

**Members of the ROTHERFIELD PEPPARD PARISH COUNCIL
Planning Committee attended the PLANNING COMMITTEE Meeting at
the Sports Pavilion, Stoke Row Rd on Monday 13th January 2025 at
6:30 pm.**

MINUTES

Attendees: Cllr Rowland, Cllr Seaton, Cllr Freeman, Cllr Berger, Press 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 25th November 2024 were approved as a true and accurate record of the meeting.
- 4 Public Forum:** None
- 5 Planning Applications to be considered:**
 - 1. P24/S3996/LDE Rustlings Springwood Lane Rotherfield Peppard RG9 5JJ** Confirmation that the work undertaken (installation of part of the driveway for one of the new dwelling houses) constitutes a material commencement of Phase 1 of the proposed scheme which was started within 3 years of the grant of the planning permission.

Delegated responses to Planning Applications:

- 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 UNDER CONSIDERATION**
- 2. P24/S3865/S73 Roseleigh Blounts Court Road Peppard Common RG9 5EU** Variation of condition 2 (Approved plans) on application P23/S1677/HH for changes to roofline, new windows to the side elevation, new round window to rear elevation above doors and new velux windows to the roof (Demolition of existing rear extension, new single storey rear extension). **RPPC NSV SODC UNDER CONSIDERATION**

6 Discharge Notices:

1. **P24/S3888/DIS Starholme 86 Shiplake Bottom Peppard Common RG9 5HP** Discharge of condition 4 (Tree Protection) on application P21/S4921/HH (Two storey rear extension to replace existing two storey extension. Access to new loft area with potential for fourth bedroom, pitched roof with rooflight to front porch. Replacement of original 1930s crittal windows).
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).
3. **P24/S3420/DIS Orchard Cottage Colmore Lane Kingwood RG9 5NA** Discharge of conditions 5 (Levels (details required), 8 (Tree Protection), 9 (Landscaping Scheme (trees and shrubs only), 11 (Surface Water Drainage Works) and 12 (Foul Drainage Works) on application P24/S0050/S73 (Variation of condition 2 (approved plans) on application P22/S3673/FUL (Construction of a replacement dwelling and annexe building and change of use of land to residential garden land) - re-siting of dwelling and annexe). **SODC Partially discharged**

7 Recent Planning UPDATES by SODC:

1. **P24/S3283/HH 65 Shiplake Bottom Peppard Common RG9 5HJ** Single storey extensions to front and rear. **RPPC NSV. SODC APPROVAL**
2. **P24/S3603/T28 1 Dog Cottages Peppard Common Oxfordshire RG9 5JX**
BT to install 1 x 9m medium pole 470998, 181950. **SODC APPROVAL GRANTED**

8 OLDER Planning Decisions by SODC:

1. **P24/S2962/S73 Orchard Cottage Colmore Lane Kingwood RG9 5NA.** Variation of condition 2 (approved plans) and 4 (parking & manoeuvring areas retained) on application P24/S0050/S73 (Variation of condition 2 (approved plans) on application P22/S3673/FUL (Construction of a replacement dwelling and annexe building and change of use of land to residential garden land - re-siting of dwelling and annexe) - relocation of the annex and adjustments to external elevations. **RPPC NSV. SODC APPROVAL**

9 OUTSTANDING PLANNING RESPONSES

1. **P24/S3337/FUL Appletree Cottage Blounts Court Road Sonning Common RG4 9NY**
Erection of a replacement dwelling (self build). **RPCC APPROVAL. SODC REFUSAL**

10 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

11 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 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 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

12 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.
- c. Cllr Seaton will send Clerk photos of damaged hedgerow along Blounts Court road to investigate as part of the Planning conditions of Little Sparrows

13 Date of next meeting – Monday February 3rd 2025 at 6.30pm

Close of Meeting: 7:00pm