

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL
Planning Committee attended the PLANNING COMMITTEE Meeting at
the Sports Pavilion, Stoke Row Rd on Monday 17th April 2023 at
6:30pm.**

MINUTES

Attendees: Cllrs Berger, Seaton and Freeman

- 1 Apologies for absence:** Cllr Rowland
- 2 Declaration of Pecuniary Interest:** None
- 3 Minutes:** The Minutes of the Planning Committee meeting of Monday 20th March 2023 were approved as a true and accurate record of the meeting.
- 4 Public Forum:** None however we have had a letter from the developer at Greylands. The letter questions the reasons for objection that RPPC have put forward to SODC, and gives further measurements for us to consider. In addition it states that SODC recommended a S73 rather than a full application. Clerk to send the letter to the Planning Committee for further discussion and a response. Clerk to respond with a holding email, awaiting Chair of Plannings return however it was felt as this was going to a committee meeting at SODC and an independent surveyor had been appointed there was a limited response from RPPC.
- 5 Planning Applications to be considered:**
 - 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 Planning discussed this and asked Clerk to file APPROVAL
- 6 Delegated responses to Planning Applications:**
 - 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 UNDER CONSIDERATION

7 Discharge Notices:

1. **P23/S0592/DIS White Cottage, Rotherfield Greys, RG9 4PZ –SODC FULLY DISCHARGED**
2. **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.
3. **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/S0006/HH 1 Shiplake Bottom, RG9 5HG.** Proposed erection of gate and wall. **RPPC OBJECT. AMENDED PLANS RECEIVED, EXTENSION TO 22ND MARCH. RPPC REFUSAL. SODC APPROVAL**

9 OLDER Planning Decisions by SODC:

1. **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 APPROVAL**

10 **OUTSTANDING PLANNING RESPONSES**

1. **P23/S0704/HH** Gypsys Field Kingwood Common RG9 5NB, Single Storey rear extension. **RPPC APPROVAL. SODC UNDER CONSIDERATION**
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
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. Manor Farm. Construction of a garage built believed to be without Planning Permission

13 Miscellaneous:

- a. Clerk to chase application for Forge to become Historic England building for an update

End of Meeting: 6:45pm