

ROTHERFIELD PEPPARD PARISH COUNCIL
Minutes of The Planning Committee Meeting,
held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard
on Monday 8th April 2013

Committee Members Present:			
David Hammond	DH	Fiona Berry	FB
Tony Cotton	TC	Valerie Ross	VR
Linda Collison (Clerk)	LC	Members of the public present	3

1. **Appointment of Chair for meeting:** It was agreed that DH would chair the meeting
2. **Public Forum:** See below.
3. **Apologies:** None
4. **Appointment of Chair for meeting:** It was agreed that DH would chair the meeting.
5. **Declarations of Members Interest:**
 FB declared a pecuniary interest in applications P13/S0812/HH and P13/S0839/HH and requested that she attend the meeting as a member of the public during the consideration of these applications. (Previously submitted in writing to the Clerk) The committee unanimously agreed.
6. **Approval of previous minutes**
 It was resolved that the minutes of the meeting of the Planning Committee held on Monday 11th March 2013 and Saturday 23rd March 2013 should be adopted as a true and accurate record.

FB left the Committee and moved to the public area.

7. **Planning Applications considered:**
 Members of the public addressed the Committee regarding applications P13/S0812/HH and P13/S0839/HH Nollsfield, Peppard Road.

Application Reference	Location / Description	RPPC Decision
P13/S0812/HH	Nollsfield Peppard Road Rotherfield Peppard RG9 5LD Proposed replacement two-storey dwelling house.	Recommend REFUSAL

Rotherfield Peppard Parish Council considers that this applications should be REFUSED for the following reasons:

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

The Committee also noted that if application P13/S0839/HH (below) was approved that it would have the following impact on this application:

- A reduction in parking and turning space on this plot.
- The alignment of property on the plot would become awkward. As a rebuild, the Council would request the property is built in the centre of the plot.

ROTHERFIELD PEPPARD PARISH COUNCIL

**Minutes of The Planning Committee Meeting,
held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard
on Monday 8th April 2013**

P13/S0839/HH	Nollsfild Peppard Road Rotherfield Peppard RG9 5LD Conversion and extension of annexe dwelling to form independent bungalow dwelling.	Recommend REFUSAL
<p>Rotherfield Peppard Parish Council considers that this applications should be REFUSED for the following reasons:</p> <ul style="list-style-type: none"> • Narrow access from the B481 not in keeping with neighbouring properties. • The development of a dwelling in this location is backland development which is discouraged in the Parish. • Concern regarding whether the “existing annex” as claimed in The Design and Access Statement is an accurate statement and whether a Certificate of Lawful Use (as a dwelling) was obtained. <p>The Parish Council are not aware of there being more than one dwelling on the Nollsfild site and in application P75/S0716 the building referred to as the “existing annex” in P13/S0839/HH was clearly marked as a playroom. There is no reference in the SODC planning history to there being a 1-bed annex neither on the site nor of any planning application to convert an outbuilding (the playroom?) into an inhabited 1-bed annex or separate dwelling.</p>		

FB rejoined the Committee. All members of the public left the meeting.

Application Reference	Location / Description	RPPC Decision
P13/S0550/HH	35 Stoke Row Road Kingwood RG9 5EJ Erection of a detached double garage	Recommend APPROVAL
P13/S0774/HH	The Wish, Peppard Common RG9 5LB Proposed Two Bay Garage	Recommend REFUSAL
<p>Rotherfield Peppard Parish Council considers that this applications should be refused for the following reasons:</p> <ul style="list-style-type: none"> • The proposed garage is in the same location as application P12/S1998/HH and that the same objections apply: <ul style="list-style-type: none"> ○ Its forward position in relation to The Wish and adjacent dwellings, its close proximity to the street frontage and an unduly dominant building in the street scene, in a sensitive area adjacent to the Rotherfield Peppard Conservation Area and opposite Common Land within the Chilterns AONB. ○ Concern regarding the adjacent Horse Chestnut tree roots and impact on its longevity within the Rotherfield Peppard Conservation Area. 		

8. Appeals:

Not discussed.

9. Enforcements:

Not discussed.

ROTHERFIELD PEPPARD PARISH COUNCIL
Minutes of The Planning Committee Meeting,
held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard
on Monday 8th April 2013

10. Recent decisions from SODC :

Application Reference	Location / Description	SODC Decision
P13/S0211/HH	Barn Farm Cottage Stoke Row Road Kingwood RG9 5NS Two storey front extension	APPROVED
P13/S0508/EX	The Dormers Stoke Row Road Peppard Common RG9 5JDAAlterations and extensions to dwelling. (Extension of time on application P10/E0047)	APPROVED

11. Next Meeting: Saturday 27th April 2013 10:00am

The meeting ended at 10:45pm

Adopted as a true and accurate record:

Signature _____

Date _____