

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL Planning Committee
attended the Planning Committee Meeting held
on Monday 18th December 2017 at 6:30 pm
at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard,
MINUTES**

Attendees: Cllr Rowland (SR), Cllr Crouch (SC), Cllr Wood (JW) and Clerk (JA)

- 1 **Public Forum:** Mr&Mrs Nager and Mr&Mrs Siemers both spoke about 2 Baron Way.
They are all concerned about the plans being much larger than the original planning permission granted. They are concerned that the roofline has been raised and there is a concern that there will be residential space above the garage. There is an issue of manoeuvrability of vehicles on this property and a concern that a larger dwelling would have increased traffic which would further impact the neighbouring properties.
- 2 **Apologies for absence:** Cllr Treacher
- 3 **Declaration of Pecuniary Interest:** None.
- 4 **Minutes:** The Minutes of the Planning Committee meeting of Monday 16th October 2017 were approved as a true and accurate record of the meeting.
- 5 **Planning Applications to be considered:**

Reference	Application	Deadline
P17/S3940/FUL	Wyfold Lane Rotherfield Peppard RG9 5LR Erection of a two storey detached dwelling house Delegated response Refusal	Refusal
P17/S4165/HH	2 Baron Way Kingwood RG9 5WA Erection of single storey front extension and garage extension (part retrospective) The Chair proposes an objection to the retrospective planning. It has changed significantly from the previous approved planning. There are concerns with the increased roof height, increased traffic and impact on neighbouring properties. There are increased windows and a Velux windows which overlooks neighbouring properties. An enforcement is in place but despite this work is continuing at a pace. The Council do not want this to set a precedence.	Refusal

6 **Delegated responses to Planning applications:**

Reference	Application	RPPC
P17/S2029/HH Amended	Rose Cottage Stoke Row Road Kingwood RG9 5NS New two storey side extension.	No Objections
P17/S4135/HH	Pond House Peppard Common RG9 5LB Replacement of existing conservatory extension with new single storey extension.	No Objections
P17/S3976/HH	La Sila Lime Avenue Kingwood RG9 5WB Proposed single storey rear porch extension	APPROVAL
P17/S4135/HH	Old Peppard Farmhouse Peppard Common RG9 5JU Re siting of hot water tank/airing cupboard. Addition of shower enclosure in previous location of airing cupboard. Plumbing to connect to existing. No demolition of walls.	APPROVAL
P17/S3964/HH	Fairways Stoke Row Road Kingwood HENLEY-ON-THAMES RG9 5NG Conversion of garage loft space into a home office and storage space with 2 no. roof lights and new access staircase to side of garage, and within the rear garden away from road.	APPROVAL

P17/S3689/HH	Windy Ridge Stoke Row Road Peppard Common RG9 5JD Demolition of existing rear extension and two chimney stacks. Erection of part single/part two storey rear/side extension and associated interior alterations. New entrance porch, septic tank and powder coated aluminium double glazed windows and doors.	APPROVAL
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7 Recent Planning Decisions by SODC noted:

Reference	Application	RPPC	SODC Decision
P17/S3655/FUL	Unit 29 Manor Farm Rotherfield Peppard RG9 5LA Change of use from light industrial (B1(c) use class) to veterinary clinic (D1(a) use class).	APPROVAL	APPROVAL
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.	APPROVAL	Under Consideration
P17/S2328/FUL AMENDED	Orchard Cottage Green Trees Peppard Common RG9 5EN Dwelling house with access and parking	REFUSAL	Under Consideration
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)	APPROVAL
P17/S2942/HH	Egton House Chiltern Road Peppard Common RG9 5HX Erection of first floor side extension and single storey rear extension.	APPROVAL	APPROVAL
P17/S2426/T28	Land opposite 1 Roadside Cottages Kingwood Common Kingwood RG9 5NE The proposal incorporates the installation of 1x DSLAM equipment cabinet olive green.	n/a	Permitted development
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
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

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	Permitted development
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 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
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	APPROVAL
8	Outstanding Planning Decisions by SODC noted:		
Reference	Application	RPPC	SODC
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	Under Consideration
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	Under consideration
P17/S2416/FUL	Hazel Grove Cottages Stoke Row Road Kingwood RG9 5NR	APPROVAL	Under consideration

	Alterations and extensions to two dwellings including two storey rear extensions, single storey side extensions and outbuildings.		
P17/S1939/HH	17 Shiplake Bottom, Peppard Common, RG9 5HH Erection of two storey extension and garage	REFUSAL	Under consideration
9	Recent Planning Appeals		
Reference	Application	Appeal Reference	Decision
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 SC to liaise with Enforcement Officer for an update 18.12.17	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 SC to liaise with Enforcement Officer for an update 18.12.17	Retrospective application P17/S2809/DIS	

end of meeting