

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL Planning Committee attended the Planning Committee Meeting via Zoom on Monday 18th May 2020 at 6:30 pm.**

**MINUTES**

- 1 Public Forum:** None. A Personal Statement was received and read out to all Councillors, from the owner of 9 Chiltern Bank.
- 2 Apologies for absence:** None.
- 3 Declaration of Pecuniary Interest:** None.

**Minutes:** The Minutes of the Planning Committee meeting of Monday 20th April 2020 were reviewed and approved as a true and accurate record of the meeting.

Attendees: Cllr Rowland, Cllr Freeman, Cllr Mitchell, Cllr Wood and Clerk

<b>5. Planning Applications to be considered:</b>		
Reference	Application	Deadline
P20/S1549/FUL	Little Cherry Croft Colmore Lane Kingwood RG9 5NA Demolition of dwelling and construction of a replacement dwelling together with the construction of a detached garage. Removal of occupancy restriction condition no. 3 of planning approval reference P67/0604.	17/6/2020
Clerk has asked for an extension to 17/6/2020. Cllr Rowland encouraged members to walk past the land so the Committee can discuss it in full at the next meeting on 15/6/2020.		
P20/S1207/FUL	Stables Wyfold Lane Rotherfield Peppard RG9 5LR Conversion and extension of stable block to residential dwelling for disabled use. Additional window to West elevation. Existing bund continued up to the roof - both the bund and the roof will be sedum and meadow grass planted.	5/6/2020
It is believed that after numerous Planning applications, this application is solely to establish this as residential use. Agreed unanimously that the development was inappropriate and RPPC should strongly OBJECT to this application. Cllr Rowland will draft a response to file.		
P20/S1155/LB	2 Wyfold Court Lime Avenue Kingwood RG9 5WF Removal of secondary fitted understairs cupboard to mezzanine level, Removal of two doors within first floor bedroom, removal of retro fitted en suite to first floor bedroom. Removal of cupboard to second floor landing area.	30/5/2020
This is internal alterations only and Clerk to File APPROVAL		
P20/S1426/HH	Manor Farm Cottage Road Between Colliers Lane & B481 Peppard Common RG9 5LB Single storey side extension.	30/5/2020
Cllr Wood conducted a site visit. The original brick and flint walls to the rear of the property, LHS and to the rear of the house were not discussed as they should not be affected at all by the building of the new extension. The pattern of the Grey brick used minimally on the previous extension will, hopefully, be used on the pillars of the new extension to show cohesion with that extension. There are no neighbour objections. Clerk to file APPROVAL		
P20/S1288/FUL	Land adjacent to 9 Chiltern Bank Peppard Common RG9 5HU Demolition of existing dwelling and the erection of a new 2 bedroom dwelling with associated parking	20/5/2020

	and amenity.(as amended by instruction in email from Agent dated 11 May 2020).	
--	--	--

It was felt after a long discussion that this is the wrong use for a small parcel of land. Whilst there were sympathies for the owner, from his personal statement, RPPC still considers the development to be generally unneighbourly and an overdevelopment of the site in relation to the surrounding properties. In particular it would be still far too close and overbearingly oppressive in relation to the bungalow next door and would have a significant effect on the amenity of the neighbour. It would set a precedence and urbanise the Street scene. Cllr Rowland to formulate a response for Clerk to file. This will be REFUSAL.

#### 6. Delegated responses to Planning Applications:

Reference	Application	RPPC
P20/S0881/HH	<b>7 Priory Copse Peppard Common RG9 5LH</b> Minor amendments to existing householder consent - P19/S1816/HH, comprising: slight extension to, reduction in height of, and change to roof style of single storey extension; infilling of existing window to side; infilling of window in proposed front elevation of two storey extension; and provision of timber effect weatherboarding to single and two storey extensions.	NO STRONG VIEWS
P20/S1178/HH	<b>The Stable Lodge Lime Avenue Kingwood RG9 5WB</b> Conversion of existing Garage to habitable space	NO STRONG VIEWS

#### 7. Recent Planning Decisions by SODC noted:

Reference	Application	RPPC	SODC Decision
P20/S0831/HH	<b>Padthaway Colliers Lane Peppard Common RG9 5LT</b> Amends – Two storey side extension and associated internal alterations. Landscaping works. (as amended by plans received 6 March 2020 amending garage roof design and proposing removal of tree to west of site access).	NO STRONG VIEWS	APPROVED
P20/S0816/HH	Cedarberg Kingwood Common Kingwood RG9 5NB Demolition of existing 2-bay flat roof garage, timber link and garden shed and construction of new pitched roof 3-bay garage / workshop with room over and single storey utility link.	NO STRONG VIEWS	APPROVED
P20/S0921/T28	Unit 29 Manor Farm Peppard Common RG9 5LA Install 1x 8m wooden pole (6.35m above ground)	No Option to respond	APPROVED
P20/S0576/FUL	<b>Longcote Grange Avenue Rotherfield Peppard RG9 5JP</b> Demolition of existing bungalow and erection of one chalet style dwelling and one single storey accessible dwelling.	REFUSAL	UNDER CONSIDERATION
P20/S0593/HH	<b>Little Gable Cottage Peppard Common RG9 5JU</b> Demolish existing garage, reconstruct new garage with additional footprint to rear, accommodation	APPROVAL	UNDER CONSIDERATION

	over and associated internal works. Relocate oil tank to new location. New sewage treatment plant.		
<b>8. Outstanding Planning Decisions by SODC Noted:</b>			
P20/S0593/HH	<b>Little Gable Cottage, Peppard Common, RG9 5JU</b> (arrived with Clerk 24/2/2020), Demolish existing Garage, reconstruct new garage with additional footprint to rear, accommodation over and associated internal works. Relocate oil tank to new location. New sewage treatment plant. (*)	APPROVAL	UNDER CONSIDERATION
P19/S4536/FUL	<b>White Cottage Crosslanes nr. Rotherfield Greys RG9 4PZ</b> Replacement dwelling.	NO STRONG VIEWS	UNDER CONSIDERATION
P19/S2061/FUL	<b>Highfield 17 Stoke Row Road Peppard Common RG9 5EJ</b> 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
Clerk to investigate why the decision is significantly delayed, and will chase Cllr Robb to understand if it is on the Planning Agenda at 28/5/2020			
P19/S4576/0	<b>Little Sparrows Sonning Common Oxfordshire</b> Hybrid planning application for the development of a continuing care retirement community care village of up to 133 units with ancillary communal and care facilities and green space consisting of (i) A full planning application for 73 assisted living units within a "village core" building with ancillary communal and care facilities, gardens, green space, landscaping and car parking areas and residential blocks B1-B4; and (ii) An outline application (all matters reserved except access) for up to 60 assisted living units with ancillary community space, gardens, green space and landscaping and car parking areas.	REFUSAL	UNDER CONSIDERATION
P19/S3187/LDE	<b>Main Barn (North End) Blounts Farm, Blounts Court Road, Sonning Common RG4 9PA</b> Use of building for workshop and storage use	NO STRONG VIEWS	UNDER CONSIDERATION
P19/S3179/LDE	<b>The Old Dairy&amp;Former Farm Office Blounts Farm, Blounts Court Road Sonning Common RG4 9PA</b> Use of building for offices (B1a)	NO STRONG VIEWS	UNDER CONSIDERATION
P19/S3176/LDE	<b>The Granary, Blounts Farm Blounts Court Road Sonning Common Reading RG4 9PA</b> Use of building for offices, storage and communal toilets	NO STRONG VIEWS	UNDER CONSIDERATION
P19/S3175/LDE	<b>Blounts Farm, The Old Milking Parlour Blounts Court Road Sonning Common RG4 9PA</b> Use of building for carpenters workshop and manufacturing laboratory equipment	NO STRONG VIEWS	UNDER CONSIDERATION

P18/S2736/FUL	<b>Land Adjacent Blounts Court Blounts Court Road, Sonning Common Reading RG4 9NH</b> Creation of new agriculture access and associated works.	NO OBJECTIONS	UNDER CONSIDERATION
<b>9. Recent Planning Appeals:</b>			
P19/S2113/FUL	<b>Appeal reference: APP/Q3115/W/19/3242958</b> Land adjacent and to North West of Cherry Croft Cottage		
<b>10. Considerations for future meetings</b>			

End of Meeting 7:00pm