

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL Planning Committee
attended the Planning Committee Meeting on Monday 15th January 2018
at 6:30 pm at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard,
MINUTES**

- 1 **Public Forum:** NONE
- 2 **Apologies for absence:** Cllr Wood.
- 3 **Declaration of Pecuniary Interest:** NONE
- 4 **Minutes:** The Minutes of the Planning Committee meeting of Monday 18th December 2017 were approved as a true and accurate record of the meeting.
- 5 **2018 Dates:** The meetings will continue to be reviewed in terms of frequency. Some Councillors wanted more frequent meetings and others wanted to remain as once a month. It was confirmed they would remain at 6.30pm at the earliest because of public being able to attend.
- 6 **Planning Applications to be considered:**

| Reference | Application | Deadline | |
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| P17/S4362/HH | Stanmere 5 Stoke Row Road Peppard Common RG9 5EJ Replacement of existing roof/loft rooms within roof with new first floor construction with loft room above. Refurbishment of existing building, new rear single storey extension, new windows throughout and finish to existing. Porch to front and side | 22/01/18 | |
| <p>The Planning Committee concluded that this Planning Permission should be objected to. The roof height is too high when compared to surrounding properties. The Committee were also in agreement with the comments made by the SODC Planning Officer in the Pre-Application. There was concern that it would set a precedence in the locality although agreed this was not a planning reason.</p> | | | |
| Delegated responses to Planning applications: | | | |
| Reference | Application | RPPC | |
| P17/S3940/FUL (AMENDED) | Wyfold Lane Rotherfield Peppard RG9 5LR Erection of a two storey detached dwelling house | REFUSAL | |
| Recent Planning Decisions by SODC noted: | | | |
| Reference | Application | RPPC | SODC Decision |
| P17/S4165/HH | 2 Baron Way Kingwood RG9 5WA Erection of single storey front extension and garage extension (part retrospective) | REFUSAL | CONSULTATION PERIOD |
| <p>Councillors were concerned that the owners were not complying with the original or amended planning permission. Cllr Rowland will speak to the planning officer with the concerns raised.</p> | | | |
| P17/S4135/HH | Rose Cottage Stoke Row Road Kingwood RG9 5NS New two storey side extension. | APPROVAL | UNDER CONSIDERATION |
| P17/S4135/HH | Pond House Peppard Common RG9 5LB Replacement of existing conservatory extension with new single storey extension. | APPROVAL | UNDER CONSIDERATION |

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| | P17/S3976/HH | La Sila Lime Avenue Kingwood RG9 5WB Proposed single storey rear porch extension | APPROVAL | APPROVAL |
| | P17/S4135/HH | Old Peppard Farmhouse Peppard Common RG9 5JU Re siting of hot water tank/airing cupboard. Addition of shower enclosure in previous location of airing cupboard. Plumbing to connect to existing. No demolition of walls. | APPROVAL | APPROVAL |
| 7 | P17/S3964/HH | Fairways Stoke Row Road Kingwood HENLEY-ON-THAMES RG9 5NG Conversion of garage loft space into a home office and storage space with 2 no. roof lights and new access staircase to side of garage, and within the rear garden away from road. | APPROVAL | APPROVAL |
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| | P17/S3689/HH | Windy Ridge Stoke Row Road Peppard Common RG9 5JD Demolition of existing rear extension and two chimney stacks. Erection of part single/part two storey rear/side extension and associated interior alterations. New entrance porch, septic tank and powder coated aluminium double glazed windows and doors. | APPROVAL | APPROVAL |
| | P17/S3412/HH | 7 Gravel Hill Crescent Sonning Common Oxfordshire RG9 5HE Demolition of single storey extension to rear of property. Demolition of porch to front of property. Removal of internal walls erection of first floor extension over kitchen + garage, single storey extension to rear + new enclosed front porch. | APPROVAL | APPROVAL |
| | P17/S2328/FUL AMENDED | Orchard Cottage Green Trees Peppard Common RG9 5EN Dwelling house with access and parking | REFUSAL | APPROVAL |
| | P17/S2426/T28 | Land opposite 1 Roadside Cottages Kingwood Common Kingwood RG9 5NE The proposal incorporates the installation of 1x DSLAM equipment cabinet olive green. | n/a | Permitted development |
| | P17/S2807/FUL | Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP Variation of condition 12 of planning permission P15/S0024/FUL to vary the landscape 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). | REFUSAL | WITHDRAWN |

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| P17/S2809/FUL | Vine Lodge Peppard Hill Peppard Common RG9 5ER Variation of condition 5 of planning permission P14/S3795/FUL to vary the landscaping to reflect plan PSL/100 REV E. 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). | REFUSAL | WITHDRAWN |
| P17/S2427/T28 | Land adjoining Brackenfell Colmore Lane Kingwood RG9 5LX The proposal incorporates the installation of 1x DSLAM equipment cabinet olive green, the dimensions of which are: Height 1300mm x Length 1430mm x Depth 450mm Location: The total number of cabinets proposed is one (1) | n/a | Permitted development |
| P17/S2673/T28 | PCP002 - O/S Corner House Colliers Lane Peppard Common RG9 5LT The proposal incorporates the installation of 1x DSLAM equipment cabinet olive green, the dimensions of which are: Height 1300mm x Length 800mm x Depth 450mm | n/a | Permitted development |

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| 11 | P17/S1911/DIS | Daisy's at the Dog Peppard Common RG9 5JU Discharge of conditions 3 - Materials schedule, 4 - Foul drainage proposals, 9 - Hard and soft landscaping including boundary treatments, 10 - Arboricultural method statement on application ref. P16/S2923/FUL Change of use of property from A3 to C3 and associated extension and alteration | REFUSAL | condition discharged |
| | P17/S1902/DIS | Vine Lodge Peppard Hill Peppard Common RG9 5ER Discharge of condition 5 - landscaping scheme on application ref. P14/S3795/FUL 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. | REFUSAL | Withdrawn |
| | P17/1903/DIS | Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP Discharge of condition 12 - Landscaping Scheme on application ref. P15/S0024/FUL 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). | REFUSAL | Withdrawn |
| Outstanding Planning Decisions by SODC noted: | | | | |
| | Reference | Application | RPPC | SODC |
| | P17/S2685/FUL | Land adjacent and northwest of Cherry Croft Cottage Kingwood Common RG9 5NB Proposed erection of a 2-storey, 5-bed detached dwelling house of contemporary design plus a separate triple garage block. | REFUSAL | REFUSAL |
| | 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 |
| | P17/S2416/FUL | Hazel Grove Cottages Stoke Row Road Kingwood RG9 5NR Alterations and extensions to two dwellings including two storey rear extensions, single storey side extensions and outbuildings. | APPROVAL | APPROVAL |
| | P17/S1939/HH | 17 Shiplake Bottom, Peppard Common, RG9 5HH Erection of two storey extension and garage | REFUSAL | Under consideration |
| Recent Planning Appeals | | | | |
| | Reference | Application | Appeal Reference | Decision |
| | P16/S2887/O | Wyfold Lane Peppard Common South Oxfordshire RG9 5LR Outline application with all matters reserved for the development of land for provision of 7 Custom Build dwellings with associated access, parking provision and ancillary space (re-submission with 12 months of withdraw application P15/2933/O). | APP/Q3115/W 17/318020 | TO BE DETERMINED |
| Update regarding outstanding planning enforcements, to include | | | | |
| | Reference | Location / Alleged Breach | Status | |

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| SE17/31 | <p>Vine Lodge Peppard Hill Peppard Common RG9 5ER</p> <p>Without planning permission the erection of fencing not in accordance with the agreed details for P14/S3795/FUL & P15/S2338/DIS.</p> <p>6 Week Target Date: 08/03/2017</p> | Retrospective application P17/S2807/DIS |
| SE17/5 | <p>Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP</p> <p>1. Breach of condition 7 of P15/S0024/FUL (existing access to be stopped up).</p> <p>2. Alleged non compliance with approved landscape scheme P15/S2321/DIS- erection of fence instead of hedge. 6 Week Target Date: 17/02/2017</p> | Retrospective application P17/S2809/DIS |
| <p>CLlr Crouch will liaise with the enforcement team to understand the status of both Broadlands and Vine Lodge</p> | | |

end of meeting 19:45