

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL
Planning Committee attended the PLANNING COMMITTEE Meeting at
the Sports Pavilion, Stoke Row Rd on Monday 14th October 2024 at
6:30 pm.**

MINUTES

Attendees: Cllr Rowland, Cllr Freeman, Cllr Berger

- 1 Apologies for absence:** Cllr Seaton
- 2 Declaration of Pecuniary Interest:** None.
- 3 Minutes:** The Minutes of the Planning Committee meeting of Monday 23rd September 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/S2962/S73 Orchard Cottage Colmore Lane Kingwood RG9 5NA. Variation of condition 2 (approved plans) and 4 (parking & manoeuvring areas retained) on application P24/S0050/S73 (Variation of condition 2 (approved plans) on application P22/S3673/FUL (Construction of a replacement dwelling and annexe building and change of use of land to residential garden land - re-siting of dwelling and annexe) - relocation of the annex and adjustments to external elevations. Deadline 23/10/24. RPPC **Due to 2 Objections Cllr Berger and Cllr Freeman will conduct a site visit on 23/10 2pm, Clerk to organise. Clerk to also request an extension to file our recommendation to 28/10/24.**
- 6 Delegated responses to Planning Applications:**

NONE
- 7 Discharge Notices:**

NONE
- 8 Recent Planning UPDATES by SODC:**

NONE

9 OLDER Planning Decisions by SODC:

1. **P24/S2403/HH 12 Drays Lane Rotherfield Peppard RG9 5JW.** Single storey side extension to main house. Single storey rear extension to garage. Flat roof open walkway canopy from house to garage. **RPPC NSV. SODC APPROVAL**
2. **P24/S2418/LDP Highway Cottage Gallowstree Road Peppard Common RG9 5JB** Outbuilding to accommodate office. **RPPC NSV. SODC Certificate of Lawful Use**

10 OUTSTANDING PLANNING RESPONSES

1. **P24/S2414/HH Beechwood House Gallowstree Road Peppard Common RG9 5HT.** Construction and installation of a new outdoor swimming pool. **RPPC NSV. SODC Under consideration**
2. **P24/S0960/RM Inspired Village** Widmore Park Phase 2 Blounts Court Road Sonning Common – **RPPC NSV SODC Under consideration**

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
2. **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. Clerk to ask why all properties within Esther Carlings development had not been made aware of Planning application. RPPC REFUSAL. SODC REFUSAL. **Appeal launched 30/9/24 APP/Q3115/D/24/3350958. No ability to comment**

12 Outstanding Planning Enforcements:

1. SE24/90 Greylands, Gravel Hill.

The breach of condition notices take effect immediately once the notices arrive and the owner has a set period in which to comply with the requirements of each notice (detailed in the table above). There is no right of appeal against a breach of condition notice.

Notice A has been complied with however notices B-F are still outstanding and SODC are obtaining legal advice in terms of a prosecution.

Notice A – Condition 3 – Compliance time 7 days from 5/7/24

Fix shut the first floor bathroom window in the northwestern elevation of plot one in accordance with condition 3 of P22/S3152/S73.

Notice B – Condition 6 – Compliance time 30 days from 5/7/24

Submit a verification report as required by condition 6 of planning permission P22/S3152/S73 which is set out in section 4 of this notice.

Notice C – Condition 13 - Compliance time: 30 days from 5/7/24

Incorporate half round imperial bricks in to the boundary wall in accordance with the requirements of condition 13 of planning permission P22/S3152/S73.

Additional comment: A rowlock style brick course has been agreed as an acceptable alternative to the specified half round imperial bricks due to problems sourcing the imperial bricks.

Notice D – Condition 15 – Compliance time 30 days from 5/7/24

Submit a remediation validation report as required by condition 15 of planning permission P22/S3152/S73 which is set out in section 4 of this notice.

Notice E – Condition 16 – Compliance time 14 days from 5/7/24

Submit a full surface water drainage scheme as required by condition 16 of planning permission P22/S3152/S73 which is set out in section 4 of this notice.

Notice F – Condition 17 – Compliance time 14 days from 5/7/24

Submit a full foul water drainage scheme as required by condition 17 of planning permission P22/S3152/S73 which is set out in section 4 of this notice.

2. 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

3. 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 17/9/24 One of our tree officers inspected the site on the 5th June and could find no evidence of unauthorised works. We haven't received any further reports of works on the site. We will continue to monitor the site when working in the area. In the meantime, if you become aware of any tree or engineering works taking place on site, please let us know. Clerk forwarded a picture on 7/10/24 of site work

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 advised that neighbouring parishes of Nuffield and Rotherfield Greys do not have one but are willing to talk about the process incase there are synergies. Stoke Row are completing a NPS. **Clerk to enquire difference between NP and NPS. Clerk to find out if Stoke Row went through a consultation.**
- b. **Golf Course Sale** – No information regarding the sale of the Golf Course at this present time. **Clerk to ask Cllr Robb**
- c. **Greylands Sign** – **Clerk will request the removal of the sign within 28days, after 28days the work will be carried out to remove it and an invoice to be forwarded to the developer**

14 Date of next meeting – moved to Monday November 25th 2024 at 6.00pm

Close of Meeting: 7:10pm