

Planning Report: SEPTEMBER 2018

Applications discussed at Planning Working Group Meeting 13.08.2018

1. **Land off Peppard Rd Emmer Green (P16/S3630/O) Appeal 29/30/31 August.** At Henley Rugby Club. Tudor sent a letter of support.
2. **P18/S2405/HH.** Little Purbeck, Large extension and two storey garage with store. Comment by 16.08.18.

Recommend No objection but consideration of EA to be consulted on size of development as in flood zone. No habitation in garage/store as would be increased in flood zone

3. **P18/S2405/HH.** Land at Shiplake Farm. Change of use from agricultural to playing fields. Comment by 23.08.18 **Recommend** refusal.

Lengthy discussion circulation of reasons to full PC after fully reviewing the application reasons with clarification of some points by Richard and considering the letter of objection from Stephen Doble. Although supportive of the colleges desire to have reliable rugby pitches, the impact on the farm and implications to the village as a whole mean on the balance objection is appropriate. The fields in question are productive, irrigated farm land and removal of such large acreage would seriously impact on the future viability of Shiplake Farm. The future viability of Shiplake College would not be seriously impacted by locating rugby pitches other than on productive agricultural land. The landscape value of the open fields, reflecting the rural character of the village would be lost. Approval would encourage other applications for development on agricultural land. The impact on local wildlife needs to be strongly considered as in recent months, since gravel extraction has begun closer to Shiplake, wildlife are increasing seeking refuge in the environmentally safer fields.

4. **P18/S2437/FUL.** Land to the West of Ridgeways New Road. Construction of 2 large houses and garages with landscaping. Comment by 03.09.18 (extended from 24.08.18).

Recommend refusal on objection grounds of landscape value and unsustainability quoting Appeals results.

Suggested Points of response:

1. Historically development on this site has twice been rejected by the Council and rejected on appeal (once for a single dwelling). The inspector at the latest appeal gave detailed compelling reasons why development of this site is inappropriate. He stated: "I therefore conclude that new housing in this location is not justified and

would be harmful to the character and appearance of the area, in conflict with development plan policies.”

2. This is a greenfield site outside the settlement boundary. It constitutes part of the important green gap separating the villages of Lower Shiplake and Shiplake Cross. As such this site is accessed by an unmade road used as a local amenity for walkers, joggers, dog walkers, cyclists and as a pedestrian link between the two villages by residents and tourists. Increased traffic would detract from these uses and give a serious loss of amenity to the extended community.
3. This development does not meet the criteria for **sustainable development** which must meet the future needs of the village. The housing assessment in the emerging Shiplake Neighbourhood Plan clearly showed that the housing need for future viability of the villages was for smaller housing units to meet the needs of local first-time buyers, young families, elderly downsizers and affordable housing. All granted applications for 20 years have been for 4+ bedroomed executive homes with the exception of the SOHA replacement development.

To be sustainable a development must meet the overarching objectives of:

- Economy :-supporting growth, innovation and productivity,
- Social:- to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the need of present and future generations.....with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural wellbeing.

-Environment: - contributing to protecting and enhancing our natural, built and historic environment.....

To quote the inspector for the latest appeal on these objectives for sustainable development:

“ The contribution that 4 new dwellings would make on the local economy has not been quantified and would not be likely to be significant.” This application is for 2 dwellings.

“Given my finding above, the harm that would be caused to the character and appearance of the area would be significant, and I conclude that it demonstrably outweighs the benefits that the scheme would provide taken as a whole. The proposal would therefore not comprise sustainable development for which the Framework indicates there is a presumption in favour.

Shiplake Parish Council therefore strongly opposes this application and asks it to be refused as it is not a sustainable development.

OTHER Planning applications dealt with since last meeting:

1. **P18/S1801/FUL** Fairwinds New Road Lower Shiplake RG9 3LH. Replacement amended on 3 August showing detached garage/annexe building located to NE corner and reduced width slightly. Replacement building to be shifted slightly west.

No objection but consider large tree at entrance to access to be protected and a traffic maintenance Plan. (Granted 28/8)

2. **P18/S0951/O Wyevale Gardens. Amendment and letter from traffic Strong Objections recommend refusal. All previous objections still apply as no significant change.**
3. **P18/S2699/HH** Chestnut House Station Road. Extension and alteration with a replacement garage. Recommendation. No objection but bear in mind protection of existing trees and with size of garage, overlooking.

Planning Decisions since 9 July 2018

1. **P18/S2210/HH** The Oaks Station Road Lower Shiplake RG9 3JR First floor to garage and rear extension. **Planning Permission**
2. **P18/S2123/LDP** The Springs Mill Road Lower Shiplake RG9 3LN Demolition of existing "cedar" flat roof extension. Replacement with new extension of same size and height. **Certificate of Lawful Use or Development**
4. **3. P18/S1801/FUL** Fairwinds New Road Lower Shiplake RG9 3LH Proposed replacement dwelling (Amended plan received 4 July 2018 showing the detached garage/annexe building relocated to the north-east corner the site and reduced in width slightly. As a result the replacement dwelling will be shifted to the west slightly.) (Amended plans received on 3 August showing reduction of windows on first floor of west elevation). (Amended plans received 24 August 2018 showing elevation orientations corrected). **Planning Permission**
5. **4. P18/S2141/DIS** Christmas Cottage Crowsley Road Lower Shiplake RG9 3JT Discharge of condition 4 - Levels 5 - Schedule of Materials, 13 - Bat Licence, 14 - Surface water drainage works, 15 - Foul drainage works on application ref P17/S3024/FUL. 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. **DIS Details Agreed**
6. **5. P18/S2116/LDP** Bolney Court Bolney Road Lower Shiplake RG9 3NR Erection of new incidental building (poolhouse) comprising games room, gym, plant and storage (replacement of existing structure). **Certificate of Lawful Use or Development**
7. **6. P18/S1616/FUL** 3-4 Rivermead Cottages Mill Lane Shiplake RG9 3LZErection of two storey side extension and re-division of single dwelling 3 and 4 Rivermead Cottages to provide two separate dwellings with associated separate parking and amenity space provision. **Planning Permission**
8. **7. P18/S0770/LDE** Shiplake College Reading Road Shiplake RG9 4BW Use of a narrow boat as a permanent houseboat for security of the school rowing boat house (Additional letter received 24 April 2018) **Refusal of Lawful Use or Development**
9. **8. P18/S1947/DIS** Willows Reach Mill Lane Shiplake RG9 3LY Discharge of conditions 3 - Schedule of Materials and 6 - Tree Protection to application P18/S1092/FUL. Demolition of existing dwelling and erection of replacement dwelling (amendment to planning permission P15/S3912/FUL). 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. **DIS Details Agreed**
10. **9. P18/S0932/FUL** Siplak House Station Road Lower Shiplake RG9 3NY Demolition of existing stable/outbuilding and build replacement 1 and 2 storey detached building as a 1

bedroom annexe to main dwelling (Amended plans received on 18 June 2018 showing revised site location plan and block plan, and amended plans received 12 June showing building reduced its width on the two-storey part and the single storey part moved away from the boundary). **Planning Permission**

11. **10. P18/S1837/HH** Willows Reach Mill Lane Shiplake RG9 3LY Demolition of existing mono-pitched gymnasium, erection of replacement flat roof gymnasium to match the architectural style of the main house and garage building. Replacement front boundary treatment from close boarded timber fence to rendered blockwork with new vehicular gates. **Planning Permission**
12. **11. P17/S4454/FUL** Dulverton Reading Road Lower Shiplake RG9 3JN Demolition of existing single storey house and garage and construction of two new three storey 5-bedroom houses and two detached double garages (additional tree report received 25th January 2018 and layout of dwellings and site area altered as shown on amended plans received 2nd March 2018 and alterations to access and parking arrangements and garage dimensions as shown on amended plans received 18th May 2018 and 22nd May 2018). **Planning Permission**
13. **12. P18/S1701/ODIS** Saffrons Station Road Lower Shiplake RG9 3JP Discharge of conditions 3, 5, 6 & 10 on application ref. P17/S3160/FUL (materials, landscaping, gate details, construction traffic) Demolition of existing dwelling and erection of a replacement 2-storey dwelling (Amended plans received on 26 October 2017 showing solid walls have been added to all balconies; a pergola style roof has been added to bedroom 3 balcony and master ensuite balcony; high level window added to master ensuite and the building has been moved 0.5m towards the entrance (North)). (Amended Arboricultural Impact Assessment and Arboricultural Method Statement submitted on 30 November showing correct position of dwelling and trees on site). (Amended plans received 22 February 2018 showing balconies enclosed and the overall height of the building reduced by 200mm. Also small minor alterations to the internal layout). (Amended application form submitted 1 March 2018). (As per amended plans received 22 June 2018). **DIS Details Agreed**
14. **13. P18/S1246/HH** Willows Reach Mill Lane Shiplake RG9 3LY Addition of balcony to west elevation. Amendment to glazing to west elevation. Omission of window and door to south elevation. Relocation of staircase from north to south elevation. Addition of window to east elevation. **Planning Permission**
15. **14. P18/S0483/FUL** Old Court Cottage Baskerville Lane Lower Shiplake RG9 3JY Demolition of existing house and erection of a detached 5 bedroom dwelling and two semi detached 4-bedroom dwellings and formation of access (bat survey submitted 13th March 2018 and visibility splays shown on amended site plan received 14th March 2018 and arboricultural information received 13th April 2018 and second floor massing reduced and footprint of Plot 1 adjusted as shown on amended plans received 11th May 2018 and bat survey received 11th June 2018). **Planning Permission**
16. **15. P16/S2861/O** Mt Ida Reading Road Lower Shiplake RG9 3PH outline planning application for the demolition of the existing dwelling and erection of 8 dwellings with matters of access, layout and scale for consideration (bat survey and statement of community involvement received 26 September 2016 & Contamination information received 13 October 2016, additional footpath detail provided, arboricultural updated and number, layout and scale of dwellings amended as shown on plans received on 13th April 2017 and width of access enlarged and waste vehicle tracking revised as shown on amended plans received 27th June 2017 and additional sections received 4th October 2017 and footpath detail

amended and additional arboricultural information as shown on amended plans received 15th September 2017 and 20th June 2018). **Refusal at committee.**