

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL  
Planning Committee attended the PLANNING COMMITTEE Meeting at  
the Sports Pavilion, Stoke Row Rd on Monday 18<sup>th</sup> March 2024 at  
6:30 pm.**

**MINUTES**

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

- 1 Apologies for absence:** Cllr Seaton.
- 2 Declaration of Pecuniary Interest:** None.
- 3 Minutes:** The Minutes of the Planning Committee meeting of Monday 12<sup>th</sup> February 2024 were approved as a true and accurate record of the meeting.
- 4 Public Forum:** None
- 5 Planning Applications to be considered:**
  - 1. P23/S3763/FUL Home Farm Barn Blounts Court Road Sonning Common RG4 9RS.** Demolition of existing bungalow with agricultural ties & replace with a new dwelling with agricultural ties. Deadline 30<sup>th</sup> March  
**Site Visit requested for 26<sup>th</sup> March at 3pm. Clerk awaiting confirmation. Clerk to send Cllr Rowland previous response from RPPC. Clerk to request CPRE comments from last application.**
  - 2. 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). Deadline Tuesday 19<sup>th</sup> March. **RPPC NSV**
- 6 Delegated responses to Planning Applications:**

**NONE**

## 7 Discharge Notices:

1. **P24/S0859/DIS. Old Peppard Farmhouse Church Lane Rotherfield Peppard RG9 5JU**  
Discharge of condition 4 (Tree Protection (General) on application P23/S0199/HH (Two storey extension to the north elevation. Internal alterations at ground floor. Addition of the new kitchen fittings. New garden studio outbuilding. Additional parking spaces. External works).
2. **P24/S0532/DIS. Tanglewood Kingwood Common Kingwood RG9 5NB.** Discharge of condition 2 (landscaping (incl hardsurfacing and boundary treatment) 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 FULLY DISCHARGED**
3. **P24/S0504/DIS Johnson Matthey Technology Centre Blounts Court Road Sonning Common RG4 9NH.** Discharge of condition 6 (Biodiversity Gain Plan (prior to commencement) on application P23/S2159/FUL (Installation of three chiller units to support existing site operations with associated pipework and screening). **SODC FULLY DISCHARGED**
4. **P24/S0286/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). **SODC UNDER CONSIDERATION**
5. **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). **WITHDRAWN**
6. **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. **SODC FULLY DISCHARGED**

## 8 Recent Planning UPDATES by SODC:

- 1.

## 9 OLDER Planning Decisions by SODC:

NONE

## 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 UNDER CONSIDERATION**

## 11 **Recent Planning Appeals:**

1. APP/Q3115/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. Greylands – Neighbouring resident has complained the upstairs bathroom windows on Plot 1 open however the Permission was granted with Fixed closed windows and obscured glass.
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

## 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.

## 14 **Date of next meeting – Monday April 15<sup>th</sup> 2024 at 6.30pm**

Close of Meeting: 6:55pm