

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL  
Planning Committee are hereby summoned to attend the PLANNING  
COMMITTEE Meeting at the Sports Pavilion, Stoke Row Rd on  
Monday 15<sup>th</sup> January 2024 at 6:30 pm.**

*In accordance with the local government Act 1972 and Section 106 of the Finance Act 1992 Members are reminded that it is their responsibility to declare any interests in items that are to be discussed at the meeting.*

**AGENDA**

Public and press are welcome to attend

- 1 Apologies for absence:** To receive and approve apologies of absence.
- 2 Declaration of Pecuniary Interest:** To receive any declaration of pecuniary interest from members.
- 3 Minutes:** To review and amend if necessary, the Minutes of the Planning Committee meeting of Monday 4<sup>th</sup> December 2023 and approve as a true and accurate record of the meeting.
- 4 Public Forum:** Members of the Public may raise questions about and comment on general matters and/or items on the agenda. This section is limited to 10 minutes (3 minutes per person)
- 5 Planning Applications to be considered:**
  1. **P24/S0050/S73 Orchard Cottage Colmore Lane Kingwood Henley-on-Thames RG9 5NA** Variation of condition 2 (approved plans) on application P22/S3673/FUL - resiting of dwelling and annexe Construction of a replacement dwelling and annexe building, and change of use of land to residential garden land. Deadline 26/1/24
  2. **P23/S4232/HH Kemnal Church Lane Rotherfield Peppard RG9 5JR** Formation of dormer flat roof construction at first floor level within rear attic floor pitched roof, new high level window to east elevation, chimney flue to sitting/dining room relocated to outside face of rear external wall. Deadline 16/1/24. Site Visit 19/1/24 1.30pm. Extension 21/1/24
  3. **P23/S4086/HH Rushton House Church Lane Rotherfield Peppard RG9 5JR** Two storey and single storey rear extensions. Deadline 4/1/24. Extension 17/1/24
- 6 Delegated responses to Planning Applications:**
  1. NONE

## 7 Discharge Notices:

1. **P24/S0103/DIS** Peppard Hall Gallowstree Road Peppard Common Henley-on-Thames RG9 5JA Discharge of conditions 5 (Surface Water Drainage) and 6 (Foul Water Drainage) in application P22/S2954/FUL Erection of 6.0 x 12.0m Portacabin for new Shedquarters workshop.
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 Fully Discharged**
3. **P23/S3898/DIS** Tanglewood Kingwood Common RG9 5NB Discharge of condition 2(Landscaping) on Application P23/S1618/S73 (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)). **SODC REJECTED**
4. P23/S4044/DIS 9 Chiltern Bank Peppard Common RG9 5HU Discharge of conditions 4(landscaping) & 5(protect hedges during development operations) on application ref. P21/S3828/HH (Erection of single storey side extensions, front extension, first floor dormer windows). **SODC FULLY DISCHARGED**

## 8 Recent Planning UPDATES by SODC:

1. **P23/S3948/HH Pinewood Stoke Row Road Peppard Common RG9 5JD.** Single storey rear extension. **RPPC APPROVAL. SODC APPROVAL**
2. **P23/S3872/HH The Old Lodge Colmore Lane Kingwood RG9 5NA** Construction of new entrance gates, external porch to main house, new ancillary garage outbuilding and tennis court. **RPPC APPROVAL. SODC APPROVAL**
3. **P23/S3923/HH Autumn House Bolt's Cross RG9 5LG** New triple garage to the front of the property with living accommodation in roof space extended from existing garage roof, and new single storey sun room to the rear of the property. **RPPC NSV. SODC APPROVAL**
4. **P23/S3852/FUL Land adjacent Colmore Lane Kingwood RG9 5NA.** Erection of two dwellings. **RPPC OBJECT SODC REFUSAL**

## 9 OLDER Planning Decisions by SODC:

NONE

## 10 OUTSTANDING PLANNING RESPONSES

1. **P23/S3926/HH Autumn House Bolt's Cross RG9 5LG.** Single storey outbuilding forward of the main house elevation to house a garden shed and craft workshop. RPPC NSV. SODC UNDER CONSIDERATION
2. **P23/S3967/S73. Rustlings Springwood Lane Rotherfield Peppard RG9 5JJ.** Variation of conditions 4(Archaeological Watching Brief), 5(Implementation of Programme or Archaeological Work), 6(Landscaping Scheme), 8(Surface water drainage works) and 9(Foul drainage works) on application P21/S2770/FUL(Replacement of the existing dwelling and the erection of an additional detached dwelling on adjacent land) - to allow for phased building. **RPPC NSV. SODC UNDER CONSIDERATION**
3. **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). **RPPC NSV. SODC APPROVAL**
4. **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 APPROVAL**
5. **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 LISTED BUILDING CONSENT**
6. **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 APPROVAL**

## 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

**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 Historic England. Chased 4/12/23**
- b. **Neighbourhood Plan** – On average within RPPC there are 5 new houses per annum, to do a neighbourhood plan would require a lot of effort from Parishioners and there has not been the appetite for this historically. The village is mostly AONB but there is a concern with no neighbourhood plan this makes us Vulnerable, It was agreed RPPC Planning Committee would review frequently.
- c. **Joint Local Plan SODC** – Cllr Rowland will be the spokesperson for this on behalf of the Parish Council

**14 Date of next meeting – Monday February 12<sup>th</sup> 2024 at 6.30pm**

Proposed close of Meeting: 7:00pm