

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL
Planning Committee attended the PLANNING COMMITTEE Meeting at
the Sports Pavilion, Stoke Row Rd on Monday 13th February 2023 at
6:30 pm.**

MINUTES

- 1 **Apologies for absence:** None.

- 2 **Declaration of Pecuniary Interest:** None.

- 3 **Minutes:** The Minutes of the Planning Committee meeting of Friday 6th January 2023 were reviewed and approved as a true and accurate record of the meeting.

- 4 **Public Forum:** No members of the public.

- 5 **Planning Applications to be considered:**
 1. **P23/S0039/LDP** Southlea House Blounts Court Road Peppard Common RG9 5EU. Certificate of Lawfulness for the proposed 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 to suit, new bicycle and bin storage externally. **TARGET DATE 2nd March 2023**
This Planning Application was reviewed by the Planning Committee and it was agreed unanimously to recommend APPROVAL. Clerk to file.

 2. **P23/S0006/HH 1 Shiplake Bottom, RG9 5HG.** Proposed erection of gate and wall. **DEADLINE 6th February. Extension to 14/2/23.**
This Planning application was reviewed and it was deemed that there are few houses in this area with the proposed gate and wall and therefore it was agreed unanimously to REJECT this on the grounds of Not in-keeping with the neighbouring properties/ Overbearing/ Urbanising and not appropriate.

 3. **S23/P0275/s73 Manor Paddock Colliers Lane Peppard Common RG9 5LT.** 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). **DEADLINE 21/2/23**
This Planning application was reviewed and it was agreed unanimously to file No Strong Views.

4. **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. **DEADLINE 3/3/23**
It was decided a Site Visit was necessary. Clerk to organise for Mon-Wed.
5. **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.
DEADLINE 3/3/23
As agenda point 4
6. **P22/S3152/S73 Amendment Greylands, RG9 5HD.**
This amendment to the Planning application was discussed and it was agreed to file There is no material change providing the windows remain obscured and fixed shut and a condition placed on the Planning conditions that they cannot be changed without a Planning application. The level of planning amendments and frequency is seen as an abuse of the Planning system.
7. **P23/S0465/LB 1 Hawthorne Drive Single storey extension.**
This was discussed in detail and agreed to file NO STRONG VIEWS.

6 **Delegated responses to Planning Applications:**

1. **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.
RPPC RESPONSE NSV.
2. **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.**

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. **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. **RPPC RESPONSE APPROVAL.**
2. **P22/S4851/HH Woodlands Colmore Lane Kingwood RG9 5NA**

Amendment to planning permission P22/S0213/HH to incorporate change to finish of swimming pool roof and additional solar panels, new rooflights and matching render to rear elevation of main house. Installation of solar panels and extension of plant room to incorporate oil tank, bin store. Installation of external heat pumps and gas tanks. **DEADLINE 24/1/23.**

3. **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. **RPPC RESPONSE APPROVAL.**
4. **P22/S3861/HH 11 Hawthorne Drive Kingwood RG9 5WE** Single storey extension **RPPC RESPONSE APPROVAL.**
5. **P22/S4247/LDP Land Adjacent to and North West of Cherry Croft Cottage Kingwood Common RG9 5NB.** Laying of hardstanding area and mobile home. **RPPC RESPONSE NSV. SODC RESPONSE REFUSAL.**

9 **OLDER Planning Decisions by SODC:**

1. **NONE**

10 **OUTSTANDING PLANNING RESPONSES**

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

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.**
6. **P22/S3177/FUL Little Sparrows**, Erection for a temporary marketing suite. **RPPC NO STRONG VIEWS. RPPC APPROVAL.**
7. **P22/S3192/FUL Little Sparrows**, Construction of temporary construction access **RPPC NO STRONG VIEWS SODC APPROVAL.**
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 APPROVAL.
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 APPROVAL.**

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.

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. One of the buildings at Blounts Court Farm looks to have changed from agricultural to light industrial. Photos to be taken and then Clerk to email enforcement.
- b. Clerk to chase application for Forge to become Historic England building for an update.

Meeting finished: 7:00pm