

PLANNING REPORT MAY 2018

Planning Decisions:

Application No: P18/S0926/HH Application proposal, including any amendments: **Construction of a hard-surfaced tennis court with surround fencing** (Supported by plan Figure 6 (ii) to show root protection measures). Site Location: **Kingsley Gate House Mill Road Lower Shiplake RG9 3LX**.

Permission Granted

Application No : P17/S3024/FUL Application proposal, including any amendments : **Erection of a detached 4-bedroom dwelling with detached garage and a detached 5-bedroom dwelling with integral garage, following the demolition of the existing dwelling and coach house** (application form, position and appearance of dwellings and details of driveway alterations revised as shown on amended plans and supporting documents received 18th December 2017 and amended arboricultural information related to the proposed driveway works received 6th February 2018 and 28th February 2018). Site Location: **Christmas Cottage Crowsley Road Lower Shiplake RG9 3JT**.

Permission Granted

Application No: P18/S0104/FUL Application proposal, including any amendments: **New Boat House** (Revised application to replace approved application P16/S3455/FUL dated 16 Jan 2017) Site Location: **Shiplake College Reading Road Shiplake RG9 4BW**

Permission Granted

Application No: P18/S0514/HH Application proposal, including any amendments : **New pitched roofs to front dormer windows** Site Location : **5 The Chestnuts Lower Shiplake RG9 3JZ**

Permission Granted

Planning Applications:

Application Reference: P18/S0932/FUL (Full Application) Application Type (see definition over): Other Proposal: **Demolition of existing stable/outbuilding and build replacement 1 and 2 storey detached building as a 1 bedroom annexe** to main dwelling. Address: **Siplak House Station Road Lower Shiplake RG9 3NY**. Applicant: Mr & Mrs M & S Smith.

Recommendation: Not reviewed prior to report submission.

Application Reference: P18/S1092/FUL (Full Application) Application Type (see definition over): Minor Proposal: Variation of condition 2 (approved plans) of planning permission P17/S2985/FUL (**Demolition of existing dwelling and erection of replacement dwelling**) to increase overall building height and add a window to the front and side elevations. Address: **Willows Reach Mill Lane Shiplake RG9 3LY** Applicant Mr Julian Glasspole.

Recommendation: No Objection PO to review o/looking to West

Application Reference: P18/S1084/HH (Householder) Application Type (see definition over): Other Proposal: Amendment to permission P15/S3713/HH - **repositioning of first-floor window to approved extension**. Address: **Pippin Plough Lane Shiplake Cross RG9 4DD** Mr Christopher Pye

Recommendation: No Objection but PO to confirm o/looking

Application Reference: P18/S1047/HH (Householder) Application Type (see definition over): Other Proposal: **Erection of two storey side extensions; demolition of single storey garage; new raised rear terrace; new permeable driveway; enlargement of roof windows serving single storey side extension.** Address: **Elm Cottage Mill Road Lower Shiplake RG9 3LW** Applicant Mrs Dowsett

Recommendation: No Objection PO to review o/looking both sides and concern re impact of Juliette balcony

Application Reference: P18/S0951/O (Outline) Application Type (see definition over): Major Proposal: **Outline planning permission for demolition of all existing structures, development of B1 and/or B2 and/or D1 floorspace and required parking and servicing facilities on the south-eastern part of the site; development of up to 40 dwellings on the rest of the site; off-site highways works together with associated open space and landscaping.** All matters to be reserved with the exception of access. Address: **Wyevale Country Gardens Reading Road Harpsden RG9 4AE.**

Recommendation: Refusal with reasons below:

Shiplake objects to this application for the following reasons:

1. This application was fully considered and embedded in the local JHHNP and it represents a violation of that plan and the SODC Local Plan. The Shiplake position was provided as part of the JHHNP consultation and we totally support the plan outcome and its democracy and review. The Shiplake position was that it was a valuable economic B1/B2 site that could accommodate light industrial use supporting either new business activity or the relocation of existing local businesses from the centre of Henley (and possibly other residential areas) to allow for sustainable residential housing to be built in the heart of communities. One example of this is possible relocation of Shiplake Motors to the site, thereby releasing space for smaller more affordable housing to be built in the centre of the village. (It should be noted that the proposed provision for Shiplake Motors referenced in this application is for only 500 square metres when the requirement would be for c.1,000 square metres.) Another example is the loss of the artisan workshops, as a result of development of Empstead Works (adjacent to Stuart Turner) being redeveloped for housing. We cannot keep on replacing commercial/employment sites with residential housing. **The categorisation of this site within the JHHNP is currently for commercial use and should remain so.**
2. We have had a detailed look at the financial arguments being proposed by the applicant and are concerned that they do not fully reflect the true economic position. We are particularly concerned with the valuation provided for the land, which was based on price paid and not current market value. Current market value should be based on its real value as a B1/B2 site that needs redevelopment and which needs to be priced to reflect local market conditions. If a site is priced too high, then of course demand will fall away - we believe that a proper pricing plan would increase demand for B1/B2 usage of the site and allow for a range of new interested parties to be attracted to the site.
We are also concerned about the development/build costs which appear very inflated and we believe that the financial analysis can be challenged.
3. Has the site been effectively marketed? Following on from the previous point – has it been effectively marketed at a reasonable price. What evidence has been reviewed to show that it has been marketed properly? Has the applicant spent time working with local businesses

and services to understand their needs and to offer potential solutions? Were businesses like Shiplake Motors openly welcomed to make an offer?

4. Here again is a site that is not in the settlement of Henley which it is seeking to satisfy the housing demand for. The site is some distance from the centre of Henley on Thames and the village of Harpsden. Shiplake already has 95 additional house being built at Thames Farm – already excessive for the community amenities and from acknowledged sustainability issues; we are extremely concerned by Highway safety issues, air and light pollution, educational provisions and the creep of residential housing along the A4155 narrowing the separation between Henley and Shiplake.