

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL
Planning Committee attended the PLANNING COMMITTEE Meeting at
the Sports Pavilion, Stoke Row Rd on Monday 20th March 2023 at
6:30 pm.**

MINUTES

Attendees: Cllr Rowland, Cllr Freeman, Cllr Seaton, Cllr Berger, Clerk (PT)

- 1 Apologies for absence:** None
- 2 Declaration of Pecuniary Interest:** None
- 3 Minutes:** The Minutes of the Planning Committee meeting were amended with 2 typos from the meeting on Monday 13th February 2023 and approved as a true and accurate record of the meeting.
- 4 Public Forum:** There were 2 Members of the Public who raised questions about what RPPCs response would be on Appeal APP/Q3115/W/22/3303921 Land adjacent to Maple Cottage. It was advised RPPC would be filing their objection and the reasons for that as nothing has changed. They agreed they would follow up with enforcement for the landscaping agreement which has not been adhered to and looks derelict.
Bamboo has been cut back and weed-killed again and Clerk to follow up when the pavement work will be carried out.
There is a double garage being built without permission at Manor Farm. Cllr Berger to send a map of the location and Clerk to raise with enforcement and District Councillors.
- 5 Planning Applications to be considered:**
 - 1. P23/S0006/HH 1 Shiplake Bottom, RG9 5HG.** Proposed erection of gate and wall. **DEADLINE 6th February. RPPC OBJECT. AMENDED PLANS RECEIVED, EXTENSION TO 22ND MARCH.** Clerk to file once Property has been viewed on 21st March 2023, however likely response is "RPPC continue to recommend refusal because the proposal is urbanising, overbearing and not in-line with other boundary features within the area. RPPC are aware that work has been done to soften the urban effect however additional landscaping would further soften the area.
 - 2. P23/S0704/HH Gypsys Field Kingwood Common RG9 5NB, Single Storey rear extension.** Deadline 5/4/23. Clerk to file APPROVAL.

6 Delegated responses to Planning Applications:

- 1. P23/S0199/HH Old Peppard Farmhouse Church Lane Rotherfield Peppard RG9 5JU**
Two storey extension. Internal alterations at ground floor. Addition of the new kitchen fittings. New garden studio outbuilding. Additional parking spaces. External works. **DEADLINE 3/3/23. Clerk Filed NSV.**
- 2. P23/S0200/LB Old Peppard Farmhouse Church Lane Rotherfield Peppard RG9 5JU**
Two storey extension. Internal alterations at ground floor. Addition of the new kitchen fittings. New garden studio outbuilding. Additional parking spaces. **DEADLINE 3/3/23. Clerk filed NSV.**

7 Discharge Notices:

- 1. P23/S0592/DIS White Cottage, Rotherfield Greys, RG9 4PZ – Not RPPC parish, SODC aware.** This property is within the Parish boundaries but there is no action as this is a discharge notice.
- 2. P22/S3017/DIS GREYLANDS, GRAVEL HILL, RG9 5HD, Discharge of conditions 5 (Materials), 7 (Energy Statement), 8 (Refuse & Recycling), 13 (Landscaping), 15 (Biodiversity), 16 (Risk Assessment), 18 (Surface Water) & 19 (Foul Water) on application ref. P20/S3876/FUL (As amended by information received 6 September 2022).** Demolition of existing house and erection of 6 houses (number of dwellings reduced from 7 to 6 and Plots 5 & 6 redesigned and repositioned and chimneys added to all plots and vision splays and tracking details provided as shown on amended plans received 16th September 2021). SODC CONSULTATION PERIOD.

8 Recent Planning UPDATES by SODC:

1. **P23/S0039/LDP Southlea House Blounts Court Road Peppard Common RG9 5EU.** Certificate of Lawfulness for the proposed conversion of first floor office back into 2-bed flat. Installation of fire and sound barriers between ground and first floors, insulation of first floor internal walls and upgrading insulation to roof, new kitchen and bathroom, alterations of electrics to suit, new bicycle and bin storage externally. **RPPC APPROVAL. WITHDRAWN.**
2. **S23/P0275/s73 Manor Paddock Colliers Lane Peppard Common RG9 5LT.** Variation of condition 7(Energy Statement Verification) on application P22/S2833/FUL - with the highly efficient air source heat pump along with low u' values, the minimum 40% reduction in Carbon emissions set out by South Oxfordshire Council is well exceeded without the need for any additional renewable energy such as Photovoltaic panels. (s73 application for variation of condition 2(approved plans) on application P22/S1478/FUL (Variation of condition 4 (Surface water drainage works) in application P21/S3074/FUL for a replacement dwelling) - Design adjustments to improve aesthetics). **RPPC NSV SODC APPROVAL.**
3. **P22/S4554/HH Woodlands Colmore Lane Kingwood RG9 5NA** Erection of ancillary detached office/garden room to replace existing outbuildings and erection of detached gym. **RPPC RESPONSE APPROVAL. SODC APPROVAL.**
4. **P23/S0200/LB Old Peppard Farmhouse Church Lane Rotherfield Peppard RG9 5JU** Two storey extension. Internal alterations at ground floor. Addition of the new kitchen fittings. New garden studio outbuilding. Additional parking spaces. **RPPC NSV.**
5. **P22/S4851/HH Woodlands Colmore Lane Kingwood RG9 5NA** Amendment to planning permission P22/S0213/HH to incorporate change to finish of swimming pool roof and additional solar panels, new rooflights and matching render to rear elevation of main house. Installation of solar panels and extension of plant room to incorporate oil tank, bin store. Installation of external heat pumps and gas tanks. **SODC APPROVAL.**
6. **P22/S4507/HH Yew Tree Cottage Gallowstree Road Peppard Common RG9 5HT** Demolition of an extension and construction of larger extension to create west wing. **RPPC RESPONSE NSV. SODC APPROVAL.**

9 OLDER Planning Decisions by SODC:

1. **P22/S4553/S73 1 Shiplake Bottom Peppard Common RG9 5HG.** Variation of condition 2 (Approved Plans) in application P20/S4042/HH (Removal of front bay and alteration to roof, two storey side and rear extension including single storey extension and loft conversion) - size of the extension was reduced to avoid impact on the public footpath and new masonry boundary walls erected to replace dilapidated softwood panels. **RPPC RESPONSE APPROVAL. SODC APPROVAL.**

10 OUTSTANDING PLANNING RESPONSES

1. **P22/S4645/HH** Lovell Cottage Kingwood Common Kingwood RG9 5NB. Remodelling with extensions of roof and dormers, replacement windows, rendering of external elevations and new pool house. **RPPC RESPONSE NSV. SODC UNDER CONSIDERATION.**
2. **P21/S1848/FUL Amendment (7/11/22)** - Blounts Farm, RG4 9PA. **RPPC prior response REFUSAL. CURRENT RPPC REFUSAL SODC UNDER CONSIDERATION.**
3. **P22/S3921/S73** – Little Sparrows, Sonning Common - Variation of condition 2(approved plans) on application P19/S4576/O for the addition of solar panels and minor alterations to the substation.
(Hybrid planning application for the development of a continuing care retirement community care village (Use Class C2) of up to 133 units with ancillary Communal and care facilities and green space consisting of (i) A full planning application for 73 assisted living units within a "village core" building with ancillary communal and care facilities, gardens, green space, landscaping and car parking areas and residential blocks B1- B4; and (ii) An outline application (all matters reserved except access) for up to 60 assisted living units with ancillary community space, gardens, green space and landscaping and car parking areas at Little Sparrows, Sonning Common). **RPPC NSV. SODC UNDER CONSIDERATION.**
4. **P22/S3673/FUL** Orchard Cottage Colmore Lane Kingwood RG9 5NA
Construction of a replacement dwelling and annexe building **RPPC NSV SODC UNDER CONSIDERATION.**
5. **P22/S3152/S73 Greylands Gravel Hill Peppard Common RG9 5HD** s73 application to vary condition 2(approved plans) on application ref. P20/S3876/FUL - additional windows Demolition of existing house and erection of 6 houses. **RPPC REFUSAL SODC UNDER CONSIDERATION.**

11 Recent Planning Appeals:

1. APP/Q3115/W/22/3292619. Land to the East of the B481. Demolition of existing Pavilion and erection of 4 dwellings. P21/S2588/O.
2. APP/Q3115/W/22/3303921 Land adjacent to Maple Cottage.

12 Outstanding Planning Enforcements:

1. P21/S2535/LDE Derelict Caravan removal.
Response from Cllr Robb (Oct 22) - Derelict caravan: I provided an update on 8 November 2021. The caravan is not habitable and is being stored on the land. It is not a breach of planning unless someone starts occupying it. As it's difficult to see from public viewpoints, an untidy land notice would not be appropriate. Enforcement are not taking action on this as it does not constitute unauthorised development, but should the situation change, please let me know.
2. Old Sewage Works. Response from Cllr Robb (Oct 22) SODC Enforcement team do not have a record of this. Needs to be reported. Clerk has gone back with enforcement notice SE15/50.
3. Blounts Court Farm. Construction of a large Barn which is not included on the application P21/S1848/FUL
Response from Cllr Robb (Oct 22) - This is an ongoing matter. The owner has submitted a planning application to regularise the development which RPPC has objected to. I will check what is happening and get back to you ASAP.
4. Manor Farm. Construction of a large double garage without a Planning application. Clerk to File.

13 Miscellaneous:

- a. Clerk to chase application for Forge to become Historic England building for an update. There is no update on this.
- b. Greylands – This application and development has been a disgrace, there are 2 main issues. (a) The Boundary has been drawn in an incorrect place which means one of the houses is 1m away from the neighbours boundary and (b) The addition of windows which were omitted from previous applications. Enforcement cannot stop the development until all building work is completed however it was inappropriate for an S73 to be used which should only be used for minor planning amendments. As a parish we share the neighbour's viewpoints.

End of Meeting: 7:05pm