

**Minutes of the ROTHERFIELD PEPPARD PARISH COUNCIL Planning Committee held
on Saturday 25th February 2017 at 10:00 am
at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard,
MINUTES**

1 Public Forum: No Members of Public Present.

2 Apologies for absence: Apologies received from Cllr Treacher.

3 Declaration of Pecuniary Interest: None

Minutes: The minutes of the Planning Committee meeting on Monday 9th January 2017 were approved

4 as a true and accurate record of the meeting.

5 Planning Applications considered:

Reference	Application	Actions
P17/S0 394/HH	Hythe House 54 Shiplake Bottom Peppard Common RG9 5HN Single storey gable end rear kitchen extension	Approved Unanimously
P17/S0 537/HH	Kinloch Stoke Row Road Peppard Common Demolition of existing triple garage, construction of new double garage, and construction of new single-storey rear extension	Approved Unanimously
P17/S0 584/HH	Cissbury House Chiltern Road Peppard Common To amend planning permission P16/S2994/HH to carry roofing straight across the bay windows and porch rather than three separate roof structures. To change curved bays to square bay windows and replace existing up content windows with hardwood double glazed units. All other alterations to remain as per planning permission P16/S2994/HH.	Approved Unanimously

6 Delegated responses to Planning applications:

Reference	Application	Action taken
P16/S4 163/HH (Amended)	Dizeacre Stoke Row Road Peppard Common RG9 5LS Demolition of existing conservatory and replacement with bi fold patio doors Erection of single storey rear extension to kitchen, with parapet wall and roof lanterns New balustrading and doors to form balcony off master bedroom, over existing bay window in sitting room New side door into boot room on north eastern elevation Render of north western section of house	Approval, as comments made by planning committee had been addressed

P17/S0 288/HH	Telscombe Wyfold Lane Peppard Common RG9 5LR Erection of two storey side extension. Garage building with accommodation in the roof. Link conservatory. Replacement porch. Single storey rear extension.	Approval, the application had been considered previously with no planning considerations raised relating to amendment.
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7 Recent Planning Decisions by SODC noted:

<i>Reference</i>	<i>Application</i>	<i>RPPC</i>	<i>SODC</i>
P16/S2 887/O	Wyfold Lane Peppard Common 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).	REFUSAL	REFUSAL
P16/S3 437/FUL (amended)	The Croft Kingwood Common Kingwood RG9 5NB Demolition and replacement of existing dwellinghouse (Amended plans received 23/12/2016 showing reduction in number of roof lights, reduced ridge height, alterations to fenestration, detachment of car port)	APPROVAL	APPROVAL
P16/S3 753/FUL	The Flint Barn Colmore Lane Kingwood RG9 5LX Replacement of existing barn with new barn	NO STRONG VIEWS	APPROVAL
P16/S3 787/FUL	Johnson Matthey Technology Centre Blounts Court Road Sonning Common RG4 9NH Alterations to main site entrance to segregate pedestrians from vehicular traffic and to provide improved visibility for pedestrians and vehicles leaving the site.	NO STRONG VIEWS	APPROVAL
P16/S4 017/HH	The Anchorage Lime Avenue Kingwood RG9 5WB Timber orangery to rear to replace existing conservatory	APPROVAL	APPROVAL
P16/S2 923/FUL (amended)	Daisy's at the Dog Peppard Common RG9 5JU Change of use of property from A3 to C3 and associated extension and alterations	REFUSAL	APPROVAL
P16/S4 167/HH	Courtyard House 88 Shiplake Bottom Peppard Common RG9 5HP Replace Velux window with Dormer Window	APPROVAL	APPROVAL
P16/S4 276/HH	Monterey House Colliers Lane Peppard Common RG9 5LT New double garage	REFUSAL	Withdrawn

8 Recent Planning Appeal Decisions noted

<i>Reference</i>	<i>Application</i>	<i>Appeal Reference</i>	<i>Deadline</i>
	none		

9 Update regarding outstanding planning enforcements, to include

Reference	Location / Alleged Breach	Action
SE16/20	<p>Middlestead Green Trees Peppard Common RG9 5EN Without planning permission, creation of access onto road General Letter-Occup - 19/08/2016 email from Enforcement Officer 08/12/2016 After analysis of photo evidence from previous years we have found that on the balance of probability the access way has existed in some form or another. It has now been improved and enlarged. This however is not restricted.</p>	To remove from future agenda.
SE15/538	<p>Mulberry House Gravel Hill Peppard Common RG9 5ES Breach of conditions under Class A or Part 4 of the GPDO (retention of site sheds following completion of building operations). General Letter-Occup - 14/07/2016</p> <p>Colmore Colmore Lane Kingwood Curved trench denied - Not yet filled in (P14/S0257/FUL)</p>	<p>To remove from future agenda</p> <p>Cllr Berry to follow up and log</p>
SE13/150	<p>Manor Farm RG9 5LA Without planning permission the change of use of land for the purposes of a concrete mixing business and a depot for a demolition contractor's business. Enforcement notice due for compliance by 11 March 2016.</p>	To remove from future agenda
SE17/31	<p>Vine Lodge Peppard Hill Peppard Common RG9 5ER</p>	
	<p>Without planning permission the erection of fencing not in accordance with the agreed details for P14/S3795/FUL & P15/S2338/DIS.</p>	Cllr Crouch to contact enforcement officer
	<p>6 Week Target Date: 08/03/2017</p>	

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	There is a restricted view for road users and Cllr Crouch is going to contact enforcement officer for a site visit.
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Meeting closed at 10:30.