

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL
Planning Committee attended the PLANNING COMMITTEE Meeting at
the Sports Pavilion, Stoke Row Rd on Monday 10th June 2024 at 6:30
pm.**

MINUTES

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

- 1 Apologies for absence:** None.
- 2 Declaration of Pecuniary Interest:** None.
- 3 Minutes:** The Minutes of the Planning Committee meeting of Monday 20th May 2024 were approved as a true and accurate record of the meeting.
- 4 Public Forum:** There were four members of the Public who wished to speak about 5 Esther Carling Lane's application.
They presented a document to the Planning Committee members which they will be sharing with SODC Planning department.
The MOP were keen that the Parish Council would support them with OBJECT to the planning application.
The reasons they cited included:
Their concern for setting a precedence within the development,
The house requesting the Planning application have created a parking situation where there are more cars than allotted spaces and they regularly park along grass verges, and the concern is that more cars would exacerbate the parking issues
Potential for this to be let as an AirBnB type annexe which could cause noise issues
Overlooking and loss of privacy as the proposed windows will look into no.3 and if plans were amended the windows would look into houses 4&7.
There is a concerned that there is already a gateway being constructed which would give pedestrian access from the main highway to both the garden and proposed annexe.
Cllr Rowland asked the Planning committee if there were any questions and thanked them for their presentation.
Clerk to write to Planning Officer as only 3 neighbouring properties have been consulted and not the 12 properties on the development.

5 **Planning Applications to be considered:**

1. **P24/S1731/HH 5 Esther Carling Lane Rotherfield Peppard Henley-on-Thames RG9 5PW**
Conversion of existing garage into ancillary accommodation strictly for the use of the main dwellinghouse. Deadline 24/6/24. RPPC There were concerns from all Councillors that because of the unique way the garage is semi-detached but detached from the main property that this could possibly set a precedence. It was unanimously agreed that RPPC would STRONGLY OBJECT. Cllr Rowland to write the objection for the Clerk to submit.
2. **P24/S1819/HH Keepers Cottage Stoke Row Road Kingwood Henley-On-Thames RG9 5NG** Single storey side extensions, bay extensions, Conservatory rebuilt, brick wall rebuilt & extension to outbuilding. Site visit required due to complexity of application
3. **P24/S1830/S73** Site adjacent to Colmore Farm House Colmore Lane Kingwood RG9 5NA Variation of conditions 2 (Approved plans), 4 (Wildlife Protection (mitigation as approved), 5 (Landscaping implementation), 6 (Tree protection (implementation as approved), 10 (Energy Statement Verification), 11 (Surface water drainage works (details required), 12 (Foul drainage works (details required) on application P22/S1590/FUL (Erection of a detached dwelling with associated parking and landscaping). **RPPC Clerk to file NO STRONG VIEWS**

6 **Delegated responses to Planning Applications:**

NONE

7 **Discharge Notices:**

1. **P24/S1364/DIS Walnut House Gallowstree Road Peppard Common RG9 5HT.** Discharge of condition 2 (Energy Statement Verification) on application P23/S3834/S73 (Variation of condition 2(approved plans) on application P21/S4698/FUL (Erection of 1 x two-storey 4 bed house and associated detached single storey garage) - added an area of 2sqm to the middle of the rear of the property.) **SODC FULLY DISCHARGED**
2. **P24/S1362/DIS Walnut House Gallowstree Road Peppard Common RG9 5HT**
Discharge of condition 4 (Energy Statement Verification) on application P21/S4698/FUL (Erection of 1 x two-storey 4 bed house and associated detached single storey garage). **SODC FULLY DISCHARGED**

8 **Recent Planning UPDATES by SODC:**

NONE

9 OLDER Planning Decisions by SODC:

1. P24/S1243/S73 The Old Lodge Colmore Lane Kingwood RG9 5NA Variation of condition 2 (approved plans) on application P23/S3872/HH (Construction of new entrance gates, external porch to main house, new ancillary garage outbuilding and tennis court) - alterations to approved garage. **RPPC NSV. SODC UNDER CONSIDERATION**
2. P24/S1374/HH Pennyford House Stoke Row Road Peppard Common RG9 5JE. Proposed acoustic timber fence to replace the existing post and rail timber fence. **RPPC NSV. SODC APPROVAL**
3. **P24/S0960/RM Inspired Village** Widmore Park Phase 2 Blounts Court Road Sonning Common – **RPPC NSV SODC Under consideration**
4. **P24/S0637/S73 Rustlings Springwood Lane Rotherfield Peppard RG9 5JJ.** Variation of condition 4 (Archaeological Watching Brief), 6 (Landscaping Scheme (trees and shrubs only), 7 (Tree Protection (Detailed), 8 (Surface water drainage works (details required) and 9 (Foul drainage works (details required) on application P21/S2770/FUL (Replacement of the existing dwelling and the erection of an additional detached dwelling on adjacent land). **RPPC NSV. SODC APPROVAL**

10 OUTSTANDING PLANNING RESPONSES

1. **P24/S0069/FUL Greylands Cottage Shiplake Bottom Peppard Common RG9 5HL.** Demolition of existing bungalow and replacement with three new dwellings. **RPPC REFUSAL SODC APPROVAL**

11 Recent Planning Appeals:

1. 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. Reports of work being done within the area, Cllr Rowland has discussed with the owner of the land and Clerk has alerted SODC Enforcement for a site visit. Matt Guillford from SODC Enforcement wrote on 21/5/24 "Since our last correspondence, the owner of the site has contacted our Forestry team asking for some woodland management advice. This has been provided to him along with a copy of the TPO, making it clear what's protected. One of our Tree Officers is due to visit the site soon. We will come back to you if the site inspection reveals further action is needed. In the meantime, if you become aware of any more significant tree or engineering works taking place on the site, please let me know. Thank you"

13 Miscellaneous:

- a. **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. Clerk to ask someone from the Planning department to attend to discuss Neighbourhood plans with all committee members.
- b. **For Sale sign at Golf Course** – Clerk has requested that the Estate Agent removes the For Sale sign. Clerk to establish land owner and whether permission has been gained from Highways or Commons.
- c. **Croudace Homes** Search request on Plot 1 – Land at Blounts Court. This plot sits within our parish and wholly within AONB. Clerk asked to respond with please rely on your own searches, and this plot sits within AONB.

14 Date of next meeting – Monday July 8th 2024 at 6.30pm

Close of Meeting: 7:30pm