

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL Planning Committee
are hereby summoned to attend the Planning Committee Meeting
on Monday 16th October 2017 at 6:30 pm
at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard,
AGENDA**

Public and press are welcome to attend

Note: For the purpose of accurate minute taking this meeting will be recorded.

Attendees: Cllr Berry (FB), Cllr Crouch (SC), Cllr Treacher (VT) and Clerk (JA)

Public Forum: Mr Reed and Ms Reed-Ryan highlighted that Orchard Cottage (P17/S2328/FUL/Amended) is a home to proposed to be build on her parents' property and this would enable the family to have a close family relationship and for their children to grow up where Ms Reed Ryan lived. Cllr Berry explained that a planning decision needed to be made on specific criteria and that unfortunately family matters are not considered with the criteria.

1

2 **Apologies for absence:** Cllr Wood

3 **Declaration of Pecuniary Interest:** None.

4 **Minutes:** The Minutes of the Planning Committee meeting of Monday 18th September 2017 were approved as a true and accurate record of the meeting.

5 **Planning Applications to be considered:**

Reference	Application	Agreed response
P17/S3412/HH	7 Gravel Hill Crescent Sonning Common Oxfordshire RG9 5HE Demolition of single storey extension to rear of property. Demolition of porch to front of property. Removal of internal walls erection of first floor extension over kitchen + garage, single storey extension to rear + new enclosed front porch.	Proposal Approval . Delegate approval. <i>Proposed FB, seconded SC, In favour unanimous</i>
P17/S2328/FUL AMENDED	Orchard Cottage Green Trees Peppard Common RG9 5EN Dwelling house with access and parking	
	Ms Reed Ryan confirmed that the proposed property would match her parents home with both brick and tiles. She confirmed that the Highways agency had proposed a separate entrance onto the main road. Cllr Berry thought that creating a separate entrance on an already busy road would be dangerous. Cllr Berry proposed that the entrance to the property goes onto the Greentrees private drive and to improve the access.	Proposal refusal. Cllr Berry to write the response.

6 **Delegated responses to Planning applications:**

Reference	Application	RPPC
	None	

7 **Recent Planning Decisions by SODC noted:**

Reference	Application	RPPC	SODC Decision
P17/S1465/FUL (amended)	The White House Stoke Row Road Kingwood RG9 5NG Proposed detached house (new build) on plot adjacent to The White House	APPROVAL (amended)	
P17/S2942/HH	Egton House Chiltern Road Peppard Common RG9 5HX Erection of first floor side extension and single storey rear extension.	APPROVAL	
P17/S2426/T28	Land opposite 1 Roadside Cottages Kingwood Common Kingwood RG9 5NE	n/a	Permitted development

	The proposal incorporates the installation of 1x DSLAM equipment cabinet olive green.		
P17/S2807/FUL	Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP Variation of condition 12 of planning permission P15/S0024/FUL to vary the landscape arrangement. Demolition of existing dwelling and sheds, and demolition of garage to Vine Lodge. Erection of 2x four bedroom dwellings with garages, new access on to Peppard Hill (B481), landscaping works to boundary to protect existing access visibility splays, x2 bin stores and hard and soft landscaping (existing access to Stoke Row Road blocked up as shown on amended site plan received 2nd March 2015 and elevations with correct labels received 25th March 2015).	REFUSAL	WITHDRAWN SC to follow up with enforcement officer.
P17/S2809/FUL	Vine Lodge Peppard Hill Peppard Common RG9 5ER Variation of condition 5 of planning permission P14/S3795/FUL to vary the landscaping to reflect plan PSL/100 REV E. Demolition of existing dwelling and garage. Erection of two detached two storey 5-bedroom dwellings with garages. Closure of existing access and creation of new access.(as amended by drawings from Agent received 05/02/15 amending layout of plot 2).	REFUSAL	WITHDRAWN SC to follow up with enforcement officer.
P17/S2427/T28	Land adjoining Brackenfell Colmore Lane Kingwood RG9 5LX The proposal incorporates the installation of 1x DSLAM equipment cabinet olive green, the dimensions of which are: Height 1300mm x Length 1430mm x Depth 450mm Location: The total number of cabinets proposed is one (1)	n/a	WITHDRAWN
P17/S2673/T28	PCP002 - O/S Corner House Colliers Lane Peppard Common RG9 5LT The proposal incorporates the installation of 1x DSLAM equipment cabinet olive green, the dimensions of which are: Height 1300mm x Length 800mm x Depth 450mm	n/a	Permitted development
P17/S1911/DIS	Daisy's at the Dog Peppard Common RG9 5JU Discharge of conditions 3 - Materials schedule, 4 - Foul drainage proposals, 9 - Hard and soft landscaping including boundary treatments, 10 - Arboricultural method statement on application ref. P16/S2923/FUL Change of use of property from A3 to C3 and associated extension and alteration	REFUSAL	condition discharged
P17/S1902/DIS	Vine Lodge Peppard Hill Peppard Common RG9 5ER Discharge of condition 5 - landscaping scheme on application ref. P14/S3795/FUL Demolition of existing dwelling and garage. Erection of two detached two storey 5-bedroom dwellings with garages. Closure of existing access and creation of new access.	REFUSAL	Withdrawn
P17/1903/DIS	Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP Discharge of condition 12 - Landscaping Scheme on application ref. P15/S0024/FUL Demolition of existing dwelling and sheds, and demolition of garage to Vine Lodge. Erection of 2x four bedroom dwellings with garages, new access on to Peppard Hill (B481), landscaping works to boundary to protect existing access	REFUSAL	Withdrawn

	visibility splays, x2 bin stores and hard and soft landscaping (existing access to Stoke Row Road blocked up as shown on amended site plan received 2nd March 2015 and elevations with correct labels received 25th March 2015).		
8	Outstanding Planning Decisions by SODC noted:		
	Reference	Application	RPPC
	P17/S2685/FUL	Land adjacent and northwest of Cherry Croft Cottage Kingwood Common RG9 5NB Proposed erection of a 2-storey, 5-bed detached dwelling house of contemporary design plus a separate triple garage block.	REFUSAL
	P17/S0625/HH	Kingwood View Colmore Lane Kingwood RG9 5LX Demolition of existing garage/store. Erection of new outbuilding and creation of new access	REFUSAL.
		This is now amended so FB to review and comment to remove refusal due to amends.	
	P17/S2029/FUL	Rose Cottage Stoke Row Road Kingwood RG9 5NS New two storey side extension.	APPROVAL
	P17/S1322/FUL	Mulberry House, Peppard Hill, RG9 5ES Demolition of existing dwelling house and erection of 5 dwellings with associated landscaping and parking provision.	REFUSAL
	P17/ S2416/FUL	Hazel Grove Cottages Stoke Row Road Kingwood RG9 5NR Alterations and extensions to two dwellings including two storey rear extensions, single storey side extensions and outbuildings.	APPROVAL
	P17/S1939/HH	17 Shiplake Bottom, Peppard Common, RG9 5HH Erection of two storey extension and garage	REFUSAL
9	Recent Planning Appeals		
	Reference	Application	Appeal Reference
	P16/S2887/O	Wyfold Lane Peppard Common South Oxfordshire RG9 5LR Outline application with all matters reserved for the development of land for provision of 7 Custom Build dwellings with associated access, parking provision and ancillary space (re-submission with 12 months of withdraw application P15/2933/O).	APP/Q3115/W/ 17/3180206
			TO BE DETERMINED
10	Update regarding outstanding planning enforcements, to include		
	Reference	Location / Alleged Breach	Status
	SE17/31	Vine Lodge Peppard Hill Peppard Common RG9 5ER Without planning permission the erection of fencing not in accordance with the agreed details for P14/S3795/FUL & P15/S2338/DIS. 6 Week Target Date: 08/03/2017	Retrospective application P17/S2807/DIS
	SE17/5	Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP 1. Breach of condition 7 of P15/S0024/FUL (existing access to be stopped up). 2. Alleged non compliance with approved landscape scheme P15/S2321/DIS- erection of fence instead of hedge. 6 Week Target Date: 17/02/2017	Retrospective application P17/S2809/DIS

FB suggests RPPC creates a Neighbourhood plan, to minimise within a year houses being put adjacent to settlements i.e. Wyfold, Grange Road and Manor Farm.

MEETING ENDED 8.15PM