

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL Planning Committee attended the PLANNING COMMITTEE Meeting at the Sports Pavilion, Stoke Row Rd on Monday 11<sup>th</sup> September 2023 at 6:30 pm.**

**MINUTES**

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

- 1 Apologies for absence:** Cllr Seaton.
- 2 Declaration of Pecuniary Interest:** None
- 3 Minutes:** The Minutes of the Planning Committee meeting of Monday 24<sup>th</sup> July 2023 were approved as a true and accurate record of the meeting.
- 4 Public Forum:** A Members of the Public requested that the RPPC Planning Committee instruct all local businesses at Manor Farm to remove all advertisement A Frames as these proved a distraction for road users and look unsightly.  
Cllr Rowland advised that RPPC had written to the Garage and they had complied by removing their A Frame however had challenged the Council on the local Pubs use of their A Frame.  
There was a long discussion at the last Full Council meeting regarding whether to have a ban of all A Frames or “turn a blind eye” in the hope that it enables local businesses to thrive.  
The member of public was concerned that if A Frames are allowed then they will multiply and at what point will the Council step in. They felt it was an unsatisfactory response. The viewpoint from the member of the public was a coffee shop shouldn't be allowed to advertise in a light industrial area and AONB shouldn't be cluttered with advertising.  
The Planning committee decided with one member absent from the meeting, and another Councillor not part of the Planning Committee it should be referred to the next Full Council Meeting and discussed once any relevant research had been undertaken.  
Clerk to advise that the discussion will be moved to the next Full Council Meeting on Monday 9<sup>th</sup> October.

## 5 Planning Applications to be considered:

1. **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 EXTENSION 12/9/23.**

The views of the neighbouring adjoining property were read and considered. It was agreed that the response from RPPC Planning should read “RPPC OBJECT to this Planning application. The application is from one of a pair of semi detached cottages and the concerns are that the front elevation extends past the building line of Wellwood Cottage which is the attached cottage. RPPC Planning also have concerns about the scale and bulk in comparison to the neighbouring property.”

## 6 Delegated responses to Planning Applications:

1. P23/S2707 – Will be delegated as the deadline date is before the next Planning meeting.
2. P23/S3003 – Will be delegated as the deadline date is before the next Planning meeting.
3. P23/S2507/HH 14 Blounts Court Road Peppard Common RG9 5HB Changes to ground floor windows and doors in the rear and side elevations RPPC APPROVAL SODC UNDER CONSIDERATION

## 7 Discharge Notices:

1. P23/S2938/DIS Corner House Colliers Lane Peppard Common RG9 5LT Discharge of conditions 4(Landscaping Scheme) and 5(Tree Protection) on application P23/S1877/HH (The addition of a one and a half bay Oak framed detached garage / carport to the front of the dwelling).
2. P23/S2450/DIS High Trees Land adjacent to and North-west of Cherry Croft Cottage Kingwood Common RG9 5NB Discharge of conditions 3(Schedule of Materials), 5(Surface Water Drainage), 6(Foul Drainage) and 7(Energy Statement) on application P20/S3534/FUL (Development of new 4-Bedroom Family Home with parking forecourt including bicycle and bin store and associated landscaping. Existing site access retained). **SODC Fully Discharged**
3. P23/S2411/DIS Moss Side Corner Colmore Lane Kingwood RG9 5LX Discharge of conditions 4(Timber boarding for walls) on application P22/S2090/HH (Two storey front extension and single storey rear extension in addition to a separate detached garage with office space above). **SODC FULLY DISCHARGED**
4. **P23/S2273/DIS** Peppard Hall Gallowstree Road Peppard Common RG9 5JA Discharge of condition 4(Tree Protection) on application P22/S2954/FUL (Erection of 6.0 x 12.0 portacabin for new Shedquarters workshop). (additional information received 12th July 2023) **SODC FULLY DISCHARGED**
5. **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/S1641/FUL Arundel Church Lane Rotherfield Peppard Heney-on-Thames RG9 5JN.** Installation of 70 panel ground mounted Solar PV system, using GSE mounting kit, within land to south of main house. RPPC NO STRONG VIEWS. **SODC APPROVAL**
2. **P23/S2287/HH The Larches Springwood Lane Rotherfield Peppard RG9 5JJ** Erection of outbuilding / greenhouse. RPPC APPROVAL. **SODC APPROVAL**
3. **P23/S2390/HH Fairlawnes Chiltern Road Peppard Common RG9 5HX** Proposed 1st floor rear corner in-fill extension. RPPC APPROVAL **SODC APPROVAL**

**9 OLDER Planning Decisions by SODC:**

1. **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**
2. **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 PLANNING PERMISSION Granted**
3. **P23/S1444/HH 1 Hawthorne Drive Kingwood Henley-on-Thames RG9 5WE.** Ground floor rear extension. RPPC NSV. **SODC APPROVAL**
4. **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 APPROVAL**
5. **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. **WITHDRAWN**
6. **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 **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. Amended plans 13<sup>th</sup> July RPPC NSV. **SODC REFUSAL**
7. **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 APPROVAL**

8. **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 APPROVAL**
9. **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 APPROVAL**
10. **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 LISTED BUILDING CONSENT**

## 10 OUTSTANDING PLANNING RESPONSES

1. **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.) This was discussed further and agreed unanimously that it should be recommended as APPROVAL. SODC UNDER CONSIDERATION
2. **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
3. **P21/S1848/FUL Amendment (7/11/22) - Blounts Farm, RG4 9PA. RPPC prior response REFUSAL. CURRENT RPPC REFUSAL SODC UNDER CONSIDERATION**  
**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.). This was discussed and it was agreed to file "RPPC fundamentally OBJECTS to this hybrid planning application and the urbanisation it creates. There are no objections to the movement of the bridleway subject to approval to OCC and appropriate relevant bodies". SODC UNDER CONSIDERATION. **SODC Planning meeting deferred to 30/9/23**
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 with recommendation to APPROVE. SODC Planning Committee date 20/09/23. Clerk to register for Cllr Rowland to talk**

**11 Recent Planning Appeals:**

1. APP/Q3115/W/22/3303921. Land adjacent to Maple Cottage. Appeal Dismissed. Remove from next Agenda.
2. APP/Q3115/W/23/3319460 Land at Bishopswood Farm. 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. Enforcement have advised the owner is due to submit a retrospective Planning application in the foreseeable future.

**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 Historical England.**

End of Meeting: 7:10pm