

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL
Planning Committee attended the PLANNING COMMITTEE Meeting at
the Sports Pavilion, Stoke Row Rd on Friday 6th January 2023 at 6:00
pm.**

MINUTES

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

- 1 Apologies for absence:** Cllr Berger
- 2 Declaration of Pecuniary Interest:** No declarations of pecuniary interest from members.
- 3 Minutes:** The Minutes of the Planning Committee meeting of Monday 5th December 2022 were approved as a true and accurate record of the meeting.
- 4 Public Forum:** Mr Neil Boddington, from Boddingtons Planning, came to discuss the Greylands development and the minor amendment submitted to SODC. Mr Boddington admitted there had been mistakes made and misdirection, which hadn't helped with a change of architect however work has currently stopped as if we stand firm on our comments then the application amendment will go to committee and delay the project by a further 6-8weeks. He believed he was working within the Planning rules of a minor planning amendment and was concerned about the term of abuse of the Planning system.
Cllr Rowland advised that she appreciated him attending the meeting and for sharing his vision. He was reminded that in the design and access statement he had been clear that there were to be no first floor windows, and the Planning Officer had picked up on this as part of the planning permission and agreed because of this there was no overlooking risk to neighbouring properties. To include c.16 first floor windows as a minor amendment seemed to RPPC like an abuse of the Planning system.
Mr Boddington reiterated to the Planning committee that all first floor windows would be obscured and fixed shut, upon questioning the fixed shut, the units will be manufactured and supplied as a single unit. He had recommended to the Planning Officer that this be a condition of the Planning approval so if these were changed in the future this would need to go back to Planning.
Cllr Rowland thanked him again for coming to the meeting and a decision would be made at the appropriate time in the agenda.
- 5 Planning Applications to be considered:**
 - 1. P22/S4247/LDP Land Adjacent to and North West of Cherry Croft Cottage Kingwood Common RG9 5NB.** Laying of hardstanding area and mobile home. This was discussed and agreed for Clerk to file **NO STRONG VIEWS**
 - 2. P22/S3861/HH 11 Hawthorne Drive Kingwood RG9 5WE** Single storey extension. This was discussed and agreed for Clerk to file **APPROVAL**
 - 3. P22/S4507/HH Yew Tree Cottage Gallowstree Road Peppard Common RG9 5HT** Demolition of an extension and construction of larger extension to create west wing. Deadline 20/1/23. Clerk awaiting date of a site visit, if needs be an extension will be required.

4. **P22/S4553/S73 1 Shiplake Bottom Peppard Common RG9 5HG.** Variation of condition 2 (Approved Plans) in application P20/S4042/HH (Removal of front bay and alteration to roof, two storey side and rear extension including single storey extension and loft conversion) - size of the extension was reduced to avoid impact on the public footpath and new masonry boundary walls erected to replace dilapidated softwood panels. Deadline 21/1/23. This was discussed and agreed for the Clerk to file **APPROVAL**
5. **P22/S4554/HH Woodlands Colmore Lane Kingwood RG9 5NA** Erection of ancillary detached office/garden room to replace existing outbuildings and erection of detached gym. This was discussed and agreed for the Clerk to file **APPROVAL**

6 Delegated responses to Planning Applications:

1. NONE

7 Discharge Notices:

1. **P22/S3500/DIS** CROFT HOUSE, KINGWOOD, DISCHARGE of condition 3(Surface water drainage works) & 4(Foul drainage works) on application P21/S1167/FUL. (Demolition and replacement of existing dwellinghouse and provision of detached carport) SODC 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. **P22/S4019/HH Hamilton Hillcrest Lane Peppard Common RG9 5JF** Replacement of existing porch with new porch and covered entrance, changes to fenestration, conversion of garage into residential accommodation. RPPC APPROVAL. SODC APPROVAL

9 OLDER Planning Decisions by SODC:

1. **P22/S3924/FUL** White Cottage Rotherfield Greys RG9 4PZ
Demolition of an existing dwelling and its replacement with a new dwelling together with a detached annexe and the formation of a new vehicular access. RPPC NSV. SODC APPROVAL

OUTSTANDING PLANNING RESPONSES

1. **P21/S1848/FUL Amendment (7/11/22)** - Blounts Farm, RG4 9PA. **RPPC prior response REFUSAL. CURRENT RPPC REFUSAL**

2. **P22/S3921/S73** – Little Sparrows, Sonning Common - Variation of condition 2(approved plans) on application P19/S4576/O for the addition of solar panels and minor alterations to the substation.
(Hybrid planning application for the development of a continuing care retirement community care village (Use Class C2) 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 at Little Sparrows, Sonning Common). **RPPC NSV. RPPC UNDER CONSIDERATION**

3. **P22/S3924/FUL** White Cottage Rotherfield Greys RG9 4PZ
Demolition of an existing dwelling and its replacement with a new dwelling together with a detached annexe and the formation of a new vehicular access. **RPPC NSV. SODC UNDER CONSIDERATION**

4. **P22/S3673/FUL** Orchard Cottage Colmore Lane Kingwood RG9 5NA
Construction of a replacement dwelling and annexe building **RPPC NSV SODC UNDER CONSIDERATION**

5. **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**
Clerk to file: Following on from a presentation by Mr Boddington at a meeting of the Planning Committee of this Parish Council and based on Mr Boddingtons assurance that all the windows on the first floor including those half level windows in Plots 1 and 2 will be obscure glazed and fixed shut and that conditions are attached to the planning consent that these windows cannot be removed or replaced we can see no planning objection to this application and we will amend our recommendation to No Strong Views. RPPC originally commented on plans attached to a planning application that showed no windows on side elevations supported by a Design and Access Statement submitted by the applicant which expressly stated “There are no side windows in the proposed dwellings and the location of the houses will ensure that none of the houses will be overlooked”. We are still of the view that the introduction of so many windows, at such a late stage, and submitted as a MINOR amendment by professionals in the planning process is a somewhat disingenuous and cavalier approach to the Planning system.

6. **P22/S3177/FUL Little Sparrows**, Erection for a temporary marketing suite. **RPPC NO STRONG VIEWS. RPPC UNDER CONSIDERATION**
7. **P22/S3192/FUL Little Sparrows**, Construction of temporary construction access **RPPC NO STRONG VIEWS SODC UNDER CONSIDERATION**
8. **P22/S2638/HH Bowood Stoke Row Road Peppard Common RG9 5JD**
Conversion of the existing detached garage to habitable accommodation ancillary to the host dwelling.
RPPC response No Strong Views SODC response UNDER CONSIDERATION
9. **P22/S2616/HH 1 Hawthorne Drive Kingwood RG9 5WE** Demolish existing rear conservatory following a single storey rear/side infill extension. Introduction of an external staircase for the garage office access. **RPPC RESPONSE NO STRONG VIEWS. SODC RESPONSE UNDER CONSIDERATION**
10. **P21/S1848/FUL Amendment - Blounts Farm, RG4 9PA. RPPC response REFUSAL. SODC RESPONSE UNDER CONSIDERATION – Amendment to plan 7/11/22 – Moved to Applications to consider.**

11 **Recent Planning Appeals:**

1. APP/Q3115/W/22/3292619. Land to the East of the B481. Demolition of existing Pavilion and erection of 4 dwellings. P21/S2588/O. Clerk to write to Cllr Robb SODC and ask for the status on this appeal.

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

13 **Miscellaneous:**

- a. Clerk to chase application for Forge to become Historic England building for an update

- b. **P22/S4044/LB Lower Hernes Rotherfield Greys RG9 4NT** Dismantle existing building structure and replace with new oak framed building. Deadline 8/1/23. WITHDRAWN

End of Meeting: 6:50pm