

**Minutes of the Planning Group Meeting of
Shiplake Parish Council
held on Wednesday 22nd January 2020
in Morning Room Shiplake College at 7.00pm**

1. Present /Apologies.		Cllr F Maroudas (Chairman) ,Cllr C Penrose, Cllr R Curtis, Cllr J Stone. & Cllr D Pheasant. There were 2 members of the public present		
2. Open Forum		Meeting closed at 7.25pm to allow Mr James and his brother to talk about proposed development at The Gables ,Station Road meeting resumed at 7.38pm		
3. Minutes of meeting held on 13 th January 2020		Were approved		
4. Special Reports -Planning .		None to report		
5.Planning items for consideration	Submission date	Recommendation/Comments	Decisions	Date
1.Application Reference: P19/S2444/HH (Householder) Address: Saffrons Station Road Lower Shiplake Oxfordshire RG9 3JP Applicant :Clarke Application Type (see definition over): Other Amendment : No. 1 - dated 6th January 2020 Proposal : To utilise an approved room over the car port by addition of external stairs, new door and a shower room to provide a guest bedroom. (Amended plan received 6 January 2020 to include a privacy screen around the top of the stairs).	23/1/20	NO OBJECTIONS with request for applicant to consider increasing screening from 1.7 to 1.8M		
2. Application Reference: P19/S4670/HH (Householder) Address: Joustings Basmore Lane Lower Shiplake RG9 3NU Applicant :MacQuaker Application Type (see definition over): Other Proposal: Single storey flat roof extension and new bay window with internal alterations	02/02/20	NO OBJECTIONS		
3. Application Reference : P19/S0697/HH (Householder) Address : Moorings Schoolfields Shiplake Cross RG9 4DH Applicant :Powell Application Type (see definition over) : Other Amendment : No. 1 - dated 15th January 2020 Proposal : Erection of garden shed (As per amended	30/1/20	OBJECTION with comments see appendix 1		

plans and supporting documents submitted 15 January 2020).				
4a.Application Reference: P20/S0197/FUL (Full Application) Applicant Ralfs Application Type (see definition over): Minor Proposal: Removal of two external metal fire escape ladders. Construction of new basement fire exit doorway. Construction of new internal fire escape stair and lobby. Fire proofing of existing timber spiral staircase. Address: Shiplake College Reading Road Shiplake RG9 4BW	11/2/20	NO OBJECTIONS subject to a satisfactory Heritage Officers report		
4b.Application Reference: P20/S0198/LB (Listed Building Consent) Applicant :Ralfs Application Type (see definition over): Other Proposal: Removal of two external metal fire escape ladders. Construction of new basement fire exit doorway. Construction of new internal fire escape stair and lobby. Fire proofing of existing timber spiral staircase. Address: Shiplake College Reading Road Shiplake RG9 4BW	11/2/20	NO OBJECTIONS subject to a satisfactory Heritage Officers report		
6.Correspondence				
7. Items of interest or for future discussion		Next Meeting Monday February 10 th PC Meeting		

R V Hudson
Clerk to the Council
22/01/20

APPENDIX 1

1. Size and bulk of this building creates a dominant & poor visual impact, out of keeping with its surroundings. The shed adjoining Memorial Avenue is dominant on the view across this part of the cul-de-sac street scene (when viewed from Memorial Avenue SOHA homes). At approximately 7m wide and 3m wide it is of a considerable bulk and scale. The shed is more of a solid building; it is built in breeze blocks rather than traditional timber shed. The building peers over the fence with no distance between it and the boundary fence. The 2016 unattended bonfire fire that emanated from the Moorings and that destroyed the existing sheds on the property also destroyed the shielding trees and foliage on Memorial Ave including very large and established conifers and hedges. The shed therefore is very exposed and this also contributes to a poor visual impact from Memorial Ave.
2. We are concerned that this shed is in fact an ancillary unit used to store building materials (including dangerous materials) for a commercial venture rather than a residential home's garden shed. This usage poses a potential ongoing risk. We note the 2016 fire included *cylinders* that had been involved in the fire and contributed to 5 crews attending the blaze which *lasted from 2300 to 0400* with a *danger of it spreading to the adjoining properties*. (Henley Standard 27th July 2016). We would suggest relevant fire safety experts are included in this part of the planning permission process.
3. We note that the shed occupies an area that has been extended beyond the existing straight line boundary between the Schoolfields properties and Memorial Ave and was built without prior consent between the parties. In our own inspection the Moorings fence appears to be over one metre beyond the established boundary. SOHA correspondence (email included with the plan application, provided by the applicant) suggests SOHA has decided not to press its case and regain the land, not least because Moorings is not the only property to have done this. We are concerned this sets a poor precedent in accepting the taking of land from vulnerable residents and exploiting owners unwilling to face into the required action needed to defend their case.
4. The guttering plan is not reflective of the current reality. It shows guttering that currently doesn't yet exist and it shows a roof line that does not pass over the boundary fence, however it is noted the current roofline (already in the finished materials in the plan) passes a significant distance over the boundary into Memorial Avenue (and also over its immediate neighbour at Lea Side on Schoolfields). Apart from the poor visual impact, we understand it contributes to rainwater run off flooding part of the pathway.
5. The finish proposed may be tough to achieve without permission from neighbouring owners to complete the works. The breeze block finish is unsightly. The height of the building is tall enough for it to poke above the standard fence panels adjoining Memorial Avenue and Lea Side on Schoolfields. The plan to finish the building with 'wood cladding' will require permission from SOHA & Lea Side as the building currently abuts the fences and may require removing the boundary fencing and working on the building from the neighbours' land.