

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL Planning Committee
attended the Planning Committee Meeting via Zoom on Monday 20th July 2020 at
6:30 pm.**

MINUTES

Attendees: Cllr Rowland, Cllr Mitchell, Cllr Wood, Cllr Berger and Cllr Freeman.

- 1 Public Forum:** There were 3 members of the public who wanted to speak about 2 applications.

The first MOP spoke about Orchards. He advised that there was an amended plan which would be submitted in the next few days. Cllr Rowland advised they could only discuss plans currently with SODC. The property was one of the first on Colmore Lane and the MOP advised he was intending to keep the bricks and tiles. Windows will be replaced but sympathetically. There was a concern that the ancient hedging is being removed, however it was advised it is not ancient hedging and it is being moved back 5m into the grounds to allow a separate driveway to the main-house and cottage with the driveway having better sightlines. Cllr Wood had been on a site visit and was pleased with what she had seen and spoken about.

The second MOP spoke with his architect about Upper Cherry Croft. The previous application was REFUSED and the MOP would like to put in another planning application which he believes addresses all points which it was refused on. The MOP is keen to develop this plot as the neighbouring property was his grandparents and he has a strong connection to the site and area. The proposed new application will see 2 buildings interlock and a sloping roof which removes the bulk and scale of the property, the windows have been moved to residential size and there was a reduction in the number of windows. The building will also be moved to the widest part of the plot so it is less visible to the neighbouring property. He believes all points of the inspector's report have been addressed. Cllr Rowland advised that they couldn't fully discuss the application as this has not been logged with SODC. On the whole the Councillors were pleased with the amends that have been made but a lot was unclear about the finish of the property which they were unable to comment on. They concluded that the explanation had been interesting and would discuss fully once an application was made.

- i. Hazel Grove Cottages – Correspondence has been sent to enforcement ref **273907** regarding the breach of application plans to create an entrance on Stoke Row Road.

Clerk advised that the Enforcement team believed that the plans had been amended and agreed and there was no Planning breach. Clerk and Cllr Rowland to investigate.

- ii. Johnson Matthey application. This is now logged with SODC P20/S2161/FUL. Clerk to ask for an extension so this can be deferred to an August meeting.

Meeting Proposal of 10th August 6pm and extension to 13th August. There is further information available from Johnson Matthey which Clerk has emailed out. Cllrs to advise if they would like access to the files.

- iii. Land near Cherry Croft – We will await Planning application to be submitted.

- i. Enforcements – New Building at Blounts Court Farm SE19/95 – Cllr Mitchell advised this is not the correct location. Clerk to follow up with enforcement.

Mulberry House SE17/332

Mulberry House – Car breakers – District Cllr, at Full Council Meeting 13/7/2020 indicated that the enforcement officer is intending to file an enforcement file. The neighbour has been put in direct contact regarding the Car breakers with Cllr Robb and it was suggested that this move to Noise abatement.

- 2 Apologies for absence:** Cllr Pengilly

- 3 **Declaration of Pecuniary Interest:** None.
- 4 **Minutes:** The Minutes of the Planning Committee meeting of Monday 15th June 2020 were approved as a true and accurate record of the meeting.
- 5 SODC changes to Planning policy. There has been, frustratingly, little correspondence relating to RPPC's letter. It was understood that this would be reviewed in October/November and would revert to the old process. The Secretary of State refused for the Covid19 pandemic to delay any Planning applications and this enabled a way of SODC being able to speed the process up. Cllr Rowland advised that she did not want to have a dialogue through the press post her letter to the Planning team.

5. Planning Applications to be considered:			
Reference	Application	Deadline	
P20/S2161/FUL	Johnson Matthey Blounts Court Road Sonning Common RG4 9NH Demolition of existing restaurant building and development of a new customer innovation centre within the existing Johnson Matthey site plus associated arrivals space, landscaping, access, servicing area and car parking.	14 th August 2020	
	Clerk to ask for an extension until 13th August 2020		
P20/S2288/HH	15 Hawthorne Drive Kingwood RG9 5WE Proposed part two storey, part single storey extension to the north of the property and a single storey extension to the south.	6 th August 2020	
	Clerk to organise a Site visit and apply for an extension until 13th August 2020		
P20/S2191/HH	Kingwood Brow Colliers Lane Peppard Common RG9 5LT Erection of single and two storey side and rear extensions, under-croft storage area and single storey swimming pool outbuilding. Further works to include fine design detailing to the principal elevation.	4 th August 2020	
	Clerk to organise a Site visit and apply for an extension until 13th August 2020		
P20/S1858/HH	Orchards Colmore Lane Kingwood RG9 5NA Two-storey extensions to dwelling to southeast and northeast corners and related alterations.	27 th July 2020	
	Clerk to file APPROVAL. Unanimous decision		
P20/S2001/DIS	Padthaway Colliers Lane Peppard Common RG9 5LT Discharge of Condition 7 (Landscaping Scheme (trees and shrubs only)) of planning application P20/S0831/HH. Two storey side extension and associated internal alterations. Landscaping works.	Not subject to Public consultation	
6. Delegated responses to Planning Applications:			
Reference	Application	RPPC	
	NONE		
7. Recent Planning Decisions by SODC noted:			
Reference	Application	RPPC	SODC Decision
P20/S1482/FUL	Vine Lodge & Kensington House Road Running North from Hillcrest Lane Peppard Common RG9 5ER Widening of the existing shared access and internal reconfiguration of the driveways for Vine Lodge and Kensington House (design of the gates to Kensington House revised as shown on amended plan received 3rd June 2020).	APPROVAL	UNDER CONSIDERATION

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.	REFUSAL	UNDER CONSIDERATION
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.	REFUSAL	UNDER CONSIDERATION
	REFUSAL from SODC on 16/7/2020		
8. Outstanding Planning Decisions by SODC Noted:			
P20/S0576/FUL	Longcote Grange Avenue Rotherfield Peppard RG9 5JP Demolition of existing bungalow and erection of one chalet style dwelling and one single storey accessible dwelling.	REFUSAL	UNDER CONSIDERATION
P20/S0593/HH	Little Gable Cottage Peppard Common RG9 5JU 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	White Cottage Crosslanes nr. Rotherfield Greys RG9 4PZ Replacement dwelling.	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
	Awaiting a site visit from SODC		
P19/S4576/0	Little Sparrows Sonning Common Oxfordshire 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	REFUSAL
P19/S3187/LDE	Main Barn (North End) Blounts Farm, Blounts Court Road, Sonning Common RG4 9PA	NO STRONG VIEWS	UNDER CONSIDERATION

	Use of building for workshop and storage use		
P19/S3179/LDE	The Old Dairy&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
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	APPROVAL
9. Recent Planning Appeals:			
	NONE		
10. Considerations for future meetings			

Close of Meeting 7:30pm

Next meeting 10th August 2020 6pm Zoom