

Members of the ROTHERFIELD PEPPARD PARISH COUNCIL Planning Committee attended the Planning Committee Meeting on Monday 13th January 2020 at 6:30 pm at Peppard Sports Pavilion, Stoke Row Road, Rotherfield Peppard,

MINUTES

Attendees: Cllr Rowland, Cllr Crouch, Cllr Mitchell, Cllr Freeman

- 1 **Public Forum:** There were nine members of the Public, the majority were Butlers Yard Residents who wanted to discuss the Amended Planning of Hillcrest on Blounts Court Road (P19/S4502/HH). They are discussing with SODC why the letters about the original Planning application didn't arrive with local residents which has caused them frustration. The only one objection was from Rotherfield Peppard Parish Council to the original application.
There is an issue with the "Garden Room" as the amended application takes it to a 2-storey wooden building, with Plumbing, Drainage, Electricity, bathroom facilities and a wood burner. This therefore is at significant risk of being an ancillary building which was one of the terms set in the original Planning Permission.
The building is in the direct line of sight to neighbouring properties and with an additional floor means that the line of sight is not only into living rooms but into Bedrooms as well.
Cllr Rowland advised they needed to object solely on the amended plans as the principle of the development had already been accepted by Planning Officers.
The residents are concerned that the work is already being done on the amended plans, including the cutting down of shrubs. Cllr Rowland suggested they contact the Enforcement officer to make him aware. She suggested if they are going to contact the Enforcement team that they let the Clerk know the enforcement case number so RPPC can follow this.
Cllr Berger wanted to bring to the attention of the Planning committee the concerns he has with Inspired Village Retirement home, The proposition of Glamping at Hazel Grove, and also the 3rd Bridge impact recently reported in the local paper which will have a knock on effect to the village. It was agreed that the Clerk would put a proposal for Heavy Goods Vehicle restriction signs on Blounts Court Road on the February Full Council Agenda.
- 2 **Apologies for absence:** Cllr Wood
- 3 **Declaration of Pecuniary Interest:** None.
- 4 **Minutes:** The Minutes of the Planning Committee meeting of Monday 2nd December 2019 were approved as a true and accurate record of the meeting.

5. Planning Applications to be Considered:		
Reference	Application	Deadline
P19/S4668/HH	Little Hedgecourt Wyfold Lane Peppard Common RG9 5LR Front and side extension and first floor rear gable extension to existing dwelling.	27/1/2020
	This application is within a lot of land and there is little public objection. It will not look out of place within the surroundings so Clerk to file NO STRONG VIEWS.	
P19/S4536/FUL	White Cottage Crosslanes nr. Rotherfield Greys RG9 4PZ Replacement dwelling.	21/1/2020
	There was a lot of discussion about the look of the application and whether it is in-keeping within the area. The conclusion was that the Clerk should file NO STRONG VIEWS with the concerns of (a) Light pollution, (b) Impact on surrounding trees (c) Car parking with the potential of extra cars because of additional bedrooms in a narrow roadway. Additionally the design of the proposed building is not in-keeping within the area.	

P19/S4502/HH	Hillcrest Blounts Court Road Peppard Common RG9 5EU Variation of condition 2 (drawings) - amended window number, sizes and location and inclusion of mezzanine floor on application ref. P18/S1307/HH Erection of oak timber framed garden room.	14/1/2020
	Clerk to file RPPC STRONGLY OBJECT to the application. RPPC objected to the original application of P18/S1307/HH and the objection still stands on the basis of the mezzanine floor is a material change to the building which will create an additional floor which will exacerbate and impact on the privacy of the neighbouring properties.	
P19/S4392/HH	Highway Cottage Gallowstree Road Peppard Common RG9 5JB Proposed single storey rear, first floor extension with second floor dormer and new open front porch.	14/1/2020
	Clerk to file NO STRONG VIEWS however there are swifts that nest in the roof and have done in this roof and the roofs of neighbouring properties for many years. There is concern therefore that removal of the tiles during summer will have a devastating effect on nesting migratory birds.	
P19/S4493/SCR	Hazel Grove, Blounts Farm Blounts Court Road Sonning Common RG4 9PA Screening Opinion for planning application P19/S3252/FUL Change of use of land to accommodate nine huts and tents for holiday lets together with provision of visitor bays.	No option to respond
	Little Sparrows – Inspired Villages. Cllr Rowland to draft for Clerk to file. The roads will not support the proposal and it is excessive.	
6. Delegated responses to Planning applications:		
Reference	Application	RPPC
	NONE	

7. Recent Planning Decisions by SODC noted:			
<i>Reference</i>	<i>Application</i>	<i>RPPC</i>	<i>SODC Decision</i>
P19/S4341/FUL	The Croft Kingwood Common Kingwood RG9 5NB Demolition and replacement of existing dwelling house and provision of detached carport.	NO OBJECTIONS	UNDER CONSIDERATION
	Appeal - Cllr Rowland to draft a response to reaffirm our position for Clerk to file for the Planning Inspector.		
P19/S4326/HH	Courtlands Gravel Hill Peppard Common Henley-On-Thames RG9 5HD Extensions to existing property to create lower ground floor	NO OBJECTIONS	UNDER CONSIDERATION
P19/S3252/FUL	Hazel Grove, Blounts Farm Blounts Court Road Sonning Common RG4 9PA Change of use of land to accommodate nine huts and tents for holiday lets together with provision of visitor bays.	REFUSAL	UNDER CONSIDERATION
P19/S4153/HH	Fieldfares Kingwood Common Kingwood RG9 5NB Demolish existing rear conservatory and replace with a single storey rear extension. Erect single storey extension behind existing garage. Apply timber/composite cladding to existing rear gable.	NO OBJECTIONS	APPROVAL
P19/S4166/HH	6 Priory Copse Peppard Common RG9 5LH Side extension over garage and structural remedials	APPROVAL	APPROVAL
P19/S3415/HH	Wren Cottage Green Trees Peppard Common RG9 5EN Variation of condition 3 - change of external finish to allow property to be painted white on application ref. P19/S0215/HH Main house- Single storey side extension. Two storey side extension and single storey rear extension following demolition of existing garage. Replacement entrance porch and alterations to fenestration. External brick walls to be rendered. Part conversion of existing barn/garage to form a small study.	OBJECTS	APPROVAL
P19/S3336/FUL	Unit 29, Manor Farm Peppard Common RG9 5LA Change of use of agricultural barn to a garage with M.O.T testing facilities internal alterations only.		APPROVAL
P19/S3390/HH	35 Shiplake Bottom Peppard Common RG9 5HH Single storey rear extension.	NO STRONG VIEWS	APPROVAL
P19/S3187/LDE	Main Barn (North End) Blounts Farm, Blounts Court Road Sonning Common RG4 9PA Use of building for workshop and storage use	NO STRONG VIEWS	UNDER CONSIDERATION
P19/S3179/LDE	The Old Dairy and Former Farm Office Blounts Farm, Blounts Court Road Sonning Common RG4 9PA Use of building for offices (B1a)	NO STRONG VIEWS	UNDER CONSIDERATION
P19/S3176/LDE	The Granary, Blounts Farm Blounts Court Road Sonning Common Reading RG4 9PA Use of building for offices, storage and communal toilets	NO STRONG VIEWS	UNDER CONSIDERATION

P19/S3175/LDE	Blounts Farm, The Old Milking Parlour Blounts Court Road Sonning Common RG4 9PA Use of building for carpenters workshop and manufacturing laboratory equipment	NO STRONG VIEWS	UNDER CONSIDERATION
P19/S1821/FUL	The White Cottage, Cross Lanes- Demolition and extension of existing cottage and extension of existing curtilage.	NO STRONG VIEWS	UNDER CONSIDERATION
P19/S2061/FUL	Highfield 17 Stoke Row Road Peppard Common RG9 5EJ Construction of a single storey detached dwelling within the curtilage of 17 Stoke Row Road, with associated works to facilitate a new access, together with external landscaping.	REFUSAL	UNDER CONSIDERATION
P18/S2736/FUL	Land Adjacent Blounts Court Blounts Court Road Sonning Common Reading RG4 9NH Creation of new agriculture access and associated works.	NO OBJECTIONS	UNDER CONSIDERATION
8. Outstanding Planning Decisions by SODC noted:			
Reference	Application	RPPC	SODC
	NONE		
9. Recent Planning Appeals:			
Reference	Application	Appeal Reference	Decision
	NONE		

Meeting Closed at 19:30