

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL Planning Committee
attended the Planning Committee Meeting on Monday 19th February 2018 at 6:30
pm at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard,
MINUTES**

- 1 **Public Forum:** NONE
- 2 **Apologies for absence:** NONE
- 3 **Declaration of Pecuniary Interest:** NONE.
- 4 **Minutes:** The Minutes of the Planning Committee meeting of Monday 15th January 2018 were approved as a true and accurate record of the meeting.

5. Planning Applications to be Considered:			
Reference	Application	Deadline	
P18/S0344/FUL	Hazel Grove Cottages Stoke Row Road Kingwood RG9 5NR Amalgamation of two dwellings to form a single dwelling including alterations and extensions <i>RPPC recommended REFUSAL for this application on the grounds that it removes 2 dwellings from the village. There was a query on the application drawing as an outbuilding on the original application has moved location thus enabling a much larger living space to be created.</i>	28/2/18	
P18/S0276/O	Longcote Grange Avenue Rotherfield Peppard RG9 5JP Outline planning application for the erection of up to 3 residential dwellings with all matters reserved except access <i>RPPC recommended REFUSAL for this application. This site has a lot of history and previous applications. Cllr Rowland will review old planning correspondence before sending her full comments.</i>	7/3/18	
6. Delegated responses to Planning applications:			
Reference	Application	RPPC	
	NONE		
7. Recent Planning Decisions by SODC noted:			
Reference	Application	RPPC	SODC Decision
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	REFUSAL	UNDER CONSIDERATION
P17/S3940/FUL (AMENDED)	Wyfold Lane Rotherfield Peppard RG9 5LR Erection of a two storey detached dwelling house	REFUSAL	WITHDRAWN
P17/S4165/HH	2 Baron Way Kingwood RG9 5WA Erection of single storey front extension and garage extension (part retrospective)	REFUSAL	APPROVAL
P17/S4135/HH	Rose Cottage Stoke Row Road Kingwood RG9 5NS New two storey side extension.	APPROVAL	APPROVAL
P17/S4135/HH	Pond House Peppard Common RG9 5LB Replacement of existing conservatory extension with new single storey extension.	APPROVAL	APPROVAL

P17/S2426/T28	<p>Land opposite 1 Roadside Cottages Kingwood Common Kingwood RG9 5NE</p> <p>The proposal incorporates the installation of 1x DSLAM equipment cabinet olive green.</p>	n/a	Permitted development
P17/S2807/FUL	<p>Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP</p> <p>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).</p>	REFUSAL	WITHDRAWN
P17/S2809/FUL	<p>Vine Lodge Peppard Hill Peppard Common RG9 5ER</p> <p>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).</p>	REFUSAL	WITHDRAWN

17/S1911/DIS	Daisy's at the Dg 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
8. Outstanding Planning Decisions by SODC noted:			
Reference	Application	RPPC	SODC
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/S1939/HH	17 Shiplake Bottom, Peppard Common, RG9 5HH Erection of two storey extension and garage	REFUSAL	Under consideration
9. 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
10. Update regarding outstanding planning enforcements, to include:			
Reference	Location / Alleged Breach	Status	
SE17/31	Vine Lodge Peppard Hill Peppard Common RG9 5ER Without planning permission the erection of fencing not in accordance with the agreed details for P14/S3795/FUL & P15/S2338/DIS. 6 Week Target Date: 08/03/2017	Retrospective application P17/S2807/DIS	

SE17/5	Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP 1. Breach of condition 7 of P15/S0024/FUL (existing access to be stopped up). 2. Alleged non compliance with approved landscape scheme P15/S2321/DIS- erection of fence instead of hedge. 6 Week Target Date: 17/02/2017	Retrospective application P17/S2809/DIS
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End of meeting 20:50