

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL Planning Committee
attended the Planning Committee Meeting on Monday 19th November
2018 at 6:30 pm at Springwater Chapel, Blounts Court Road, Rotherfield
Peppard,**

MINUTES

Attendees: Cllr Rowland, Cllr Crouch, Cllr Wood, Clerk (PT)

- 1 Public Forum:** There were a large amount of public wanting to hear from Elegant Homes proposal for Old Rotherfield Boys land.
- 2 Apologies for absence:** Cllr Treacher.
- 3 Declaration of Pecuniary Interest:** None.
- 4 Minutes:** The Minutes of the Planning Committee meeting held on Monday 15th October 2018 were approved as a true and accurate record of the meeting.

There were 2 members of the public that wished to speak who were

Sean Tanner – Day Tanner Partnership and John Neville – Elegant homes.

They are interested in developing the Old Rotherfield Boys land and have already submitted a pre-application with SODC.

OCC will receive a large amount of money, and £500,000 was spoken about in excess of CIL monies which are usual. RPPC could apply to OCC for these monies to help build the new school but there is no guarantee. The estimated cost of the new school is £3mill

There would be the potential of 27 houses, but may be less, with affordable housing onsite. This is policy compliant however there are no firm numbers as the developer is waiting for landscape and highways to report back.

SODC have a shortage of 2-3bedroom houses and therefore smaller size units may be more appropriate.

There is believed to be a covenant on the land and therefore part of the land will be kept for recreational use.

There was a pre-app previously for 1 dwelling which was not compliant and rejected by SODC.

There was a lot of discussion including the Bus services and Utilities which parishioners think are sustainability issues for the development and hindered by Rotherfield Peppard being classed as a small village.

The Councillors agreed that if this proposal did move forward that they would like to make a political representation to OCC to gain monies for the school.

It was noted that the school is at full capacity within catchment however the catchment area included Rotherfield Greys and Highmoor. The Parish survey had suggested there were a low number of Parishioners using the school and this would need to be understood further.

There was a discussion on whether the proposed new dwellings would have a highways implication with it being near to a fast road. John and Sean agreed there would need to be a speed survey done.

There was a discussion on services as the developers will need to consider mains drainage and mains gas.

There was concern that if this land is developed then the land on the opposite side of the road could be developed. There was also the discussion around the rural aspect and the amount of housing therefore potentially requiring street lights which is not in-keeping with the remainder of the village.

The next stage is 6-12months of surveys and assessments, then public consultation and then the application submitted. John and Sean made it clear they wish to keep the dialogue with the village.

Cllr Rowland reminded the meeting that there was nothing RPPC could do until an application was submitted and there is no incentive to develop unless there was a significant contribution to the new school.

Cllr Wood reminded the public that Mr Neville had wanted a private meeting and that was declined to ensure the meeting was open and transparent.

It was agreed that the current plan of infilling and backfilling could ensure that the amount of housing needed for the village would be achieved without this development and it was concluded that 27 houses would make a significant change in the village however £500k to the new school was not a big difference.

5. Planning Applications to be Considered:			
Reference	Application	Deadline	
	NONE		
6. Delegated responses to Planning applications:			
Reference	Application	RPPC	
P18/S3207/HH	La Sila Lime Avenue Kingwood RG9 5WB Proposed single storey rear porch extension	No Objections	
7. Recent Planning Decisions by SODC noted:			
Reference	Application	RPPC	SODC Decision
P18/S3274/DIS	Rotherfield Peppard Sports Pavilion Stoke Row Road Peppard Common RG9 5JD Discharge of condition 4(landscaping scheme) of planning permission P18/S0567/FUL 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 ACTION	APPROVAL
P18/S3186/DIS	Land adjacent to The Orchard Cottage Green Trees Peppard Common RG9 5EN Discharge of conditions 3 - levels, 4 - schedule of materials, 10 - landscaping & 11 - tree protection on application ref. P18/S0949/FUL Erection of two-storey 3-bedroom dwelling with access and parking (vehicular access onto Green Trees removed as shown on amended site plan received 22nd May 2018 and additional elevation comparison received 17th July 2018).	NO ACTION	
P18/S3061/LDP	Longcote Grange Avenue Rotherfield Peppard RG9 5JP Rear extension to existing dwelling and new outbuilding.	NO DATE	APPROVAL
P18/S2977/HH	Stonors 21 Stoke Row Road Peppard Common RG9 5EJ Loft conversion and new dormer.	NO STRONG VIEWS	APPROVAL
P18/S2736/FUL	Land Adjacent Blounts Court Blounts Court Road Sonning Common Reading RG4 9NH Creation of new agriculture access and associated works.	NO OBJECTIONS	UNDER CONSIDERATION
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	
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	OBJECTED	

	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).		UNDER CONSIDERATION
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).	OBJECTED	UNDER CONSIDERATION

8. Outstanding Planning Decisions by SODC noted:

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

9. Recent Planning Appeals:

<i>Reference</i>	<i>Application</i>	<i>Appeal Reference</i>	<i>Decision</i>
P18/S1139/DA	Colmore Colmore Lane Kingwood RG9 5NA 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
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
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
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 19:22