

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL  
Planning Committee are hereby summoned to attend the PLANNING  
COMMITTEE Meeting at the Sports Pavilion, Stoke Row Rd on  
Monday 12<sup>th</sup> June 2023 at 6:30 pm.**

*In accordance with the local government Act 1972 and Section 106 of the Finance Act 1992 Members are reminded that it is their responsibility to declare any interests in items that are to be discussed at the meeting.*

**AGENDA**

Public and press are welcome to attend

*Note: For the purpose of accurate minute taking this meeting will be recorded.*

- 1 Apologies for absence:** To receive and approve apologies of absence.
- 2 Declaration of Pecuniary Interest:** To receive any declaration of pecuniary interest from members.
- 3 Minutes:** To review and amend if necessary, the Minutes of the Planning Committee meeting of Monday 15<sup>th</sup> May 2023 and approve as a true and accurate record of the meeting.
- 4 Public Forum:** Members of the Public may raise questions about and comment on general matters and/or items on the agenda. This section is limited to 10 minutes (3 minutes per person)

## 5 **Planning Applications to be considered:**

1. **P23/S1618/S73 Tanglewood Kingwood Common Kingwood RG9 5NB.** Variation of condition 1 (approved plans as per application ref. P23/S1491/NM) & 2 (materials) on application P04/E0626 (Demolition of existing dwelling, re-erection of dwelling, incorporating extensions approved under application P02/S0584 with some amendments) - facing brickwork changed to painted render finish; plain clay roof tiles changed to natural slate roof tiles; and design alterations (front porch canopy added; front gable ridge lowered; chimney breast top replaced with flue; two rear dormers added; minor window and door adjustments). DEADLINE 10<sup>th</sup> June. Requested Extension to 13<sup>th</sup> June.
2. **P23/S1677/HH Roseleigh Blounts Court Road Peppard Common RG9 5EU.** Demolition of existing rear extension, new single storey rear extension and internal alterations. Deadline 16<sup>th</sup> June
3. **P23/S1816/FUL Sports Pavilion & Field Stoke Row Road Peppard Common RG9 5JD** New cricket practice nets. Deadline 23<sup>rd</sup> June
4. **P23/S1786/HH Herbert Cottage 15 Stevens Lane Rotherfield Peppard RG9 5RG.** Single storey side extension. Deadline 23<sup>rd</sup> June
5. **P23/S1627/FUL Middlestead Green Trees Peppard Common RG9 5EN.** Erection of a detached 3-bedroom residential dwelling, with an attached car port, associated parking, hard and soft landscaping and associated works.(As amplified by additional information received 23 May 2023.)
6. **P23/S1848/FUL Blounts Farm Blounts Court Road Sonning Common RG4 9PA** Refurbishment of Buildings 12 and 13 for storage use with ancillary offices (4 units); Replacement of Building 4; Refurbishment of Buildings 14 for storage use with new archway feature linked to Building 4; Erection of Building 1 for office use; Change of use of Units 2-3 (Dutch Barn) to provide storage and distribution of gas bottles and storage and construction of wooden sheds; Change of use of land opposite Units 2-3 to display of wooden sheds; Provision of parking for proposed new uses - Part Retrospective. (As amplified by additional information received 19 July 2022 and 15 August 2022 and as amplified by plan received 1 December 2022 and 16 January 2023 and as amplified by proposed bridleway plan submitted on 11 May 2023.) Extension requested 13<sup>th</sup> June

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

NONE

## 7 Discharge Notices:

1. **P23/S1264/DIS Manor Paddock Colliers Lane Peppard Common Henley-On-Thames RG9 5LT.** Discharge of condition 7 (Energy Verification Report) on planning application P22/S2833/FUL Variation of condition 7(Energy Statement Verification) on application P22/S2833/FUL - with the highly efficient air source heat pump along with low u' values, the minimum 40% reduction in Carbon emissions set out by South Oxfordshire Council is well exceeded without the need for any additional renewable energy such as Photovoltaic panels. s73 application for variation of condition 2(approved plans) on application P22/S1478/FUL (Variation of condition 4 (Surface water drainage works) in application P21/S3074/FUL for a replacement dwelling) - Design adjustments to improve aesthetics. **FULLY DISCHARGED**
2. **P22/S3017/DIS GREYLANDS, GRAVEL HILL, RG9 5HD,** Discharge of conditions 5 (Materials), 7 (Energy Statement), 8 (Refuse & Recycling), 13 (Landscaping), 15 (Biodiversity), 16 (Risk Assessment), 18 (Surface Water) & 19 (Foul Water) on application ref. P20/S3876/FUL (As amended by information received 6 September 2022). Demolition of existing house and erection of 6 houses (number of dwellings reduced from 7 to 6 and Plots 5 & 6 redesigned and repositioned and chimneys added to all plots and vision splays and tracking details provided as shown on amended plans received 16th September 2021). SODC CONSULTATION PERIOD

## 8 Recent Planning UPDATES by SODC:

1. **P23/S1109/N5D Southlea House Blounts Court Road Peppard Common RG9 5EU.** Conversion of first floor office back into 2-bed flat. Installation of fire and sound barriers between ground and first floors, insulation of first floor internal walls and upgrading insulation to roof, new kitchen and bathroom, alterations of electrics of suit. RPPC APPROVAL. SODC **Prior approval under: Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**

**9 OLDER Planning Decisions by SODC:**

- 1. P23/S1501/LB Old Peppard Farmhouse Church Lane Rotherfield Peppard RG9 5JU.** Improve the quality of living within the listed building, with internal alterations and maintenance that have been kept to a minimum, preserving the materiality and finishes of the existing C18 and C19 finishes, including replacement windows. RPPC NSV. SODC CONSULTATION PERIOD
- 2. P23/S1444/HH 1 Hawthorne Drive Kingwood Henley-on-Thames RG9 5WE.** Ground floor rear extension. RPPC NSV. SODC UNDER CONSIDERATION
- 3. P23/S1443/HH Herbert Cottage 15 Stevens Lane Rotherfield Peppard RG9 5RG.** Existing garage doors on east elevation to be infilled and garage doors relocated to north elevation of existing garage building. Driveway relocated from east to north of drive with associated landscape updates. RPPC NSV. SODC UNDER CONSIDERATION
- 4. P23/S0421/FUL Home Farm Blounts Court Road Sonning Common RG4 9RS.** Demolition of existing bungalow with agricultural ties and replace with a new dwelling with agricultural ties. Extension of garden area. RPPC OBJECTION. SODC UNDER CONSIDERATION
- 5. P23/S1547/FUL High Trees Kingwood Common RG9 5NB.** Proposed new 5-bed dwelling with detached single storey garage which includes bin & bike storage, and the associated landscaping and amenity space. Temporary static home to be placed on site during the building works (which will be removed within 6 months of completion). RPPC OBJECTION SODC UNDER CONSIDERATION
- 6. P23/S1331/HH Tanglewood Kingwood Common Kingwood RG9 5NB.** New detached triple garage to existing dwelling. RPPC NSV but appropriate screening to be used for the boundaries to prevent impact on neighbours. SODC UNDER CONSIDERATION

## 10 OUTSTANDING PLANNING RESPONSES

1. **P23/S0199/HH Old Peppard Farmhouse Church Lane Rotherfield Peppard RG9 5JU**  
Two storey extension. Internal alterations at ground floor. Addition of the new kitchen fittings. New garden studio outbuilding. Additional parking spaces. External works. RPPC NSV. SODC UNDER CONSIDERATION
2. **P23/S0200/LB Old Peppard Farmhouse Church Lane Rotherfield Peppard RG9 5JU**  
Two storey extension. Internal alterations at ground floor. Addition of the new kitchen fittings. New garden studio outbuilding. Additional parking spaces. RPPC NSV. SODC UNDER CONSIDERATION
3. **P22/S4645/HH Lovell Cottage Kingwood Common Kingwood RG9 5NB.** Remodelling with extensions of roof and dormers, replacement windows, rendering of external elevations and new pool house. **RPPC RESPONSE NSV. SODC UNDER CONSIDERATION**
4. **P21/S1848/FUL Amendment (7/11/22)** - Blounts Farm, RG4 9PA. **RPPC prior response REFUSAL. CURRENT RPPC REFUSAL SODC UNDER CONSIDERATION**
5. **P22/S3673/FUL Orchard Cottage Colmore Lane Kingwood RG9 5NA**  
Construction of a replacement dwelling and annexe building **RPPC NSV SODC UNDER CONSIDERATION**
6. **P22/S3152/S73 Greylands Gravel Hill Peppard Common RG9 5HD** s73 application to vary condition 2 (approved plans) on application ref. P20/S3876/FUL - additional windows Demolition of existing house and erection of 6 houses. **RPPC REFUSAL SODC UNDER CONSIDERATION**

## 11 Recent Planning Appeals:

1. APP/Q3115/W/22/3303921. Land adjacent to Maple Cottage. RPPC Response sent

## 12 Outstanding Planning Enforcements:

1. P21/S2535/LDE Derelict Caravan removal.  
Response from Cllr Robb (Oct 22) - Derelict caravan: I provided an update on 8 November 2021. The caravan is not habitable and is being stored on the land. It is not a breach of planning unless someone starts occupying it. As it's difficult to see from public viewpoints, an untidy land notice would not be appropriate. Enforcement are not taking action on this as it does not constitute unauthorised development, but should the situation change, please let me know
2. Old Sewage Works. Response from Cllr Robb (Oct 22) SODC Enforcement team do not have a record of this. Needs to be reported. Clerk has gone back with enforcement notice SE15/50
3. Blounts Court Farm. Construction of a large Barn which is not included on the application P21/S1848/FUL  
Response from Cllr Robb (Oct 22) - This is an ongoing matter. The owner has submitted a planning application to regularise the development which RPPC has objected to. I will check what is happening and get back to you ASAP. Clerk chased Cllr Robb (SODC) 16/5/23

4. SE23/102 Manor Farm. Construction of a garage built believed to be without Planning Permission. Response back from SODC Enforcement 10/5/23: have today been to the above site to investigate an alleged breach in planning controls, namely unauthorised building works, but can see no ongoing building works or new building? Having looked at the planning history of this site the MOT testing garage does have permission to be there as a garage with planning permission for a building of the same in situ. Having checked the plans, approved in Dec 2019 the building on site appeared to match that which has planning permission? Is it unit 29 that you have concerns about? If you can provide me with any further information I will investigate further for you however at present I am not sure if there is a breach to date?

**13 Miscellaneous:**

- a. Clerk advised the application for Forge to become Historic England building now has a reference no of **1477224**

Approximate end of Meeting: 7:00pm