

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL
Planning Committee attended the PLANNING COMMITTEE Meeting at
the Sports Pavilion, Stoke Row Rd on Monday 15th May 2023 at 6:30
pm.**

MINUTES

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

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

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

- 3 **Minutes:** The Minutes of the Planning Committee meeting of Monday 17th April 2023 were approved as a true and accurate record of the meeting.

- 4 **Public Forum:** There were two members of the Public who wished to discuss the continuing problems with the Greylands development.
They thanked the Parish Council for their support however they felt let down by both the developer as the site plan was incorrect, and SODC Planning and Enforcement who have appeared negligent by not seeming to have taken the appropriate action.
The impact of the plans being incorrect would have meant their initial objection would have been much stronger. They hope the independent surveyor employed to look at the site will have an understanding of their position.
Within the neighbourhood plan, there is a right to privacy which seems to have been ignored.
The development will go to SODC Planning Committee and Clerk will ask Cllr Robb to confirm all Planning Committee Members view the site prior to the meeting.

5 Planning Applications to be considered:

1. **P23/S1331/HH Tanglewood Kingwood Common Kingwood RG9 5NB.** New detached triple garage to existing dwelling. Clerk to file NO STRONG VIEWS but for additional appropriate screening to be used for the boundaries to prevent impact on neighbours.
2. **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. Clerk will OBJECT. Cllr Rowland to write a response.
3. **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. Clerk to file NO STRONG VIEWS
4. **P23/S1444/HH 1 Hawthorne Drive Kingwood Henley-on-Thames RG9 5WE.** Ground floor rear extension. Clerk to file NO STRONG VIEWS
5. **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). This was discussed at depth and it was agreed to file to recommend REFUSAL, Cllr Rowland to write a response for Clerk to file.
6. **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. Clerk to File NO STRONG VIEWS

6 Delegated responses to Planning Applications:

NONE

7 Discharge Notices:

1. **P23/S1264/DIS Manor Paddock Colliers Lane Peppard Common Henley-On-Thames RG9 5LT.** Discharge of condition 7 (Energy Verification Report) on planning application P22/S2833/FUL 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.
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. P23/S1029/HH Woodlands Colmore Lane Kingwood RG9 5NA Extensions and alterations to existing dwelling (amendment to planning application P22/S4581/HH). RPPC NSV. **SODC APPROVAL**

9 OLDER Planning Decisions by SODC:

1. **P23/S0704/HH** Gypsys Field Kingwood Common RG9 5NB, Single Storey rear extension. RPPC APPROVAL. **SODC APPROVAL**

10 OUTSTANDING PLANNING RESPONSES

1. **P23/S1109/N5D Southlea House Blounts Court Road Peppard Common RG9 5EU.**
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 of suit. **RPPC APPROVAL**
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/Q3115/W/22/3292619. Land to the East of the B481. Demolition of existing Pavilion and erection of 4 dwellings. P21/S2588/O. **APPEAL DISMISSED**
2. APP/Q3115/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
4. SE23/102 Manor Farm. Construction of a garage built believed to be without Planning Permission. Response back from SODC Enforcement 10/5/23: have today been to the above site to investigate an alleged breach in planning controls, namely unauthorised building works, but can see no ongoing building works or new building? Having looked at the planning history of this site the MOT testing garage does have permission to be there as a garage with planning permission for a building of the same in situ. Having checked the plans, approved in Dec 2019 the building on site appeared to match that which has planning permission? Is it unit 29 that you have concerns about? If you can provide me with any further information I will investigate further for you however at present I am not sure if there is a breach to date? **Cllr Berger will view and advise for Clerk response**

13 Miscellaneous:

- a. Clerk to chase application for Forge to become Historic England building for an update. **Clerk advised the reference no is 1477224**

End of Meeting: 7:15pm

Minutes Signed _____

Date 12/6/23