

**ROTHERFIELD PEPPARD PARISH COUNCIL**

**Minutes of The Planning Committee Meeting,  
held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard  
on Saturday 28 September 2013 at 10:00am**

Committee Members Present:			
David Hammond Tony Cotton Fiona Berry	DH TC FB	Valerie Ross Hadley Cooper	VR HC
Linda Collison (Clerk)	LC	Members of the public present	9

**1. Appointment of Chair for meeting:**

It was agreed that DH would chair the meeting.

**2. Public Forum:**

Members of the public spoke for and against planning applications P13/S2643/FUL and P13/S2732/FUL

**3. Apologies:**

None

**4. Declarations of Members Interest:**

None

**5. Approval of previous minutes:**

It was resolved that the minutes of the meeting of the Planning Committee held on Monday 9<sup>th</sup> September 2013 should be adopted as a true and accurate record.

**6. Proposal to revisit application P13/S2643/FUL**

Following a request from four members prior to the meeting, it was unanimously AGREED to revisit the decision made at the previous Planning Committee meeting regarding P13/S2643/FUL. This was in response to concerns raised by members of the public since the previous meeting.

**7. Planning Applications considered:**

Application Ref	Location / Description	Recommendation
P13/S2643/FUL	The Pightle Colliers Lane Peppard Common RG9 5LT Demolition of existing dwelling and erection of new 6 bedroom dwelling with a link detached garage and games room over	REFUSAL

The committee noted that policy H12 did not apply in this case and that SODC were considering this application against Planning Policy H4.  
RPPC considers that this applications should be REFUSED by a majority vote of 4 votes with one abstention, as it fails to meet points (ii) and (iii) of policy H4:

- The height is not in keeping with the surrounding area
- There are no other three-story houses in the lane / surrounding area.

Concern was also raised that the screening provided by trees and hedges around the property might be removed. This would impact the character of the area (Policy H4-iv). It was agreed that if approval were granted, a condition should be made minimising the removal of trees/hedges that provide screening to the neighbours.

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P13/S2732/FUL	Bosade Bolts Cross near Rotherfield Peppard RG9 5LG Demolition of existing dwelling and outbuilding. Erection of replacement dwelling and garage.	Conditional APPROVAL
<p>RPPC recommend (by a vote of 3 to 2) the APPROVAL of this application, with the following conditions:</p> <ul style="list-style-type: none"> <li>• The height of the new building be limited to 75mm lower than the <u>existing</u> property</li> <li>• Windows above ground floor that overlook the neighbouring property ( Bolts Cottage) are obscured and only small windows are opening</li> </ul> <p>Concern was also raised regarding the impact of the construction work on the lane leading to Bosade. The applicant should produce a detailed construction phase impact document – to include impact on the lane.</p>		
P13/S2697/HH	Pennyford House Peppard Common RG9 5JE Demolition of existing ancillary garage/studio. Erection of new single storey ancillary garage/studio	REFUSAL <b>3</b>
<p>RPPC considers that this applications should be REFUSED for the following reasons:</p> <ul style="list-style-type: none"> <li>• The increase in footprint of this “ancillary garage/studio” is too great.</li> <li>• The proposed development amounts to a new dwelling being built on the site</li> <li>• The upstairs windows over-look the neighbours garden and are un-neighbourly</li> <li>• Concern that the loss of trees will have an impact on the surrounding area - and to the neighbours. (It was noted that the Forestry Officers report detailed damage caused to the trees by previous work.)</li> </ul>		
P13/S2878/FUL	Unicorn PH, Colmore Lane Kingwood RG9 5LX. Side extension to provide kitchen extension	APPROVAL
P13/S2886/HH	Wellwood Cottage Blounts Court Road Peppard Common Oxon RG9 5HA Proposed first floor front extension and single storey rear extension	APPROVAL

**8. Appeals:**

9. No updates

**10. Enforcements:**

Pennyford House – LC asked to verify with SODC that the **velux** windows at Pennyford House have the appropriate planning consent.

FB reported that an investigation has taken place in respect of the gazebo built in her garden. SODC enforcement decided not to pursue the matter; however, as the construction is 45cm too high to qualify for permitted development, FB will apply for planning permission.

**11. Applications under Permitted Development (PD): None**

**12. Recent decisions from SODC:**

Ref	Location / Description	Decision
P13/S2698/CA	<i>Pennyford House Peppard Common RG9 5JE Demolition of existing ancillary garage/studio. Erection of new single storey ancillary garage/studio</i>	<i>Withdrawn - not a Conservation Area</i>

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P13/S2148/EX	Sherwood Rotherfield Peppard RG9 5LD Extension of time for implementation of planning permission P10/E0748/EX (Extension of time of planning permission P07/E0421 for single storey rear extensions to create one bedroomed annexe).	APPROVED
P13/S2121/HH	Minton House Peppard Common RG9 5JE. Proposed single storey rear extension and first floor extension.	APPROVED
P13/S2043/FUL	Smallworld Kingwood Common Kingwood RG9 5NB Erection of replacement dwelling	APPROVED
P13/S1694/HH	Rose Cottage Stoke Row Road Kingwood RG9 5NS Erection of oak framed two-bay garage in the garden.	APPROVED

**13. Notification to applicants**

It was agreed that all applicants (or their agents) will be notified of the meeting date when their planning application is being considered by the Council – whether a site visit is made or not.

**14. Next Meeting:** Wednesday 9<sup>th</sup> October 9:30pm

The meeting ended at 11:15 am

**Adopted as a true and accurate record:**

**Signature** ..... **Date** .....