

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL
Planning Committee attended the PLANNING COMMITTEE Meeting at
the Sports Pavilion, Stoke Row Rd on Monday 20th May 2024 at 7:00
pm.**

MINUTES

Attendees: Cllrs Rowland, Berger, Seaton, Freeman and Clerk (JA)

- 1 Apologies for absence:** None.
- 2 Declaration of Pecuniary Interest:** None.
- 3 Minutes:** The Minutes of the Planning Committee meeting of Wednesday 17th April 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/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. **Clerk to record NSV**
 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. **Clerk to record NSV. There was a discussion on the type of fence proposed and it was a pity this could not be more inkeeping with the rural location however a neighbouring property has a similar type of fence and therefore the precedence has been set already.**
- 6 Delegated responses to Planning Applications:**

NONE

7 Discharge Notices:

1. **P24/S3164/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.)
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).
3. **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). **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 FULLY DISCHARGED**

8 Recent Planning UPDATES by SODC:

NONE

9 OLDER Planning Decisions by SODC:

1. **P24/S0960/RM Inspired Village – RPPC NSV SODC Under consideration**
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). RPPC NSV. SODC Under Consideration

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. 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. **Clerk to chase M Guilliford for an update**

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.
- b. **For Sale sign at Golf Course** – Clerk has requested that the Estate Agent removes the For Sale sign
- c. **Greylands** - There is continued correspondence between the neighbour and SODC Planning/Enforcement. **Cllr Rowland discussed and gained approval from the Planning committee to write to our representatives at SODC to express our dissatisfaction with the way that the developer is continuing to flaunt planning rules, in particularly the boundary wall and the upstairs windows.**

14 Date of next meeting – Monday June 10th 2024 at 6.30pm

Close of Meeting: 7:20pm