

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL  
Planning Committee are hereby summoned to attend the PLANNING  
COMMITTEE Meeting at the Sports Pavilion, Stoke Row Rd on  
Monday 12<sup>th</sup> May 2025 at 6:30 pm.**

*In accordance with the local government Act 1972 and Section 106 of the Finance Act 1992 Members are reminded that it is their responsibility to declare any interests in items that are to be discussed at the meeting.*

**AGENDA**

Public and press are welcome to attend

- 1 Apologies for absence:** To receive and approve apologies of absence.
- 2 Declaration of Pecuniary Interest:** To receive any declaration of pecuniary interest from members.
- 3 Minutes:** To review and amend if necessary, the Minutes of the Planning Committee meeting of Monday 7<sup>th</sup> April 2025 and approve as a true and accurate record of the meeting.
- 4 Public Forum:** Members of the Public may raise questions about and comment on general matters and/or items on the agenda. This section is limited to 10 minutes (3 minutes per person)
- 5 Planning Applications to be considered:**
  - 1. P25/S1218/S73 Greylands Cottage Gravel Hill Peppard Common RG9 5HD**  
Variation of condition 2 (Approved plans) on application P24/S0069/FUL (Demolition of existing bungalow and replacement with three new dwellings) - Changes to elevations, floorplans and site layout for Plots 1, 2 and 3 including the reduction in size of Plots 1 and 2 and increase in size of Plot 3. Alterations to site levels to facilitate step free access. Deadline 14<sup>th</sup> May
  - 2. P25/S1118/HH Old Peppard Farmhouse Church Lane Rotherfield Peppard RG9 5JU**  
Proposed garden room, adjustment of windows and door, external render to north-east corner Deadline 11<sup>th</sup> May. Requested extension 14<sup>th</sup> May
  - 3. P25/S1119/LB Old Peppard Farmhouse Church Lane Rotherfield Peppard RG9 5JU**  
Proposed garden room, adjustment of windows and door, external render to north-east corner. Deadline 11<sup>th</sup> May. Requested extension until 14<sup>th</sup> May
- 6 Delegated responses to Planning Applications:**

None

**7 Discharge Notices:**

1. **P25/S1288/DIS Mulberry House Peppard Hill Peppard Common RG9 5ES** Discharge of conditions 5(Materials), 10(Construction Traffic Management), 12(Tree Pit details), 15(Biodiversity Enhancement Measures) and 20(Contaminated Land) on application P22/S1812/FUL. (Demolition of the existing dwelling house and outbuildings and the erection of a pair of 4-bedroom semi-detached dwellings and a terrace of 2 and 3-bedroom dwellings, associated landscaping and tree works).
2. **P25/S1144/DIS Highcroft Stoke Row Road Peppard Common RG9 5JD** Discharge of condition 8 (Landscaping Scheme (trees and shrubs only) on application P24/S3257/HH (Double storey front extension and new bay window, first floor extension including roof lights, garage conversion, internal alterations, alterations to driveway, relocation of dropped kerb).

**8 Recent Planning UPDATES by SODC:**

1. **P25/S0441/LLB Old Peppard Farmhouse Church Lane Rotherfield Peppard RG9 5JU** Replacement of some of the existing timber frame windows with double-glazed window to match. **RPPC APPROVAL SODC LISTED BUILDING CONSENT**

**9 OLDER Planning Decisions by SODC:**

1. **P25/S0370/FUL Appletree Cottage Blounts Court Road Sonning Common RG4 9PA.** Erection of a replacement agricultural workers dwelling. **RRPC APPROVAL SODC APPROVAL**
2. **P25/S0441/LB Old Peppard Farmhouse Church Lane Rotherfield Peppard RG9 5JU.** Replacement of some of the existing timber frame windows with double-glazed window to match. **RPPC APPROVAL SODC LISTED BUILDING CONSENT**

**10 OUTSTANDING PLANNING RESPONSES**

1. **P25/S0908/PIP Halfacre Church Lane Rotherfield Peppard RG9 5JL.** Demolition of existing bungalow and erection of x2 new dwellings. Deadline 14<sup>th</sup> April
2. **P25/S0696/FUL Land at Bishopswood Camp Gallowstree Road near Sonning Common RG4 9BT.** Application for a gypsy pitch with dayroom, associated parking, access and services. **RPPC REFUSAL SODC UNDER CONSIDERATION**
3. **P25/S0717/HH Wyfold Grange Wyfold RG4 9HU.** Demolition of a conservatory, proposed single storey extension, infill extension at first floor, and other external alterations. **RPPC UNABLE TO COMMENT (DENIED SITE VISIT). 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/S1374/HH Pennyford House Stoke Row Road Peppard Common RG9 5JE. Proposed acoustic timber fence to replace the existing post and rail timber fence. RPPC NSV. SODC REFUSAL. **Appeal Launched 22/10/24 APP/Q3115/D/24/3351882. No opportunity for comments as it is a Householder appeals service.**
3. **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. Deadline for comments 28<sup>th</sup> October 2024**

## 12 Outstanding Planning Enforcements:

1. P24/S3257/HH – Highcroft, Stoke Row Road, RG9 5JD Clerk wrote to Enforcement and Planning stating that “This property has demolished their property and this is against the Planning permission which was granted. Please will you investigate with immediate effect and advise” on 17/3/25. On 22/3/25 Enforcement responded stating this had been recorded as an Enforcement enquiry and enforcement would respond.

2. 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 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. **ACCEPTED**

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. **ACCEPTED**

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. **ACCEPTED**

3. 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

4. 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 5<sup>th</sup> 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.
- b. **Golf Course Sale** – No information regarding the sale of the Golf Course at this present time.

**14 Date of next meeting – Monday June 9<sup>th</sup> 2025 at 6.30pm**

Proposed close of Meeting: 7:00pm