

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL
Planning Committee attended the PLANNING COMMITTEE Meeting at
the Sports Pavilion, Stoke Row Rd on Monday 16th October 2023 at
6:30 pm.**

MINUTES

Attendees: Cllr Rowland, Cllr Berger, Cllr Freeman and 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 11th September 2023 were 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/S3103/FUL** Middle Barn Blounts Farm Blounts Court Road RG4 9PA. Refurbishment of existing building and change of use from storage to storage and construction of timber buildings (retrospective). Deadline 16th October – Clerk requested deadline to 18/10/23.
Clerk to File NO STRONG VIEWS however RPPC are concerned with the cumulative effect of multiple planning applications at the site and the impact of increasing urbanisation and increased traffic volumes.
 2. **P23/S3209/S73** Autumn House Section Of B481 From Bolts Cross To Highmoor Cross Rotherfield Greys RG9 5LG. Variation of condition 2(approved plans) and remove condition 6 on application P21/S3388/HH Proposed extension to the rear of the dwelling to house a leisure area, including a sitting room, gym, a covered swimming pool with changing facilities and a plant room; and proposed extension to the existing garage with accommodation above served by dormer windows. P21/S3388/HH Conditions(s) 2 and 6. Deadline 25/10/23
Clerk to file NSV

- 6 **Delegated responses to Planning Applications:**
 1. **P23/S3298/FUL** Sports Pavilion And Field Stoke Row Road Peppard Common RG9 5JD. New cricket practice nets. **RPPC APPROVAL. SODC Consultation Period**
 2. **P23/S2707/HH** Shiplake Farm Cottage Chiltern Road Peppard Common RG9 5HY
Erection of timber orangery to rear elevation of existing dwelling. **RPPC NSV. SODC Under Consideration**
 3. **P23/S3003/S73** The Elms Gallowstree Road Peppard Common RG9 5HT Variation of condition 2 (approved plans) P22/S0284/HH (Extension of existing ancillary outbuilding) to create larger annex accommodation. to allow for a more cost-effective design **RPPC NSV. SODC Under Consideration.**

7 Discharge Notices:

1. **P23/S3307/DIS** Woodlands Colmore Lane Kingwood RG9 5NA. Discharge of condition 4(Tree Protection) on application ref. P22/S4554/HH (Erection of ancillary detached office/garden room to replace existing outbuildings and erection of detached gym). SODC Consultation period.
2. **P23/S3320/DIS** High Trees Kingwood Kingwood Common RG9 5NB. Discharge of conditions Condition 4 (Landscaping (incl access road and hard standings), Condition 8 (Lighting) and Condition 10 (External Lighting - General) on planning application P20/S3534/FUL (Development of new 4-bedroom family home with parking forecourt including bicycle and bin store and associated landscaping). SODC Consultation period.
3. **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). **SODC Fully Discharged**
4. **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 Partially Discharged**

8 Recent Planning UPDATES by SODC:

1. **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
2. **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 OBJECT. SODC UNDER CONSIDERATION**

9 OLDER Planning Decisions by SODC:

1. **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. APPROVED**
2. **P22/S3673/FUL Orchard Cottage Colmore Lane Kingwood RG9 5NA**
Construction of a replacement dwelling and annexe building **RPPC NSV SODC APPROVAL**
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 APPROVAL**
4. **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 REFUSAL**

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/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**

11 Recent Planning Appeals:

1. APP/Q3115/W/23/3319460 Land at Bishopswood Farm. RPPC response sent
2. P23/S2535/DA 17 Shiplake Bottom Peppard Common Oxon RG9 5HH. Without planning permission the erection of dormer roof extension in the rear roof slope of a dwelling house (SE21/334). **APPEAL LAUNCHED 26/9/23**

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. P23/S2535/DA 17 Shiplake Bottom Peppard Common Oxon RG9 5HH. Without planning permission the erection of dormer roof extension in the rear roof slope of a dwelling house (SE21/334). APPEAL to enforcement LAUNCHED 26/9/23

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.**

Proposed close of Meeting: 7:00pm