

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL
Planning Committee attended the PLANNING COMMITTEE Meeting at
the Sports Pavilion, Stoke Row Rd on Monday 12th June 2023 at 6:30
pm.**

MINUTES

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

- 1 Apologies for absence:** None.
- 2 Declaration of Pecuniary Interest:** None.
- 3 Minutes:** The Minutes of the Planning Committee meeting of Monday 15th May 2023 were approved as a true and accurate record of the meeting.
- 4 Public Forum:** The owner of Middlestead attended. Although two Planning committee Councillors having viewed the property as part of a site visit, the owner wanted to give a background to the application and answer any questions. It was concluded after a discussion that the property was set within a woodland glade, the modern design of the property lended itself to the location as a more traditional house would be more visible and there would be an additional planting of 74 trees which would further shield the house. The recommendation will be part of agenda item 5.

5 Planning Applications to be considered:

1. **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 13th July. Moved to section 5
2. **P23/S1877/HH Corner House Colliers Lane Peppard Common RG9 5LT.** The addition of a one and a half bay Oak framed detached garage / carport to the front of the dwelling.
3. **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.
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.
5. **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)
6. **P23/S2287/HH The Larches Springwood Lane Rotherfield Peppard RG9 5JJ**
Erection of outbuilding / greenhouse.
7. **P23/S2390/HH Fairlawnes Chiltern Road Peppard Common RG9 5HX**
Proposed 1st floor rear corner in-fill extension.
8. **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).
- 9.

6 Delegated responses to Planning Applications:

NONE

7 Discharge Notices:

1. **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/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 10th June. Requested Extension to 13th June. This was already filed as NO STRONG VIEWS. SODC PLANNING PERMISSION GRANTED
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. This was discussed and agreed that it should be recommended as APPROVED. SODC PLANNING PERMISSION GRANTED
3. **P23/S1816/FUL Sports Pavilion & Field Stoke Row Road Peppard Common RG9 5JD** New cricket practice nets. This was discussed and agreed that it should be recommended as APPROVED. SODC PLANNING PERMISSION GRANTED
4. **P23/S1877/HH Corner House, Colliers Lane, RG9 5LT**. The addition of a one and a half bay Oak framed detached garage / carport to the front of the dwelling. This was discussed and agreed to file "NO STRONG VIEWS but agree with the points made in the pre-application to move the proposed building in line with the building line. Additionally it would be beneficial to have additional screening so it is not seen by customers of the pub" SODC PLANNING PERMISSION Granted
5. **P23/S1786/HH Herbert Cottage 15 Stevens Lane Rotherfield Peppard RG9 5RG**. Single storey side extension. This was discussed and agreed that it should be recommended as NO STRONG VIEWS. SODC PLANNING PERMISSION GRANTED
- 6.

9 OLDER Planning Decisions by SODC:

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/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
3. **P23/S1444/HH 1 Hawthorne Drive Kingwood Henley-on-Thames RG9 5WE.** Ground floor rear extension. RPPC NSV. SODC PLANNING PERMISSION Granted
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 PLANNING PERMISSION Granted
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. 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 SODC UNDER CONSIDERATION. Amended plans 13th July. Moved to section 5
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 PLANNING PERMISSION Granted

10 OUTSTANDING PLANNING RESPONSES

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/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
3. **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
4. **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**
5. **P21/S1848/FUL Amendment (7/11/22)** - Blounts Farm, RG4 9PA. **RPPC prior response REFUSAL. CURRENT RPPC REFUSAL SODC UNDER CONSIDERATION**
6. **P22/S3673/FUL Orchard Cottage Colmore Lane Kingwood RG9 5NA**
Construction of a replacement dwelling and annexe building **RPPC NSV SODC UNDER CONSIDERATION**
7. **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/Q31115/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 8/6/23
Enforcement have now closed this case. The case is now closed as no breach as I can find no evidence that a new building has been built in the location you identified on Manor farm. The existing building is being used in accordance with its planning permission P19/S3336/FUL as an MOT testing garage.

13 Miscellaneous:

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

End of Meeting: 7:20pm