

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL Planning Committee  
attended the Planning Committee Meeting on Monday 16th April 2018 at  
7:30 pm at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard,  
MINUTES**

- 1 Public Forum:** There were 5 members of the public. Cllr Rowland reminded the members of the public that SODC make the decisions and we only make recommendations.  
One group of people spoke about the impact of the application P18/S0757/HH and how it would result in a lack of privacy and increased noise. There were also concerns that the planning application drawings were incorrect.  
The second people were the applicants for P18/S0949/FUL. They wanted the Councillors to understand that this was to be built in their parent's land and would be their forever home, after growing up in Rotherfield Peppard as a child.
- 2 Apologies for absence:** Cllr Wood
- 3 Declaration of Pecuniary Interest:** None
- 4 Minutes:** Clerk hadn't sent the minutes and will send for review and approval in the May Meeting.

<b>5. Planning Applications to be Considered:</b>		
<b>Reference</b>	<b>Application</b>	<b>Deadline</b>
P18/S1139/DA	<b>Colmore Colmore Lane Kingwood RG9 5NA</b> Without planning permission, engineering operations for the excavation of a large trench, in the approximate position marked in blue on the Plan. <i>It was agreed this needs to be moved to section 9.</i>	Appeal Lodged 4/4/18
P18/S1021/FUL	<b>Land to the north of Wyfold Lane Rotherfield Peppard RG9 5LR</b> Removal of existing stables and erection of a two-storey 4-bedroom detached house. <i>The deadline falls whilst Cllr Rowland is on holiday, so she will speak to Paul Lucas (Planning officer) to understand the pre-app and liaise with Cllr Crouch to submit the response. The initial response was to object.</i>	11/5/18
P18/S1062/HH	<b>Freshfields 3 Stevens Lane Rotherfield Peppard RG9 5RG</b> Erection of single storey extension and link to garage and new porch together with new outbuilding to rear garden. <i>There were NO OBJECTIONS to this application.</i>	No date
P18/S0978/HH	<b>Windy Ridge Stoke Row Road Peppard Common RG9 5JD</b> Single storey side extension. <i>Unanimous recommendation to APPROVE</i>	24/4/18
P18/S0757/HH	<b>82 Shiplake Bottom Peppard Common RG9 5HP</b> Proposed first floor balcony at rear of property. <i>Unanimous recommendation to OBJECT on the grounds of it being unneighbourly. There is a lack of privacy to 2 other properties as well as a potential increase of noise. The drawings were not true to the current property and there was an uncertainty of whether the houseowners could access the top floor as a separate dwelling.</i>	16/4/18
P18/S0949/FUL	<b>The Orchard Cottage Green Trees Peppard Common RG9 5EN</b> Dwelling house with access and parking <i>There was a recommendation to OBJECT as the property was c20% larger than the original application and the property is located in the AONB.</i>	17/4/18

<b>6. Delegated responses to Planning applications:</b>			
<i>Reference</i>	<i>Application</i>	<i>RPPC</i>	
P18/S0677/FUL	<b>Peppard Lawn Tennis Club Colliers Lane Peppard Common RG9 5LB</b> Replacement of existing court perimeter fencing including metal upright poles and wire mesh netting along with the replacement of an existing wooden shed housing gardening tools with a concrete plinth and replacement metal shed.	Approval	
<b>7. Recent Planning Decisions by SODC noted:</b>			
<i>Reference</i>	<i>Application</i>	<i>RPPC</i>	<i>SODC Decision</i>
P18/S0567/FUL	<b>Rotherfield Peppard Sports Pavilion Stoke Row Road Peppard Common RG9 5JD</b> Alterations and extensions to Sports Pavilion including: extension to changing room to increase size; replacement of windows and doors; replacement of cricket club store; new cricket test nets; improvement of accessibility to building; and tree removal.	No submission - Pecuniary interest	Under Consideration
P18/S0344/FUL	<b>Hazel Grove Cottages Stoke Row Road Kingwood RG9 5NR</b> Amalgamation of two dwellings to form a single dwelling including alterations and extensions	REFUSAL	Under Consideration
P18/S0276/O	<b>Longcote Grange Avenue Rotherfield Peppard RG9 5JP</b> Outline planning application for the erection of up to 3 residential dwellings with all matters reserved except access	REFUSAL	Under Consideration
P17/S4362/HH	<b>Stanmere 5 Stoke Row Road Peppard Common RG9 5EJ</b> 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	APPROVAL
P17/S3940/FUL (AMENDED)	<b>Wyfold Lane Rotherfield Peppard RG9 5LR</b> Erection of a two storey detached dwelling house	REFUSAL	WITHDRAWN
P17/S2426/T28	<b>Land opposite 1 Roadside Cottages Kingwood Common Kingwood RG9 5NE</b> The proposal incorporates the installation of 1x DSLAM equipment cabinet olive green.	n/a	Permitted development
P17/S2807/FUL	<b>Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP</b> 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

P17/S2809/FUL	<p><b>Vine Lodge Peppard Hill Peppard Common RG9 5ER</b>  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
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17/S1911/DIS	<b>Daisy's at the Dg Peppard Common RG9 5JU</b> 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	<b>Vine Lodge Peppard Hill Peppard Common RG9 5ER</b> 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	<b>Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP</b> 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
<b>8. Outstanding Planning Decisions by SODC noted:</b>			
<b>Reference</b>	<b>Application</b>	<b>RPPC</b>	<b>SODC</b>
P17/S1322/FUL	<b>Mulberry House, Peppard Hill, RG9 5ES</b> Demolition of existing dwelling house and erection of 5 dwellings with associated landscaping and parking provision.	REFUSAL	Under consideration
P17/S1939/HH	<b>17 Shiplake Bottom, Peppard Common, RG9 5HH</b> Erection of two storey extension and garage	REFUSAL	Under consideration
<b>9. Recent Planning Appeals:</b>			
<b>Reference</b>	<b>Application</b>	<b>Appeal Reference</b>	<b>Decision</b>
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
<b>10. Update regarding outstanding planning enforcements, to include:</b>			
<b>Reference</b>	<b>Location / Alleged Breach</b>	<b>Status</b>	
SE17/31	<b>Vine Lodge Peppard Hill Peppard Common RG9 5ER</b> 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	<b>Broadlands House 6 Stoke Row Road Peppard Common RG9 5EP</b> 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 21.05***