

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL Planning Committee  
attended the Planning Committee Meeting on Monday 21st May 2018 at  
6:30 pm at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard,  
MINUTES**

- 1 **Public Forum:** There were 7 members of the public. They spoke about Vine Lodge and Broadlands fence, and their dissatisfaction of the amount of time this enforcement and therefore removal of the “unslightly” fence was taking. It was explained that the planning team had been in contact with the enforcement team and appointed planning officer however currently this application had been stuck between enforcement and amended plans. The latest plan is of concern and the parishioners believe the application is not accurate, for example the original fence was half the height of the current fencing and in the original plan it was hedging and not fencing. There were concerned about the reduced sightline that the fence provides at the road junction and with the overgrown verges it was proving to be a dangerous junction. **Clerk to put onto FMS. Cllr Wood is contacting the Reading Buses for a statement on the road junction** as it has been noted buses have to pull out into the road to view the road. **Cllr Wood agreed to contact Cllr Nimmo Smith to get the application “called in”**. Cllr Rowland reassured the members of the public that the Council were 100% behind them.
- 2 **Apologies for absence:** Cllr Treacher.
- 3 **Declaration of Pecuniary Interest:** None.
- 4 **Minutes:** The Minutes of the Planning Committee meeting of Monday 19<sup>th</sup> February 2018 and Monday 16<sup>th</sup> April 2018 were approved as a true and accurate record of the meetings.

Cllr Rowland explained the situation with Sons 13 land which is within Rotherfield Peppard Parish that RPPC had agreed could be included in the Sonning Common Neighbourhood Plan. Cllr Rowland to circulate information and take to the June Full Council meeting

<b>5. Planning Applications to be Considered:</b>		
<b>Reference</b>	<b>Application</b>	<b>Deadline</b>
	Satis House – Received post agenda. No strong views but Cllr Rowland will confirm once viewed	No Date
P18/S1399/FUL	Vine Lodge Peppard Hill Peppard Common RG9 5ER Variation of Condition 5 (landscaping) of planning permission P14/S3795/FUL to allow for an alternate landscaping arrangement. 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).	22/5/18
P18/S1397/FUL	Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP Variation of Condition 12 (landscaping) of Planning Permission P15/S0024/FUL-to reflect an alternative landscaping 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).	22/5/18
P18/S1376/DIS	Land Adjacent to Daisy's At The Dog Peppard Common RG9 5JU Discharge of conditions 3 - sample materials, 6 - building record & 9 - foul drainage works on application ref. P16/S0052/FUL Demolition of existing outbuildings and erection of two-storey 3-bedroom dwelling.	No Date

	No strong views however the Planning committee will keep monitoring it.		
<b>6. Delegated responses to Planning applications:</b>			
<i>Reference</i>	<i>Application</i>	<i>RPPC</i>	
P18/S1378/HH	16 Stevens Lane Rotherfield Peppard RG9 5RG Single storey side, rear & porch extensions with roof-lights and sun tubes	REFUSAL	
P18/S1367/HH	19 Stevens Lane Rotherfield Peppard RG9 5RG Proposed single storey rear extension and first floor side extension.	NO STRONG VIEWS	
<b>7. Recent Planning Decisions by SODC noted:</b>			
<i>Reference</i>	<i>Application</i>	<i>RPPC</i>	<i>SODC Decision</i>
P18/S1021/FUL	<b>Land to the north of Wyfold Lane Rotherfield Peppard RG9 5LR</b> Removal of existing stables and erection of a two-storey 4-bedroom detached house.	REFUSAL	UNDER CONSIDERATION
P18/S1062/HH	<b>Freshfields 3 Stevens Lane Rotherfield Peppard RG9 5RG</b> Erection of single storey extension and link to garage and new porch together with new outbuilding to rear garden.	REFUSAL	UNDER CONSIDERATION
	Amended plans – As per our original comments, RPPC refusal still stands		
P18/S0978/HH	<b>Windy Ridge Stoke Row Road Peppard Common RG9 5JD</b> Single storey side extension.	NO OBJECTION	UNDER CONSIDERATION
P18/S0757/HH	<b>82 Shiplake Bottom Peppard Common RG9 5HP</b> Proposed first floor balcony at rear of property.	REFUSAL	WITHDRAWN
P18/S0949/FUL	<b>The Orchard Cottage Green Trees Peppard Common RG9 5EN</b> Dwelling house with access and parking	REFUSAL	UNDER CONSIDERATION
P18/S0677/FUL	<b>Peppard Lawn Tennis Club Colliers Lane Peppard Common RG9 5LB</b> Replacement of existing court perimeter fencing including metal upright poles and wire mesh netting along with the replacement of an existing wooden shed housing gardening tools with a concrete plinth and replacement metal shed.	APPROVAL	APPROVAL
P18/S0567/FUL	<b>Rotherfield Peppard Sports Pavilion Stoke Row Road Peppard Common RG9 5JD</b> Alterations and extensions to Sports Pavilion including: extension to changing room to increase size; replacement of windows and doors; replacement of cricket club store; new cricket test nets; improvement of accessibility to building; and tree removal.	No submission - Pecuniary interest	APPROVAL

P18/S0344/FUL	<b>Hazel Grove Cottages Stoke Row Road Kingwood RG9 5NR</b> Amalgamation of two dwellings to form a single dwelling including alterations and extensions	REFUSAL	APPROVAL
P18/S0276/O	<b>Longcote Grange Avenue Rotherfield Peppard RG9 5JP</b> Outline planning application for the erection of up to 3 residential dwellings with all matters reserved except access	REFUSAL	WITHDRAWN
P17/S3940/FUL (AMENDED)	<b>Wyfold Lane Rotherfield Peppard RG9 5LR</b> Erection of a two storey detached dwelling house	REFUSAL	WITHDRAWN
P17/S2426/T28	<b>Land opposite 1 Roadside Cottages Kingwood Common Kingwood RG9 5NE</b> The proposal incorporates the installation of 1x DSLAM equipment cabinet olive green.	n/a	Permitted development
P17/S2807/FUL	<b>Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP</b> 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	<b>Vine Lodge Peppard Hill Peppard Common RG9 5ER</b> 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/S1911/DIS	<b>Daisy's at the Dog Peppard Common RG9 5JU</b> 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	<b>Vine Lodge Peppard Hill Peppard Common RG9 5ER</b> 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	<b>Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP</b> 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
<b>8. Outstanding Planning Decisions by SODC noted:</b>			
<b>Reference</b>	<b>Application</b>	<b>RPPC</b>	<b>SODC</b>
P17/S1322/FUL	<b>Mulberry House, Peppard Hill, RG9 5ES</b> Demolition of existing dwelling house and erection of 5 dwellings with associated landscaping and parking provision.	REFUSAL	Under consideration
P17/S1939/HH	<b>17 Shiplake Bottom, Peppard Common, RG9 5HH</b> Erection of two storey extension and garage	REFUSAL	APPROVAL
<b>9. Recent Planning Appeals:</b>			
<b>Reference</b>	<b>Application</b>	<b>Appeal Reference</b>	<b>Decision</b>
P18/S1139/DA	<b>Colmore Colmore Lane Kingwood RG9 5NA</b> Without planning permission, engineering operations for the excavation of a large trench, in the approximate position marked in blue on the Plan.	Appeal Lodged 4/4/18	
	CLlr Crouch to contact Clare Merritt for advice on whether the Council need to resubmit our concerns		
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 17/318020	TO BE DETERMINED
<b>10. Update regarding outstanding planning enforcements, to include:</b>			
<b>Reference</b>	<b>Location / Alleged Breach</b>	<b>Status</b>	

SE17/31	<p><b>Vine Lodge Peppard Hill Peppard Common RG9 5ER</b></p> <p>Without planning permission the erection of fencing not in accordance with the agreed details for P14/S3795/FUL &amp; P15/S2338/DIS.</p> <p>6 Week Target Date: 08/03/2017</p>	Retrospective application P17/S2807/DIS
SE17/5	<p><b>Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP</b></p> <p>1. Breach of condition 7 of P15/S0024/FUL (existing access to be stopped up).</p> <p>2. Alleged non compliance with approved landscape scheme P15/S2321/DIS- erection of fence instead of hedge. 6</p> <p>Week Target Date: 17/02/2017</p>	Retrospective application P17/S2809/DIS

***end of meeting***