

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL
Planning Committee attended the PLANNING COMMITTEE Meeting at
the Sports Pavilion, Stoke Row Rd on Monday 10th March 2025 at
6:30 pm.**

MINUTES

Attendees: Cllr Rowland, Cllr Berger, Cllr Seaton and Clerk (JA)

- 1 Apologies for absence:** Cllr Freeman.
- 2 Declaration of Pecuniary Interest:** None.
- 3 Minutes:** The Minutes of the Planning Committee meeting of Monday 3rd February 2025 were approved as a true and accurate record of the meeting.
- 4 Public Forum:** None
- 5 Planning Applications to be considered:**
 - 1. P25/S0370/FUL Appletree Cottage Blounts Court Road Sonning Common RG4 9PA.** Erection of a replacement agricultural workers dwelling. Deadline 14/3/25. Clerk to file APPROVAL providing an an agricultural tie remains in place.
 2. There was a discussion about P24/S3257/HH as this looks as though the building has been demolished which is not in agreement to the Planning application. Clerk to alert Planning and Enforcement to investigate.
- 6 Delegated responses to Planning Applications:**
 - 1. 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 UNDER CONSULTATION
NONE

7 Discharge Notices:

1. **P25/S0107/DIS Keepers Cottage Stoke Row Road Kingwood RG9 5NG** Discharge of condition 5 (Construction Method Statement for habitats) and 6 (External Lighting - Sensitive lighting strategy for bats) on application P24/S1819/HH (Single storey side extensions, bay extensions, conservatory rebuilt, brick wall rebuilt & extension to outbuilding). **SODC UNDER CONSULTATION**
2. **P24/S3937/DIS Orchard Cottage Colmore Lane Kingwood RG9 5NA.** Discharge of conditions 6 (glass coating for external glazing) & 7 (external lighting) on planning application P24/S2962/S73 (Variation of condition 2 (approved plans) and 4 (parking & maneuvering areas retained) on application P24/S0050/S73 (Variation of condition 2 (approved plans) on application P22/S3673/FUL (Construction of a replacement dwelling and annex building and change of use of land to residential garden land - re siting of dwelling and annex) - relocation of the annex and adjustments to external elevations). **SODC Letter sent APPROVAL OF DISCHARGE**

8 Recent Planning UPDATES by SODC:

9 OLDER Planning Decisions by SODC:

1. **P24/S3257/HH Highcroft Stoke Row Road Peppard Common RG9 5JD** 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. **RPPC REFUSAL. SODC APPROVAL**

10 OUTSTANDING PLANNING RESPONSES

1. **P24/S3536/HH 19 Shiplake Bottom Peppard Common RG9 5HH** Erection of new timber garden buildings, comprised of a summer house with attached store and a separate detached store. **RPPC NSV. SODC UNDER CONSULTATION**

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 28th October 2024**

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 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**

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.
- b. **Golf Course Sale** – No information regarding the sale of the Golf Course at this present time.

14 Date of next meeting – Monday April 7th 2025 at 6.30pm

Close of Meeting: 7:00pm