

ROTHERFIELD PEPPARD PARISH COUNCIL

**Minutes of The Planning Committee Meeting,
held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard
on Monday 10th June 2013**

Committee Members Present:			
Fiona Berry	FB	Tony Cotton	TC
Hadley Cooper	HC	Valerie Ross	VR
Linda Collison (Clerk)	LC	Members of the public present	0

- 1. Appointment of Chair for meeting:** It was agreed that VR would chair the meeting.
- 2. Public Forum:** None.
- 3. Apologies:** Apologies were received from Councillor David Hammond.
- 4. Declarations of Members Interest:**

FB advised that in the Full Council meeting held prior to the Planning Meeting, RPPC had unanimously agreed a dispensation for her to remain in the room in the public area whilst agenda item 7 (applications p13/S0812 and P13/S0839) is considered.

5. Approval of previous minutes

It was resolved that the minutes of the meeting of the Planning Committee held on Saturday 25th May 2013 should be adopted as a true and accurate record.

6. Planning Applications considered:

Application Reference	Location / Description	RPPC Recommendation
P13/S1489/HH	15 Stoke Row Road Peppard Common RG9 5EJ Demolition of an existing single garage and the erection of single & two storey side and rear extensions together with internal alterations	Conditional APPROVAL
<p>RPPC considers that this application should be APPROVED provided that an outside passageway of a 1m (or more) exists from front to back of the house. The proposed development removes a passageway between the two garages that run from the front to the back of the house. It is not clear from the drawings whether the path that runs along the side of the house is greater than 1m at the rear left corner next to the dining room.</p>		

FB moved to the public area

7. Applications being considered at SODC Planning Committee (P13/S0812/HH and P13/S0839/HH – Nollfield)

It was agreed that the attached report should be sent to District Councillor Harrison who had kindly agreed to present it at SODC Planning Committee 12th June 2013 on behalf of RPPC.

FB re-joined the committee

8. Amendment to application P13/0954/HH (Peppard Barn).

The changes were noted.

- 9. Appeals:** None discussed
- 10. Enforcements:** None discussed

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11. Recent decisions from SODC :

Application Reference	Location / Description	SODC Decision
P13/S0967/HH	Pennyford House Peppard Common RG9 5JE Erection of a single storey rear extension, entrance walls and replacement entrance gates.	Approved
P13/S0901/FUL	Little Down Colliers Lane Peppard Common Erection of two storey 4-bedroom dwelling & detached 3-bay garage	Approved
P13/S1143/HH P13/S1144/LB	The Old Cottage Colmore Lane Kingwood RG9 5LX Single storey side extension and installing five conservation rooflights	Withdrawn
P13/S1114/HH	Cherrytrees Kingwood Common RG9 5NB Two storey and single storey extensions and alterations to exterior	Approved
P13/S1123/RET	5 Stevens Lane Rotherfield Peppard RG9 5RG Erection of infill extension to the rear with lightwell and sliding doors to the garden	Approved
P13/S0971/HH	Westwood, Hillcrest Peppard Common, RG9 5JF Convert existing garage to additional living accommodation (Extension on P10/E0178).	Approved

12. Next Meeting: Saturday 22nd June 2013 10:00 am

The meeting ended at 10:00 pm

Adopted as a true and accurate record:

Signature **Date**

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Report to the SODC Planning Committee 12th June 2013

**P13/S0812/HH - Nollsfild Peppard Road Rotherfield Peppard RG9 5LD
Proposed replacement two-storey dwelling house.**

Rotherfield Peppard Parish Council considers that this application should be REFUSED as it fails to meet policies D1, D2 and H11:

1. Design of the property is not in-keeping with neighbouring properties (AONB): (D1)
2. A single garage is insufficient for a 5 bedroom house. * (D2)
3. The height of the proposed property will be 2m taller than neighbouring "Woodstock" (D1)

*The Committee also noted that if application P13/S0839/HH was approved that there would be a reduction in parking and turning space on this plot.

A key concern is that the application diagrams show a new boundary line through the plot - a sub-division of the plot - and reference is made to a second application (P13/0839) for another dwelling to be built on this plot. As the property lies outside the settlement area of Rotherfield Peppard* the following statement in policy H11 applies:

"Outside the built-up limits of a settlement the sub-division of a dwelling will not be permitted"

* The Inspectors report for the New Peppard School states that the new school site lies within the Chiltern AONB but beyond,(although adjoining) the built up area of the settlement.

**P13/S0839/HH - Nollsfild Peppard Road Rotherfield Peppard RG9 5LD
Conversion & extension of annexe dwelling to form independent bungalow dwelling.**

Rotherfield Peppard Parish Council maintains that this application should be REFUSED as it fails to meet policies D1 and H11

1. Narrow access from the B481 not in keeping with neighbouring properties. (D1)
2. The development of a dwelling in this location is a result of sub-dividing the plot
3. The development is a backland development. As the property is outside the settlement area of Rotherfield Peppard (ref Inspectors report for the new school*) the following statement in policy H11 applies:

"Outside the built-up limits of a settlement the sub-division of a dwelling will not be permitted"

* The Inspectors report for the New Peppard School states that the new school site lies within the Chiltern AONB but beyond, (although adjoining) the built up area of the settlement.

4. The Planning Officers report confirms that there is no planning consent for a residential annexe and therefore the development of these ancillary buildings within the curtilage of a dwelling should not be permitted if the proposal is tantamount to the creation of a separate dwelling (H13(iv)). If approved RPPC request that the following condition is added:

"That the accommodation hereby permitted shall only be occupied by members of the family of the occupant of the main dwelling (Nollsfild) and by residents with them.

RPPC also wishes to report that the proposal drawing ref 200-01 (amended plans) shows the front of the existing annex in line with the neighbouring (Woodstock) outbuilding, this in fact incorrect and the Nollsfild annexe is situated further back.