

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 13th October 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, 13th October 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: 8th October 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 8th September
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
Appeal: Appeal type Lawful development certificate Appeal procedure Written Deadline: 29 th October 2026	Appeal site Land at the Junction of Warners Hill and Dean Lane, Cookham, Maidenhead, SL2 5JD Applicant Syed Sahabudeen Syed Nazir Ahmed Application number 26/01763 Certificate of lawfulness to determine whether the proposed use of the land as an orchard with mobile poultry run and polytunnel is lawful.		CPC response in July 2026 was: No comment provided RBWM are happy with the application. Applied refused by RBWM

26/02088/Full App date 8 th September 2026 Comments to RBWM 5 th October CIL liability	Replacement detached four bedroom dwelling with solar panels, air source heat pump, car port and cycle storage following the demolition of the existing detached dwelling and garage. Holmwood Briar Glen Cookham SL6 9JP Germain Homes Ltd		
- The proposed additional carport and garden room add substantially to the bulk and depth of the previously proposed building (25/01485/FULL). Both carport and garden room are close to the boundary with neighbours in Gorse Road. The proposed dwelling, if it includes these additions, will be disproportionately bulky and overbearing compared with other nearby properties, particularly when viewed from adjacent properties in 15-18 Gorse Road. This is contrary to the BWDG. - The permission for the previously proposed building (25/01485/FULL) was obtained for a development which had self-build status. It should not be assumed that this further application is acceptable now that is not for a self-build development. For example, there appears to be no appropriately updated ecology assessment or BNG plan for this property now self-build status has been removed. - The increased roof area will potentially exacerbate problems with run-off into the surrounding area, and consequent surface water flooding issues. There is no updated consideration of these issues. - This application should be assessed taking into consideration all the complex issues considered for previous applications for this site. - We request that, if this application should be approved, all relevant conditions imposed on the previous application for this site should be re-imposed on this application, along with any necessary additional conditions. We also request that, if 26/02088/FULL should be approved, Permitted Development Rights are removed from the proposed extremely large property.			
26/02136/Full App date 8 th September 2026 Comments to RBWM 19 th October CIL liability	Change of use of agricultural land to equestrian use and construction of outdoor riding area, stable and storage buildings and associated works. Mount Farm, Choke Lane Mr and Mrs Edwards		
26/02096/CLU App date 1st September 2026 Comments to RBWM 5 th October No CIL	Certificate of lawfulness to determine whether the existing use of land shaded blue on the LDC Site Plan (Drawing Ref: 0656-LDC-01) as residential garden land associated with the dwelling house known as Winterdown is lawful. Winterdown And Land To The Rear of Winterdown Stone House Lane Cookham SL6 9TP Mr And Mrs Levin		No Comment
26/02182/FULL App date 4th September 2026 Comments to RBWM 5 th October No CIL	Rear outbuilding with canopy over steps and decked platform Beekeepers Cottage Cookham SL6 9DF Thomas William Hoult		No Comment
26/02285/FULL App date 17th September 2026 Comments to RBWM 20 th October No CIL Previous CPC comments below:	New front entrance canopy, single storey side/rear extension with canopy, first floor rear Juliet balcony, and alterations to the external finish, fenestration and rear terrace following the removal of the existing elements. 4 Orchard Gardens Sutton Road Cookham SL6 9QP Ms Camilla O'Keeffe		

24/01533/Full App date 08/08/24 Comments to RBWM 06/09/24 Ext for comments granted to 11/09/24	Front and side canopy, single storey side/rear extension, 2 no. rear balconies, alterations to fenestration, external finish, hardstanding and new decking with steps, following demolition of existing elements. Caddy Shack 4 Orchard Gardens Sutton Road Cookham Maidenhead SL6 9QP Miss Camilla O'Keeffe	Cookham Parish Council strongly objects on the grounds this application would constitute an over-development as it is already much extended, tall and overbearing. It is not in keeping with the scale of neighbouring properties. There will be a loss of privacy for the immediate neighbours. There are potential issues with light pollution from the sky lights, air pollution from the chimney on the boundary and overlooking of the neighbouring properties from the Juliet balconies. Further action: The Clerk was asked to request Cllr. Brar to call in this application.	
26/02130/FULL App date 23 rd September 2026 Comments to RBWM 21 st Oct	Erection of ancillary extensions comprising open-sided solar car port, greenhouse and garden store, with associated lightweight pergola/trellis links to existing buildings. The Chequers Dean Lane Cookham Maidenhead SL6 9BQ Mark Boulding		
26/02276/VAR App date 16th September 2026 Comments to RBWM 18th Oct CIL NA	Variation (under Section 73) of Condition 4 to substitute those plans approved under 26/01171/FULL for the Conversion of existing detached garage to part-habitable accommodation ancillary to the main dwelling and alterations to fenestration with amended plans. The Orchard Church Road Cookham Dean SL6 9PD Mr And Mrs West	Conservation Area Green Belt	
26/02131/LBC App date 23 rd September 2026 Comments to RBWM 21 st Oct CIL NA	Consent for erection of ancillary extensions comprising open-sided solar car port, greenhouse and garden store, with associated lightweight pergola/trellis links to existing buildings. The Chequers Dean Lane Cookham Maidenhead SL6 9BQ		
26/02287/FULL App date 29th September 2026 Comments to RBWM 26 th Oct No CIL	Single storey rear extension, 2no. rear rooflights and relocation of the existing rear steps following the demolition of the existing single storey rear extension. Coxboro Cottage High Road Cookham Maidenhead SL6 9HR Mr Barnabas Palfrey		
26/02169/FULL App date 29th September 2026 Comments to RBWM 26 th Oct No CIL	Single storey side/rear extension and alterations to fenestration. 41 Lesters Road Cookham Maidenhead SL6 9L Jade Jones		
26/01512/FULL App date 28th September 2026 Comments to RBWM 27 th Oct No CIL	Part single part two storey side extension, 1no. rear dormer and 1no. new chimney. 8 Halfway Houses Maidenhead Road Maidenhead SL6 6PP Mr John Graham		

26/02427/FULL /FULL App date 5 th October 2026 Comments to RBWM 3 rd November No CIL	New front porch, part single-storey and part two-storey side/rear extension, 1 no. flue, alterations to fenestration and associated works following removal of the existing detached store/garage 149 Whyteladyes Lane Cookham SL6 9LF Mr Mrs Kersey		
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Application Number	Current Applications for Tree Works.	Planning Policies	Parish Council Decision
26/02072/TPO App date 8 Sept 2026 Comments to RBWM 5 October 2026	(T1) Ash - Section fell. (014/2025/TPO). The Odney Club Odney Lane Cookham Maidenhead SL6 9SR Mr Rob Mills		No objection providing the ash is being felled due to disease. CPC request it is replaced with a suitable native species
26/02195/TPO App date 10 Sept 2026 Comments to RBWM 12 October 2026	1 no. Holm oak – reduce width by 25% to leave spread of 5.5m, raise the crown so it is 2 – 2.25m above the ground (works as per photograph) Paddocks End, Terrys Lane, Cookham, SL6 9RZ		This application has been circulated to councillors for comment.
26/02298/TCA App date 18 Sept 2026 Comments to RBWM 19 Oct 2026	T1 Liquidambar - Tip reduce height by 2.5m leaving a final height of 8m and tip back laterals by 3m on longest laterals leaving a final spread of 5m. Riverway Berries Road Cookham Maidenhead SL6 9SD Mr Cuin-Wood	Conservation Area	
26/02218/TCA App date 18 Sept 2026 Comments to RBWM 19 Oct 2026	(T1) - Ash - Fell at Glenore. (T2) - Thuja - Selectively reduce only the branches growing towards and over the building, pruning back to suitable live lateral growth points to provide approximately 1.5m clearance from the roofline and eaves, leaving a final height of 15m and crown width of 7.5m. (T3) - Thuja - Selectively reduce only the branches growing towards and over the building, pruning back to suitable live lateral growth points to provide approximately 1.5m clearance from the roofline and eaves, leaving a final height of 15m and crown width of 6m. (T4) - Mulberry - Reduce the building-side lateral spread by up to 2.5m, pruning to suitable live lateral growth points. Shorten or remove the lowest secondary branches in contact with the boundary fence to provide approximately 0.5m clearance, leaving a final height of 15m and crown width of 6m at Mallows. (T5) - Robinia - Selectively reduce branches extending over the bin store by the minimum amount necessary, not exceeding 2.0m,	Conservation Area	

	pruning back to suitable live lateral growth points to provide approximately 1.0m clearance from the roof, leaving a final height of 4.5m and crown width of 3m at Westward House. Mallows And Glenore And Westward House Berries Road Cookham Maidenhead James Saint		
26/02332/TCA App date 22 Sept 2026 Comments to RBWM 25 Oct 2026	T1 - Goat Willow - fell. Freshfields The Pound Cookham Maidenhead SL6 9QD Mrs Wood	Conservation Area	
26/02395/TCA App date 30 Sept 2026 Comments to RBWM 28 Oct 2026	(T1) - Cherry - Fell. (T2) - Magnolia - Fell. (T3) - Leylandii - Fell. Primrose Cottage Dean Lane Cookham SL6 9AF Mrs Charalambous	Conservation Area Green Belt	

The following are noted: -

Application Number	Notices for Information Only	Planning Policies
26/02209/CONDIT App date 8 Sept 2026 Decision 1 October 2026 No CIL	Details required by Condition 4 (Roof tiles) and 8 (Biodiversity enhancements) of planning permission 25/03339/FULL for a Two storey rear extensions with 1no. Juliet balcony. A loft conversion with 2no. rear rooflights to Southleigh Southleigh & Willianns High Street Cookham Maidenhead Southleigh And Willianns	Conservation Area
26/02232/CONDIT App date 9 Sept 2026 Decision 1 October 2026 Comments to RBWM NA No CIL	Details required by Condition 3 (Bat Licence) 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 Maidenhead SL6 9TR Christine Hunter	Conservation Area Green Belt
26/02342/AGDET App date 28 Sept 2026 Comments to RBWM 25 Oct 2026	Notification to determine whether prior approval is required for a new agricultural straw and hay storage barn. Switchback Farm Switchback Road North SL6 7TY Mr T Copas	
26/02306/CPD App date 28 Sept 2026 Comments to RBWM NA Determination 22 nd Nov 2026 Has been subject to an enforcement: 26/50197/ENF	Certificate of lawfulness to determine whether the proposed erection of a hip to gable extension, new rear dormer and 2 No. front rooflights is lawful. Brendon Station Road Cookham Maidenhead SL6 9BU Mr and Mrs Jon Bentley-Dawkes	

26/02365/CONDIT App date 1 Oct 2026 Comments to RBWM NA Determination 25th Nov 2026	Details required by Condition 1 (Commencement), 2 (Sample panel) and 3 (Landscaping) of planning permission 18/01650/FULL for the Replacement of main roof and conservatory roof with natural slate, demolition of existing garage and summerhouse to erect a detached studio, new first floor side facing window and replacement of south boundary wall to include entrance gate. Rose Cottage Dean Lane Cookham Maidenhead SL6 9BG Ian Rolls	Conservation Area Green Belt
26/02376/CONDIT App date 29 Sept 2026 Comments to RBWM NA Determination 23rd Nov 2026	Details required by Condition 6 (Biodiversity Gain Plan) of planning permission 23/02209/FULL for a Change of use of the existing detached outbuilding to an independent residential dwelling (C3 use) with a single storey side extension and post rail fencing. (Part Retrospective). Widbrook House Sutton Road Cookham SL6 9RD Mr Roberts	

6. RBWM Decisions

26/01763/CPD	Land at the Junction of Warners Hil and Dean Lane, (polytunnel)	Refuse
26/01822/PDE	Highwood Corner, Grubwood Lane, Cookham, SL6 9UB	Prior Approval not required
26/01894/PDE	1 Grange Lane, Cookham, SL6 9RP	Prior Approval not required
26/01911/TCA	Chalk Pit Cottage, Cookham, SL6 9AR	Permitted
26/01244/Full	The Sanctum on the Green, Cookham Dean Common, SL6 9NZ	Permitted
26/01673/Full	112 Broom Hill, Cookham, SL6 9LQ	Permitted
26/01575/Full	Huntsmans House, Church Road, Cookham Dean, SL6 9PG	Permitted
26/01816/Full	Hawthorn Lee, Cedar Drive, Cookham, SL6 9DZ	Permitted
26/01151/TPO	Lullebrook Manor, The Odney Club, SL6 9SZ	Permitted
26/01369/TPO	Lullebrook Manor, The Odney Club, SL6 9SZ	Permitted
26/01779/TPO	Riversteps, Gibraltar Lane, Cookham, SL6 9TR	Permitted
26/01790/Full	The Threshing Barn, Malders Lane, SL6 6NQ	Refuse
26/02031/CONDIT	Riverside, Gibraltar Lane, SL6 9TR	Approved
26/02079/NMA	Hurst Place, Bradcutts Lane, Cookham Dean, SL6 9AA	Refuse
26/02083/CONDIT	Hurst Place, Bradcutts Lane, Cookham Dean, SL6 9AA	Approve
26/02161/NMA	Round Copse Alleyns Lane Cookham Maidenhead SL6 9AE	Refuse
26/01658/Full	Inglenook Lower Road Cookham Maidenhead SL6 9HW	Permitted
26/01751/Full	Oberland Bedwins Lane Cookham Maidenhead SL6 9PU	Permitted
26/01823/CPD	Highwood Corner Grubwood Lane Cookham Maidenhead SL6 9UB	Permitted Development
26/01917/VAR	Triboges Berries Road Cookham Maidenhead SL6 9SD	Refuse
26/02034/CONDIT	Site A Open Field North of Lower Mount Farm Long Lane Cookham Maidenhead SL6 9EE	Approve

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).
- b) 25/00362/FULL - Riverside, Berries Road

8. Enforcement Report *

9. Unavailability of RBWM Planning Portal

10. To consider feed-back in respect of and issues surrounding Regulation 19 consultation for the Bucks draft Local Plan

11. To receive an oral report on and discuss the Data Centre proposed for Lower Mount Farm.

- 12.** To consider and decide any action concerning the Hitachi Site proposed development*
26/02271/FULL | Change of Use to Open Storage (Use Class B8), with parking, landscaping, drainage and other associated works - which could include the installation of (temporary) portacabins
Site of Former Hitachi Europe Ltd Whitebrook Park Lower Cookham Road Maidenhead
- 13.** To consider and decide on any objection to the proposed Footpath 19 Diversion*
- 14.** To discuss the procedure for responding to applications requiring response between meetings and decide any appropriate changes.
- 15.** Any other business (by permission of the Chair) and upon which no decision may be made.

Next meeting Tuesday 10th November 2026 at 7.30pm in the Community Room at Cookham Library.