

PLANNING REPORT: FEBRUARY 2017.

A) APPLICATIONS.

P17/S0355/HH:Bunbury, Northfield Avenue, Lower Shiplake RG9 3PD

Applicant: Mr R Salmon Type: Other

Proposal: Two storey front and rear and single storey side extensions. Detached 3- bay garage to front of host dwelling. Raise existing roof line.

Recommendation: REFUSAL on grounds of scale and bulk overall and, in particular, relation to the proposed triple garage and its position.

P17/S0077/FUL: Christmas Cottage, Crowsley Road, Lower Shiplake RG9 3JT

Applicant: Lady M P Lindsay Type: Minor

Proposal: Amendment to application for demolition of Christmas Cottage and Coach House and erection of two 2-storey 5-bedroom dwellings-amendment to site access.

Recommendation: CONTINUED REFUSAL on grounds that it does not mitigate the previous reasons for refusal.

P16/S2861/O: Mt Ida, Reading Road, Lower Shiplake RG9 3PH

Applicant: Ressance Ltd Type: Minor

Proposal: Amendment to application for demolition of existing dwelling and erection of 7 dwellings.

Recommendation: CONTINUED REFUSAL on grounds this does not mitigate any of the fundamental reasons given in our previous objections to this application. Specifically with regard to this amendment:

- it lacks safe and convenient pedestrian access for all users along the A4155
- any installation of a footpath would require removal of existing trees and result in urbanisation of the leafy approach to the village, much valued by residents
- public footpath 242/26 is not a sustainable or practical access route for all users
- the site was rejected as not a sustainable site for development by the JHHNP.

P16/S4292/FUL: Barn at Thames Farm, Reading Road, Lower Shiplake RG9 3PH

Applicant: Mrs C Engbers Type: Minor

Proposal: Amendment to application for change of use of barn to 4 residential units.

Recommendation: CONTINUED REFUSAL as this amendment fails to mitigate the fundamental reasons for objection set out in our previous responses. Specifically with regard to this amendment:

- it fails to address the non-provision of practical pedestrian links and of safe crossing points across the busy A4155 for all users, as evidenced by recent police speed check data and separate survey by an independent traffic safety consultant.
- that it constitutes over-development of the site is further evidenced by the observation of the SODC Forestry Officer that the middle two units would suffer from restricted light, "unlike the approved single building".

P17/S0620/FUL: Haileywood Farm, Reading Road, Lower Shiplake RG94BG

Applicant: Mr S Doble Type: Minor

Proposal: Farm store with apron.

Recommendation: No Strong Views (NSV)

P17/S0649/DIS: Brookfield, Mill Road, Lower Shiplake RG9 3LW

Applicant: Mr G McClure Type: Minor

Proposal: Discharge of various conditions relating to permission of demolition of existing dwelling and construction of new dwelling, incl. construction management traffic plan.

Recommendation: that comment be sent to SODC regarding the inadequacy of the construction traffic management plan and general concern over the impact of this issue on Mill Road, given that major work is due to start on the Sydney Harrison House site and that on this short narrow section of road there are no fewer than 6 developments in train - see below.

Applications recently received and yet to be reviewed:

P17/S0842/HH: Holywell Cottage, Station Road, Lower Shiplake.

P17/S0864/HH: Brook Cottage, Mill Road, Lower Shiplake.

P17/S0832/HH: Highfield House, Mill Lane, Lower Shiplake

P17/S0833/HH: Highfield House, Mill Lane, Lower Shiplake

P17/S0863/HH: 10 Brocks Way, Lower Shiplake

B) DETERMINATIONS.

The following applications have been granted by SODC (SPC recommendations in brackets):

P16/S4222/FUL: Brookfield, Mill Road, Lower Shiplake (NSV)

P16/S2593/FUL: Sydney Harrison House, Mill Road, Lower Shiplake (NSV)

C) OTHER.

We have been informed by SODC that both appeals in respect of Thames Farm applications: P13/S2184/O and P16/S0970/O will be conjoined and be determined at a public inquiry, date to be advised. We await further details from the Planning Inspectorate.

Correspondence received from Village Foundations Ltd, a building company specialising in bespoke village developments - passed to the NP Steering Group for consideration.

GDT 12.3.17.