

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL
Planning Committee attended the PLANNING COMMITTEE Meeting at
the Sports Pavilion, Stoke Row Rd on Monday 4th December 2023 at
6:30 pm.**

MINUTES

Attendees: Cllr Berger, Cllr Rowland, Cllr Seaton, Cllr Freeman and Clerk (JA)

- 1 Apologies for absence:** None.
- 2 Declaration of Pecuniary Interest:** None.
- 3 Minutes:** The Minutes of the Planning Committee meeting of Monday 20th November 2023 were approved as a true and accurate record of the meeting.
- 4 Public Forum:** None
- 5 Planning Applications to be considered:**
 - 1. P23/S3926/HH Autumn House Bolt's Cross RG9 5LG.** Single storey outbuilding forward of the main house elevation to house a garden shed and craft workshop. Deadline 15th December 2023.
Clerk to organise an extension and Site Visit
 - 2. P23/S3967/S73. Rustlings Springwood Lane Rotherfield Peppard RG9 5JJ.** Variation of conditions 4(Archaeological Watching Brief), 5(Implementation of Programme or Archaeological Work), 6(Landscaping Scheme), 8(Surface water drainage works) and 9(Foul drainage works) on application P21/S2770/FUL(Replacement of the existing dwelling and the erection of an additional detached dwelling on adjacent land) - to allow for phased building. Deadline 14th December 2023. **RPPC NSV**
 - 3. P23/S3948/HH Pinewood Stoke Row Road Peppard Common RG9 5JD.** Single storey rear extension. Deadline 13th December 2023 **RPPC APPROVAL**
 - 4. P23/S3872/HH The Old Lodge Colmore Lane Kingwood RG9 5NA**
Construction of new entrance gates, external porch to main house, new ancillary garage outbuilding and tennis court. Extension 12th Deceember 2023 - Site visit Thursday 7th 2pm
 - 5. P23/S3923/HH Autumn House Bolt's Cross RG9 5LG**
New triple garage to the front of the property with living accommodation in roof space extended from existing garage roof, and new single storey sun room to the rear of the property Deadline 12th December 2023 **Clerk to organise an extension and Site Visit**
- 6 Delegated responses to Planning Applications:**
 1. NONE

7 Discharge Notices:

1. **P23/S3320/DIS** High Trees Kingwood Kingwood Common RG9 5NB. Discharge of conditions Condition 4 (Landscaping (incl access road and hard standings), Condition 8 (Lighting) and Condition 10 (External Lighting - General) on planning application P20/S3534/FUL (Development of new 4-bedroom family home with parking forecourt including bicycle and bin store and associated landscaping). **SODC Fully Discharged**
2. **P23/S3898/DIS** Tanglewood Kingwood Common RG9 5NB
Discharge of condition 2(Landscaping) on Application P23/S1618/S73 (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)). SODC Consultation period
3. **P23/S4044/DIS** 9 Chiltern Bank Peppard Common RG9 5HU
Discharge of conditions 4(landscaping) & 5(protect hedges during development operations) on application ref. P21/S3828/HH (Erection of single storey side extensions, front extension, first floor dormer windows). SODC Consultation period

8 Recent Planning UPDATES by SODC:

1. **P23/S3852/FUL** Land adjacent Colmore Lane Kingwood RG9 5NA. Erection of two dwellings. **RPPC OBJECT SODC Under Consultation**

9 OLDER Planning Decisions by SODC:

NONE

10 OUTSTANDING PLANNING RESPONSES

1. **P23/S3103/FUL** Middle Barn Blounts Farm Blounts Court Road RG4 9PA. Refurbishment of existing building and change of use from storage to storage and construction of timber buildings (retrospective). **RPPC NSV. SODC Under Consideration**
2. **P23/S2487/HH** Springwood Cottage Blounts Court Road Peppard Common RG9 5HA
Proposed first floor side and single storey front and rear extensions, with associated alterations. **RPPC OBJECT. SODC UNDER CONSIDERATION**
3. **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**
4. **P23/S2159/FUL Johnson Matthey Technology Centre Blounts Court Road Sonning Common RG4 9NH** Installation of three chiller units to support existing site operations with associated pipework and screening. **RPPC NSV. SODC Under Consideration**

11 Recent Planning Appeals:

1. APP/Q31115/W/23/3319460 Land at Bishopswood Farm. RPPC response sent
2. P23/S2535/DA 17 Shiplake Bottom Peppard Common Oxon RG9 5HH. Without planning permission the erection of dormer roof extension in the rear roof slope of a dwelling house (SE21/334). APPEAL LAUNCHED 26/9/23

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

13 Miscellaneous:

- a. Clerk advised the application for Forge to become Historic England building now has a reference no of **1477224**. **Clerk has sent the research and maps from Cllr Seaton and the extract relating to the Forge from Land of the Rother Beast. Awaiting a response from Historic England. Chased 4/12/23**
- b. **Neighbourhood Plan** – On average within RPPC there are 5 new houses per annum, to do a neighbourhood plan would require a lot of effort from Parishioners and there has not been the appetite for this historically. The village is mostly AONB but there is a concern with no neighbourhood plan this makes us Vulnerable, It was agreed RPPC Planning Committee would review frequently.
- c. **Joint Local Plan SODC** – Cllr Rowland will be the spokesperson for this on behalf of the Parish Council

14 Date of next meeting – Monday January 15th 2024 at 6.30pm

Close of Meeting: 7:00pm