

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL Planning Committee  
attended the Planning Committee Meeting on Monday 17<sup>th</sup> September  
2018 at 6:30 pm at The Sports Pavilion, Stoke Row Road, Rotherfield  
Peppard,**

**MINUTES**

- 1 Public Forum:** NONE
- 2 Apologies for absence:** Cllr Crouch
- 3 Declaration of Pecuniary Interest:** None
- 4 Minutes:** The Minutes of the Planning Committee meeting of Monday 20th August 2018 were approved as a true and accurate record of the meeting with 1 alteration to show that Orchard Cottage was amended to approval and it was still listed as REFUSAL.

<b>Attendees: Cllr Rowland, Cllr Treacher and Cllr Wood</b>		
<b>5. Planning Applications to be Considered:</b>		
<b>Reference</b>	<b>Application</b>	<b>Deadline</b>
P18/S2736/FUL	Land Adjacent Blounts Court Blounts Court Road Sonning Common Reading RG4 9NH Creation of new agriculture access and associated works.	21/9/18
	The proposal shows that it should make the road access safer but agreed highways would review that. Cllr Rowland will review and if satisfied Clerk to delegate as NO STRONG VIEWS	
P18/S2742/HH	7 Stevens Lane Rotherfield Peppard Henley-On-Thames RG9 5RG Alterations to the property comprising of; replacement of existing timber windows with u-pvc windows, demolition of the existing conservatory, insertion of rooflights into the Kitchen roof, insertion of glazed bi-fold doors to Living Room and Dining Room, addition of an external SVP and replacement of existing paving.	12/9/18 EXTENSION TO 18/9/18
	Cllr Wood believed Planning rules didn't allow to change Timber windows for UPVC. SODC confirmed there are no general restrictions on changing wooden windows to uPVC unless it is a listed building. Clerk to file NO STRONG VIEWS	
P18/S2787/HH	2 Stevens Lane Rotherfield Peppard RG9 5RG Single storey rear and side extension	15/9/18 EXTENSION TO 18/9/18
	There have been no objections from the neighbours. Clerk to file NO STRONG VIEWS	
	In addition to the agenda, 2 applications were discussed: Stonors P18/S2977/HH It was agreed that the Clerk was to set up a site visit so the Planning team could review it in situ. Longcote P18/S3061/LDP It was agreed for Clerk to speak with the Planning Officer as there was an understanding that Permitted Development cannot be done in AONB without planning permission. Once known Cllr Rowland to write a response.	
<b>6. Delegated responses to Planning applications:</b>		
<b>Reference</b>	<b>Application</b>	<b>RPPC</b>
	NONE	

<b>7. Recent Planning Decisions by SODC noted:</b>			
<b>Reference</b>	<b>Application</b>	<b>RPPC</b>	<b>SODC Decision</b>
P18/S2607/HH	The Old Cottage Track East From Peppard Cricket Ground Peppard Common RG9 5JE Demolition of existing garage and extension. Rebuilding of new rear extension within similar footprint.	NO STRONG VIEWS	UNDER CONSIDERATION
P18/S2538/HH	2 Dove Lane Rotherfield Peppard RG9 5RQ Formation above existing garage of raised roof and 1st floor study.	NO STRONG VIEWS	APPROVAL
P18/S2330/HH	Beechwood House Gallowstree Road Peppard Common RG9 5HT Proposed single storey flat roof extension to internal courtyard.	APPROVAL	APPROVAL
P18/S2428/HH	Cherry Trees Kingwood Common RG9 5NB Oak framed link extension between existing house and detached garage	APPROVAL	APPROVAL
P18/S2469/HH	The Towers 2 Hazel Grove Kingwood RG9 5NH Demolish existing conservatory and construct a single storey extension to the rear of the property.	NO STRONG VIEWS	UNDER CONSIDERATION
P18/S2234/HH	<b>The Old Cottage Track East From Peppard Cricket Ground Peppard Common RG9 5JE</b> Construction of detached three bay garage with studio space above.	NO OBJECTIONS	APPROVAL
P18/S1984/FUL	<b>17 Shiplake Bottom Peppard Common RG9 5HH</b> Proposed new build attached house	REFUSAL	REFUSAL
P18/S1376/DIS	<b>Land Adjacent to Daisy's At The Dog Peppard Common RG9 5JU</b> 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	
P18/S1399/FUL	<b>Vine Lodge Peppard Hill Peppard Common RG9 5ER</b> 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).	OBJECTED	UNDER CONSIDERATION
P18/S1399/FUL and P18/S1397/FUL	<b>CLlr Rowland to speak to Paul Lucas for an update and Clerk to email Cllr Nimmo-Smith as he is unable to make the next Full Council meeting and the Planning team would like this moved forward.</b>		
P18/S1397/FUL	<b>Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP</b>	OBJECTED	

	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).		UNDER CONSIDERATION
P18/S1946/LDP	<b>8 Blounts Court Road Peppard Common RG9 5HB</b> Internal alterations to include conversion of part of existing integral garage to habitable accommodation, conversion of loft room over garage to en-suite bathroom and dressing room, insertion of Velux roof window in front facing roof slope and installation of external soil vent pipe.	NO OBJECTIONS	CERTIFICATE OF LAWFUL USE OR DEVELOPMENT
P18/S1987/FUL	<b>Well Cottage Kingwood Common Kingwood RG9 5NB</b> Proposed erection of a detached 1.5-storey infill dwelling and associated access, parking and turning area, on garden land northeast of Well Cottage at Kingwood Common.	NO OBJECTIONS	APPROVAL
P18/S0949/FUL	<b>The Orchard Cottage Green Trees Peppard Common RG9 5EN</b> Dwelling house with access and parking	Amended to APPROVAL	APPROVAL

**8. Outstanding Planning Decisions by SODC noted:**

<i>Reference</i>	<i>Application</i>	<i>RPPC</i>	<i>SODC</i>
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

**9. Recent Planning Appeals:**

<i>Reference</i>	<i>Application</i>	<i>Appeal Reference</i>	<i>Decision</i>
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	APPEAL DISMISSED – TO BE MADE GOOD 23/12/18

**10. Update regarding outstanding planning enforcements, to include:**

<i>Reference</i>	<i>Location / Alleged Breach</i>	<i>Status</i>
SE18/420	Red House Stoke Row Road Kingwood Henley on Thames RG9 5NJ Without planning permission the erection of a fence, greater than 1 metre high, along boundary with a highway.	Closed
SE18/301	2 Baron Way Kingwood RG9 5WA Breach of conditions 1-4 of planning permission P17/S4165/HH	6 week target 11/7/18
	Cllr Wood will follow up with the Enforcement Officer	

SE18/288	Daisy's at the Dog Pub Peppard Common HENLEY-ON-THAMES RG9 5JU Development not in accordance with approved plans (P16/S2923/FUL) - demolition of entire wall to front elevation and extension incorrect size	6 week target 5/7/18
	Cllr Rowland will follow up with the Enforcement Officer.	
SE18/201	15 Shiplake Bottom Peppard Common Henley on Thames RG9 5HH Without planning permission the erection of a shed to the front of dwelling contrary to GPDO	6 week target 29/5/18
	No action required from Planning team and will leave it to Enforcement Officers	
SE18/23	Vine Lodge Peppard Hill Peppard Common RG9 5ER Unauthorised fence	Case Closed
SE17/619	2 Baron Way Kingwood RG9 5WA Not built in accordance to agreed plans P15/S0412/HH.	Case Closed

***end of meeting***