

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL Planning Committee
attended the Planning Committee Meeting on Monday 24th February 2020
at 6:00 pm at Peppard Sports Pavilion, Stoke Row Road, Rotherfield
Peppard,
MINUTES**

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

- 1 Public Forum:** Mr Andrew Norris advised that the tenant at Mulberry House was parking scrap cars both within Mulberry House but also on a triangle of land near to his property. He wanted to understand if RPPC could put pressure on SODC as he believes this is unneighbourly and a change of use should have been sought from SODC. The response to date from SODC is that the resources are limited and they rely on information from neighbouring properties, so Mr Morris should be recording activities so they can build up a pattern of events. It was suggested that Mr Morris should relook at his Deeds as the piece of land in question is jointly owned and there is possible a legal avenue to explore with the reserved rights of the land by the developer. It was agreed that once RPPC had heard back from Cllr Hillier that RPPC would express their dissatisfaction to SODC by letter.
There was also written communication to the Clerk from Mrs Mary O'Mahoney about Courtlands. RPPC had asked for screening between the extension and the smaller properties in Shiplake Bottom however she was concerned this hadn't taken place. It was discussed but agreed that although sympathetic this matter needed to be taken up with SODC. There was nothing that RPPC could do. Clerk to go back to Mrs Mary O'Mahoney.
- 2 Apologies for absence:** Cllr Wood.
- 3 Declaration of Pecuniary Interest:** None.
- 4 Minutes:** The Minutes of the Planning Committee meeting of Monday 13th January 2020 were approved as a true and accurate record of the meeting.

5. Planning Applications to be Considered:		
Reference	Application	Deadline
P20/S0470/HH	Old Barn Stoke Row Road Kingwood RG9 5NS Addition of front and rear dormers and side gable to existing barn (*)	4/3/2020
	Clerk agreed to chase architects for a site visit for 28/2 at 2pm. If there was no response to contact Mr Pengilly directly.	
P20/S0278/FUL	Land adjacent to 9 Chiltern Bank Peppard Common RG9 5HU Demolition of existing dwelling and the erection of a new three-bedroom dwelling with associated parking and amenity (*)	6/3/2020
	There were concerns that this application would make the area over crowded. Planning permission had already been approved to turn it into a residence. Clerk to organise a site visit.	
P20/S0432/FUL	Home Farm Barn Blounts Court Road Sonning Common RG4 9RS Conversion of existing barn , last used for storage/workshop into a 3 Bedroom residential house (*)	27/2/2020
	Declaration of interest – Cllr Mitchell. The barn is in bad disrepair and this would improve the property. Clerk to file APPROVAL.	
P20/S0593/HH	Little Gable Cottage, Peppard Common, RG9 5JU (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. (*)	14/3/2020
	Clerk advised she had written to SODC about the deadline dates differing from online and paper copy. Extension needed to 20/3 if the paper copy is agreed. Site visit is required. Clerk to organise and discussion in next Planning meeting.	

P19/S4536/FUL	White Cottage Crosslanes nr. Rotherfield Greys RG9 4PZ Replacement dwelling.	UNDER CONSIDERATION UNLESS ANY FURTHER POINTS
	No further comments from previous response from Clerk.	
6. Delegated responses to Planning applications:		
Reference	Application	RPPC
P20/S0153/FUL	Rotherfield House Colliers Lane Peppard Common RG9 5LT Variation of condition 2 - Approved Plans of application P19/S2112/FUL for a revised access lane. Two proposed dwellings with associated garage and driveways.	7/2/2020
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
	There has been another amendment. There is no change in RPPC viewpoint and therefore mark as OBJECTION re-iterating points from previous response.	
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

7. Recent Planning Decisions by SODC noted:			
Reference	Application	RPPC	SODC Decision
P19/S4668/HH	Little Hedgecourt Wyfold Lane Peppard Common RG9 5LR Front and side extension and first floor rear gable extension to existing dwelling.	NO OBJECTIONS	UNDER CONSIDERATION
P19/S4536/FUL	White Cottage Crosslanes nr. Rotherfield Greys RG9 4PZ Replacement dwelling.	NO OBJECTIONS	UNDER CONSIDERATION
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.	REFUSAL	APPROVAL
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.	NO OBJECTIONS	APPROVAL
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	
P19/S4341/FUL	The Croft Kingwood Common Kingwood RG9 5NB Demolition and replacement of existing dwelling house and provision of detached carport.	NO OBJECTIONS	APPROVAL
P19/S4326/HH	Courtlands Gravel Hill Peppard Common Henley-On-Thames RG9 5HD Extensions to existing property to create lower ground floor	NO OBJECTIONS	APPROVAL
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	WITHDRAWN
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 curtiledge.	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	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 19:45