

**Minutes of the Planning Group Meeting of
Shiplake Parish Council
held on Monday 15th June 2020
on line via Zoom at 6.00pm**

1. Present /Apologies.		Cllr F Maroudas (Chairman) ,Cllr C Penrose, Cllr R Curtis, Cllr J Stone. & Cllr D Pheasant There were 10 members of the public present		
2. Open Forum		There were several responses from members of the public speaking against the Plowden Arms Application		
3. Minutes of meeting held on May 11 th and 27 th May 2020		Approved		
4.Planning items for consideration	Submission date	Recommendation/Comments	Decisions	Date
1. P20/S1746/HH .Proposal: Single-storey rear extension. New entrance porch on front elevation. Refurbishment works including; render to external facades, new aluminium frame windows, doors, and rooflights, re-roofing of flat roof terraces with new glass balustrades. Single-storey rear extension to existing detached garage. Address: Downside New Road Lower Shiplake RG9 3LH Applicant Wooller	23/6/20	NO OBJECTION		
2. P20/S0925/HH Location : Cambridge House 3 Quarry Lane Lower Shiplake RG9 3JW Proposal : Erection of Proposed Timber Garden Building		APPLICATION WITHDRAWN		
3 P20/S1787/HH Address: Ridgeways New Road Lower Shiplake RG9 3LA Proposal: Single storey rear extension, 1st floor extension the west and a 1 and half storey side extension and detached car port . Applicant : Hare.	25/6/20	NO OBJECTION		
4.Land at Crossways, Westbourne Homes		Await full application ,Chairman to talk with Chairman of Harpsden PC		
5. Application reference P20/S1319/FUL Variation of condition 2 (approved plans) of application P19/S2953/FUL Demolition of existing bungalow and erection of replacement two-storey 4- bedroom dwelling and detached two-bay garage (garage size and position altered to meet parking dimensions and visibility splay standards, as shown on amended plans received 27th November 2019). 2 Orchard Close Shiplake Cross RG9 4BU			Planning Granted with 12 conditions	

6. Application Reference: P20/S1872/PIP Address: The Plowden Arms Reading Road Shiplake Cross RG9 4BX Proposal: Retention of 80sqm public house. Conversion of upper floor and roof of public house to form 2 dwellings. Conversion of rear wing of public house to form 2 dwellings. Construction of 1 pair of dwellings on land to the south of the existing public house. Construction of 1 pair of dwellings on land to the west of the public house. Applicant :Heritage England c/o Agent	26/6/20	Objections with Comments see APPENDIX 1 Clerk to contact officer for feed back on where planning process is with regard to a PIP On a motion proposed by Cllr C Penrose and seconded by Cllr Maroudas Committee approved Clerk to register Premises as an ACV. ACTION : Clerk Proposal to be ratified by Full Council Response to be copied to Cllrs Bartholomew and Rawlins		
7. .Application No : P20/S0382/HH Application proposal, including any amendments : Two storey side and single storey rear extensions together with front porch. Site Location : Kingsley Lodge Mill Road Lower Shiplake RG9 3LX			Permission Granted with 3 conditions	
6.Correspondence		Correspondence Planning enforcement issue 2-4 New Road_Correspondence Planning enforcement issue 2-4 New Road		
7 Items of interest or for future discussion	Mtg closed at 19.25	Steps in Station Road Clerk to enquire whether these require Planning permission ACTION : Clerk Next Meeting Monday July 13 th PC Meeting		

R V Hudson
Clerk to the Council
26/6/2020

APPENDIX 1

Shiplake Parish Council response to PA P20/S1782/PIP

Shiplake Parish Council strongly object to this planning application for the following reasons

- 1) Change of use from a historically valued Public House to dwellings with a tiny, likely non-viable pub. The pub is of significant local and historical interest and parts of the premises date back to 1749 (pls see attached historical factsheet compiled by Shiplake's History Group). It is an important public space and is of important social amenity to the Shiplake community and beyond. Please note: Shiplake Parish Council in 2019 requested of Historic England that the public house premises be listed as a Site of historical interest due to its heritage. Application ref: 1465083 date submitted 07/11/2019.council has also applied to list the premises as an asset of community value .App reference : 20S06/2

We understand the existing public house and business had considerable interest in maintaining it as a viable public house. It's change of use from public house to dwellings and a tiny pub would be vigorously resisted in the village. The proposed attempt to hide *change of use* by suggesting part retention of just 80 square metres (without outside space/ food/sufficient parking) cannot in the most optimistic view be seen as business likely to thrive; it would likely fail and be replaced by further dwelling space

- 2) There would be an adverse highways impact and safety. Lack of car parking for the proposed dwellings and pub would seriously impact traffic on Plough Lane which is already narrow and a busy Bus/HGV route.

- 3) The proposed over-development of the site by reason of its size, depth, width, height and massing would have an unacceptably adverse impact on the amenities of the properties immediately adjacent to the site and the surrounding area by reason of overlooking, loss of privacy and visually overbearing impact.