

ROTHERFIELD PEPPARD PARISH COUNCIL

Minutes of The Planning Committee Meeting,
held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard
on Saturday 21st November 2015 10:00 am.

Present:

Councillors: Fiona Berry (Chair) (FB) Valerie Ross (VR)
Tony Cotton (TC)

Clerk: Linda Collison (LC)

Other: 5 (Including Parish Councillor Ryan)

1. **Public Forum:** None.
2. **Declaration of Pecuniary Interests :** None
3. **Apologies:** Apologies were received from Councillor Treacher.
4. **Planning Applications considered:**

| Planning Application |
|---|
| P15/S3127/FUL Wickets, Church Lane, RG9 5JL Demolition of existing bungalow and garage. Erection of a replacement 5-bedroom dwelling and detached double garage |
| Decision : It was unanimously AGREED that this application should be REFUSED for reasons detailed in Appendix 1 |

5. **Planning Decisions by SODC since last meeting**

| Location / Description | RPPC Decision | SODC Decision |
|---|----------------------|----------------------|
| P15/S3189/HH Constantia, Wyfold Lane, RG9 5LR Conversion of existing detached garage into garden/day room | Conditional Approval | APPROVAL |

6. **Enforcement: To consider enforcement issues in the Parish, to include:**

| Location / Description |
|--|
| P14/S0844/FUL: The Dog Golf Course Church Lane, RG9 5JU. Issue: Vehicles delivering materials to the Golf Course are parking on road verges in the village creating potentially dangerous situations, restricting villagers' use of the village 'car-parking' area and damaging the verges. |
| Concern was raised by the Committee and members of the public regarding the following : <ol style="list-style-type: none"> 1. The planning permission granted included a travel plan which states that the lorries are not permitted to enter the golf course between 7:30am and 9:30am, any waiting should be made on an 'A' road. However lorries are arriving during these times and parking on road verges in the village creating potentially dangerous situations, restricting villagers' use of the village 'car-parking' area and damaging the verges. 2. The lorry wheel wash is no longer present. 3. A pump house has been erected on the golf course without planning permission 4. The road surface of the road running in front of Daisy's by the Dog (aka 'The Dog Lay-By') has large pot holes and other damage which will cause damage to cars driving through. Action: Items to be added to the next Full Council meeting on Monday 14 th December 2015 when the owner of the Golf Course has indicated that he will attend. |

7. **Next planning meeting:** Monday 14th December 2015.

The meeting ended at 11:00am

Adopted as a true and accurate record:

Signature **Date**

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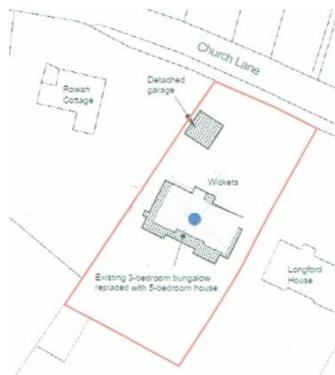
Appendix 1: P15/S2933/O - P15/S3127/FUL Wickets, Church Lane, RG9 5JL : Response.

RPPC recommends that the application is **REFUSED** based on the reasons detailed below.

1. The proposed property is overbearing and is too large related to the adjacent properties and the other houses in Church Lane.
- The increase in size from the existing property is contrary to policy H12. H4 does not apply as this is a replacement house on a site where the demolition of the existing property was carried out by the same applicant. Extract from application form for P15/S3069/D.

BASED ON THE PRE-APPLICATION THE
SCHEME PROPOSED TO DEMOLISH &
REBUILD WOULD BE ACCEPTABLE IN
PRINCIPAL.

No volume measurements have been included in the supporting documentation however the calculations on the response from Rowan Cottage show that the development will be 3.5 times larger than this existing property. The amended plans have not materially addressed the objections and it remains wider and deeper than the two storey section of adjacent Longford house resulting in a house that would be dominant and out of context with the rest of Church Lane.



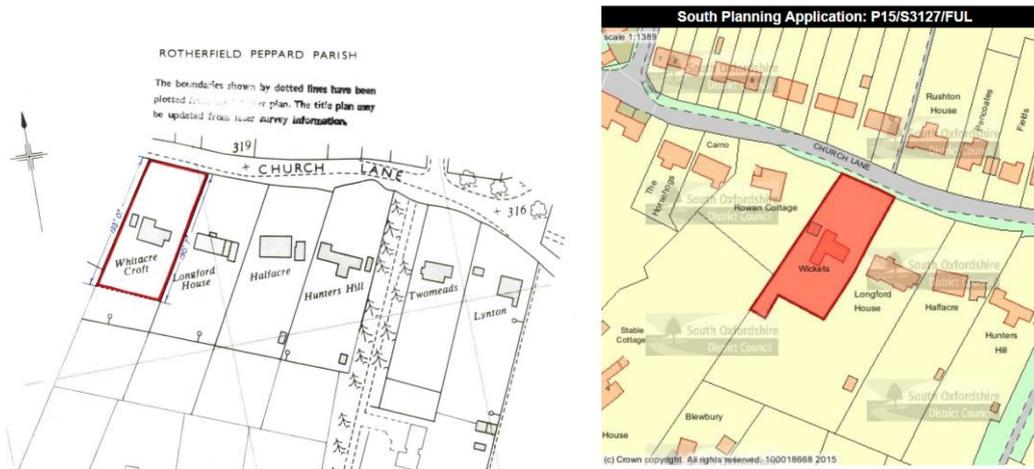
Comparison of Longford and Wickets from block plan

- The Design and Access statement states "The design of the property has some first floor accommodation contained in the roof space with dormer windows serving those rooms. This will result in the roof height being lower than if it were a two storey property" however the ridge height of 8.3m is higher than the height of properties on Church Lane which is 7.5 metres or lower. Adjacent properties Longford House at 7.5 metres and Rowan Cottage 6.25m are considerably lower. Rushton House which has a roof height higher than the row of 12 semi-detached houses opposite is also 7.5 metres. It should also be noted that the dominance of this house is exacerbated because Rowan Cottage is 0.7m lower because of the incline in the road and the houses opposite are lower because they are sited below the road level. The pre-application advice also stated that a ridge height of 7.5 metres would be acceptable.
- Despite the volume of the dwelling the room sizes of the bathrooms and bedrooms appear inadequate for purpose.
- Waste sewage is to be dealt with by a septic tank. With the number of bedrooms and bathrooms we are concerned that the available garden left to the rear of the house with the size of the property will not be sufficient to cater for the tank and an appropriate amount of soak-away.

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2. The design is out of character with other properties in Church Lane.
 - The Design and Access Statement states *"The house has also been 'hipped' since the pre planning to further make the property more 'cottage' like"*. This is inconsistent with the plans which show an extremely large house with a dominating roof and large dormer in the centre.
 - Houses in Church Lane are predominantly brick with a few rendered. This style has been retained by other nearby new builds in Drays Lane which are brick built. The demolition stated that the bricks would be reused which gave an impression that the replacement house would be similar in character to the previously demolished house. This is not the case and the proposed wood shiplap is inappropriate and out of keeping with the character of the road.
 - The veranda across the front of the building is out of keeping with the prevailing character of houses in the vicinity. It is dominating as it covers the whole of the front of the building and increases the mass and dominance of the house.
 - The plans include a full garage with a full roof instead of the suggested car port in the pre-planning advice. This creates a large structure out of character with the adjacent plots with large open frontages. Aligning it with Rowan Cottage where the garage is integrated into the property and which is obscured by trees does not make it consistent with the rest of Church Lane where there are no independent garages in front of the houses. Longford House and Rushton House had a similar proposal rejected as an application and in pre-planning advice. Accepting one with this application will set a precedent that will be detrimental to the rural character of Church Lane. There is also concern that the garage cannot be restricted to an unobtrusive size or to remaining a car port. Because of the shape of the plot it would be possible to site a car port to the side of the house if it was positioned slightly further back in the plot so the front was in line with Longford House.



3. The size of the house will have an impact on neighbour amenity
 - The changes to the plans on the side adjacent to Longford House has not reduced the depth of the house which means there is still a substantial two storey element that extends beyond the rear of Longford which will have an impact on the outlook from the conservatory and in the garden.
 - Because the house is situated to the rear of Rowan Cottage it will appear oppressive from the garden. Although there are currently trees on the boundary they are leylandii reaching the end of their lifespan.
 - The ensuite bathroom window for bedroom 3 should not only be obscured (as per the plans) but also no-opening.

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4. The following conditions should be included to mitigate the impact of the development on the school and neighbours.
 - The applicant should ensure that construction activity at the site embraces the principles of the Considerate Constructors Scheme (CCS) by following the Code of Considerate Practice, and is CCS registered. In this regard it is expected that contractors vehicles should pass slowly and with caution down Church Lane and endeavour to keep all construction related vehicle parking within the curtilage of the site and refrain from obstructing either Church Lane or Drays Lane or adjoining private driveways
 - There should be a travel plan for this application as construction traffic will need to be restricted so there are no movements during school pick up and drop off times when cars are parked along Church Lane and Drays Lane.
 - Policy EP3 Church Lane is a 'dark area' with no street lighting. We therefore request that a condition which limits external lighting should be included. There should be an appropriate number of lights required for access to the house i.e. not across the whole veranda area, which only allow light downwards. Lights at the entrance to the drive should be prohibited because they tend to be on for long periods either triggered by a time switch or light levels.

RPPC hoped that the revised plans would have overcome the objections to his application by changing the finish to brick or render, reducing the mass of the building with a roof height of 7.5 metres and a depth closer to Longford House and positioning slightly further back so the car port could be placed to the side.