 VDS Size of proposed building to be considered in relation to their context. ◦ Design Code DC.03 Neighbourhood Plan and 6.9a: VDS: Extensions should be subordinate in scale, not resulting in overbearing appearance or unneighbourly impact ◦ Design Code DC.03 Neighbourhood Plan and 6.11 VDS: Whilst it may match the style of other dwellings in the area, the proposed size does not match existing dwellings. • There is inadequate information supplied. For instance the site/block plan does not appear in the list of documents for this application. 		
26/01467/FULL App date 12th June 2026 Comments to RBWM 15th July 2026 No CIL	Single storey side/front extension 31 Southwood Gardens Cookham SL6 9EB Wesley Greeff	No Comment

26/01272/FULL App date 15 th June 2026 Comments to RBWM 6th July 2026 No CIL forms	Change of use of a former electricity substation to extend existing curtilage of the dwelling. Badgers Cottage And Former Electricity Sub Station Spring Lane Cookham Dean Maidenhead Mr And Mrs P Sermon	No comment
26/01283/FULL App date 16 th June 2026 Comments to RBWM 16 th July 2026 NO CIL documents	Erection of a replacement garden shed Winterdown Stone House Lane Cookham Maidenhead SL6 9TP Mr And Mrs Levin	No Comment
26/01473/HAZDC App date 16 th June 2026 Comments to RBWM 16 th July 2026 No CIL documents	Request to initiate revocation of hazardous substances consent at gas holder station. Gas Holder Station Whyteladies Lane Cookham Maidenhead Mr Simon Reeves	CPC support this request
26/01575/Full App date 16th June 2026 Comments to RBWM 16th July 2026 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. Huntsmans House Church Road Cookham Dean SL6 9PG Mr and Mrs Begg	No Comment
26/01462/Full App date 23rd June 2026 Comments to RBWM 26th July 2026	Replacement front canopy and rear balcony, patio area to be levelled, alterations to the rear roof, fenestration and external finishes. Mendota Stone House Lane, Cookham SL6 9TP Mr Christopher Ross	No Comment
26/01143/Full App date 26th June 2026 Comments to RBWM 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. Valentine Cottage Popes Lane Cookham Maidenhead SL6 9AS Darrell Mott	No Comment
26/01592/PDXL Determination date 19 August 2026 Comments to RBWM 21 July 2026	Single storey rear extension no greater than 8.00m in depth, 4.00m high with an eaves height of 3.00m. Chandlers Hills Lane Cookham SL6 9NT Ed and Annette Marsden	No Comment

Application Number	Current Applications for Tree Works.	Parish Council Decision
26/01373/TCA App date 3 June 2026 Comments to RBWM 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. Mendota Stone House Lane Cookham Maidenhead SL6 9TP Mr Christopher Ross	No Comment

26/01369/TPO App date 12 June 2026 Comments to RBWM 9 July 2026	T1 Cedar - Section fell (014/2025/TPO). Lullebrook Manor The Odney Club Odney Lane Cookham SL6 9SZ Mr Mills	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 App date 11 June 2026 Comments to RBWM 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 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. Hardings Cottage Hills Lane Cookham Maidenhead SL6 9NX Mr Luke Burnage	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, Aboricultural Office with the RBWM Tree Team, and posted on the same day on the RBWM planning website. It seems from the owners' reply that he is also happy to proceed with that amendment.
26/01463/TPO App date 19 June 2026 Comments to RBWM 19 July 2026	Mowing grassland in area designated at Woodland 4 (014/2025/TPO). The Odney Club Odney Lane Cookham Maidenhead SL6 9SR Mr Rob Mills	No Comment
26/01465/TPO App date 12 June 2026 Comments to RBWM 19 July 2026	Mowing grassland in area designated at Woodland 11 (014/2025/TPO). The Odney Club Odney Lane Cookham Maidenhead SL6 9SR Mr Rob Mills	No Comment
26/01464/TPO App date 12 June 2026 Comments to RBWM 19 July 2026	Mowing grassland in area designated at Woodland 2 (014/2025/TPO). The Odney Club Odney Lane Cookham Maidenhead SL6 9SR Mr Rob Mills	No Comment
2601605/TCA App date 30 June 2026 Comments to RBWM 29 July 2026	(T1) - Birch - Fell. The Grove, Odney Lane, Cookham Mr Rob Mills, Odney Club	No Comment

The following are noted: -

Application Number	Notices for Information Only	Planning Policies
26/01492/CONDIT Determination date 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. The Chequers Dean Lane Cookham SL6 9BQ Mark Boulding	Noted
26/01352/CONDIT Determination date 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. Hill Grove Farm Bradcutts Lane Cookham Dean SL6 9AA Mr T Burton	Noted
26/01352/CONDIT Determination date 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. Mount Farm House Mount Farm Choke Lane SL6 6PL Mr Russell Edwards	Noted

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.
Thames Water had confirmed there was capacity for a further 80 dwellings.
Action: Through an Environmental Information Request, Dick Scarff has asked Thames Water for more information regarding the method of calculation of foul network capacity
- b) 25/03313/FULL - proposed Crematorium development.
 - This is going to be discussed at Development Management Committee on 21st July. Cllr Kellaway is speaking for CPC.
Dick Scarff reported that Cookham Society did not have a speakers slot but he would ask Paul Strzelecki, if he could include some points from the Cookham Society in his speakers representation.
- c) 25/00362/FULL - Riverside, Berries Road
 - No updates to report

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.
Mr Scarff reported that progress was slow but the issue is still alive.
- c) Sale of field off Warners Hill/ Dean Lane.
The sale of small plots of the field continues but no further developments.

9. Unavailability of RBWM Planning Portal.

The portal remained unreliable.

Cllr Edwards reported the portal had been unavailable on 3rd July Friday 20.44pm. Error message when carrying out a simple search.

The Assistant Clerk had reported issues on Thursday 9th July to RBWM Planning. After investigation they responded the Public Access Server had been switched off during the day.

10. 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 8.25pm

Next meeting Tuesday 11th August 2026 at 7.30pm in the Community Room at Cookham Library.

Signed as a true record of the meeting

Chair

Dated

Planning Meeting July 2026
Summary of Actions

Cllr Kellaway	<p>Application 26/01441.</p> <p>Cllr Kellaway will review the comments submitted to RBWM Planning to see if they remain or are to be modified and resubmitted.</p>
Dick Scarff	<p>7a) Through an Environmental Information Request, Dick Scarff has asked Thames Water for more information regarding the method of calculation of foul network capacity at Cannondown Road</p> <p>7b) Proposed crematorium</p> <p>Dick Scarff reported that Cookham Society did not have a speakers slot at the Development Management Committee meeting on 21st July. He will ask Paul Strzelecki, if he could include some points from the Cookham Society in his speakers representation.</p>