

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL  
Planning Committee attended the PLANNING COMMITTEE Meeting at  
the Sports Pavilion, Stoke Row Rd on Monday 12<sup>th</sup> February 2024 at  
6:30 pm.**

**MINUTES**

Attendees: Cllrs Rowland, Seaton, Berger and Freeman

- 1 Apologies for absence:** None.
- 2 Declaration of Pecuniary Interest:** None.
- 3 Minutes:** The Minutes of the Planning Committee meeting of Monday 15<sup>th</sup> January 2024 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. P24/S0069/FUL Greylands Cottage Shiplake Bottom Peppard Common RG9 5HL.** Demolition of existing bungalow and replacement with three new dwellings. Deadline 6/2/24. No Extension approval. REFUSAL done as delegated as no extension granted. Need to add in about the 2 trees which are a significant feature to the area and if removed we would like to see 2 significant specimen trees added to the site. They mark the boundary of the village and as such need there needs to remain some differentiation to mark the village boundary
- 6 Delegated responses to Planning Applications:**

**NONE**

## 7 Discharge Notices:

1. **P24/S0826/DIS Blounts Farm Blounts Court Road Sonning Common RG4 9PA.** Discharge of conditions 3 (Cycle Parking), 6 (Lighting), 7(Tree Protection), 8 (Biodiversity Mitigation and Enhancement Strategy) and 11 (Public Right of Way Details) on application ref. P21/S1848/FUL (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 outdoor structures; provision of parking for proposed new uses Part Retrospective)
2. **P24/S0213/DIS Orchard Cottage Colmore Lane Kingwood RG9 5NA.** Discharge conditions 5 (Levels), 6 (Glass coating for external glazing), 7 (External Lighting), 8 (Tree Protection), 9 (Landscaping Scheme), 11 (Surface water drainage works), 12 (Foul drainage works) on planning application P22/S3673/FUL (Construction of a replacement dwelling and annexe building, and change of use of land to residential garden land).
3. **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.

## 8 Recent Planning UPDATES by SODC:

1. **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. **RPPC NSV. SODC APPROVAL**
2. **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. **RPPC NSV. SODC APPROVAL**

## 9 OLDER Planning Decisions by SODC:

NONE

## 10 OUTSTANDING PLANNING RESPONSES

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. **RPPC APPROVAL SODC UNDER CONSIDERATION**
2. **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 APPROVAL**
3. **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 WITHDRAWN**

## 11 Recent Planning Appeals:

1. APP/Q31115/W/23/3319460 Land at Bishopswood Farm. RPPC response sent. **APPEAL DISMISSED**
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. **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.**
- b. 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**
- c. **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.
- d. **Joint Local Plan SODC** – Cllr Rowland will be the spokesperson for this on behalf of the Parish Council

## 14 Date of next meeting – Monday March 11<sup>th</sup> 2024 at 6.30pm

End of Meeting: 6:50pm