

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL
Planning Committee attended the PLANNING COMMITTEE Meeting at
the Sports Pavilion, Stoke Row Rd on Monday 23rd September 2024
at 6:30 pm.**

MINUTES

Attendees: Cllr Rowland, Cllr Berger, Cllr Seaton, Cllr 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 Monday 8th July 2024 were approved as a true and accurate record of the meeting.
- 4 Public Forum:** None
- 5 Planning Applications to be considered:**

NONE
- 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/S1819/HH Keepers Cottage Kingwood, RG9 5NG** Single storey side extensions, bay extensions, Conservatory rebuilt, brick wall rebuilt and extension to outbuilding. (As amplified by additional information received 25/6/24) **RPPC NSV. SODC APPROVAL**
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**
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 NSV SODC APPROVAL**
4. **P24/S1934/HH Old Orchard Gallowstree Road Peppard Common RG9 5JA** Erection of oak framed garage with home office/gym space following removal of existing single bay garage. **RPPC NSV SODC Approval**

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/S2418/LDP Highway Cottage Gallowstree Road Peppard Common RG9 5JB** Outbuilding to accommodate office. **RPPC NSV. SODC Under Consideration**
3. **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 Under Consideration**
4. **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

12 Outstanding Planning Enforcements:

1. SE24/90 Greylands, Gravel Hill. Greylans developers have complied with notice A and SODC are considering legal action for the remainder.
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 – 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 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.
- b. **Local Plan** – Cllr Rowland has spoken to both SODC District Councillors Cllr Robb and Cllr Norman about the proposal to move Greenbelt into Greybelt and that this change brings concerns about farmland being depleted. Both Cllr Robb and Cllr Norman will investigate this and report back.
- c. **Golf Course Sale** – No information regarding the sale of the Golf Course at this present time.
- d. **Croudace Homes Search request** on Plot 1 – Land at Blounts Court – Response sent advising no searches from the Parish Council would take place and a reminder the plot is within AONB
- e. **Greylands Sign** – Clerk has requested removal of sign

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

Close of Meeting: 6:50pm