

SHIPLAKE PARISH COUNCIL

Minutes of Planning meeting of SHIPLAKE PARISH COUNCIL held in Shiplake Memorial Hall on Monday September 13th, 2021, AT 7.45 PM.

1. PRESENT: Cllr F Maroudas (Chair), Cllr D Pheasant (Vice-Chair), Cllr C Penrose, Cllr J Stone, Cllr A Manning and Cllr R Curtis
In ATTENDANCE. Cllr D Bartholomew (OCC) and Cllr L Rawlins. 3 members of the public
APOLOGIES: Cllr R Head had sent his apologies
2. Planning the following recommendations were proposed by the planning committee.
 - 1) [P21/S3776/FUL](#) **Proposal:** Proposed new build dwelling on site A at Kingsley House. Crowsley Road Lower Shiplake RG9 3LU Applicant Mr Stewart RB 28th Sept 2021. To be reviewed at proposed planning mtg 22nd Sept @Baskerville. ACTION Cllr C Penrose
Response drafted at meeting to include comments on Trees, Access and Parking and Design and Impact on Special Character Area 6. Was agreed to not be an objection but a **Has a RESPONSE**. Intended submission date is 24th September (ahead of final date 29th September) assuming all councillors approve final wording to be submitted (currently wording is with them for approval). Added word CONCERN into attached comments. **Sent P21/S3776/FUL. reference number is: 201512**
 - 2) In addition, committee discussed the following and requested the Clerk to write to SODC on behalf of SPC:
 - a) To Paul Lucas

ORCHARD HOUSE, Crowsley Road, Lower Shiplake P20/S2709/FUL
We understand that Cllr Bartholomew's has sent comments to you about the western boundary vegetation at this property. Shiplake Parish Council would also like to voice our concern and request it be investigated. The containing hedgerow has been removed and this is not anticipated. It has led to an urbanising impact on this Special Character Area and has materially impacted the rural vista. The planting does not assimilate the development into its surroundings in accordance with relevant planning policies of the Local plan which were a requirement of the Planning conditions. We would appreciate your response on this matter.
 - b) To Nicola.smith@southandvale.gov.uk and Judith.goodwin@oxfordshire.gov.uk (cc David Bartholomew)

Shiplake Retirement Village P21/S3236/DIS and its relationship with P21/S0859/FUL

Although we are not an official consultee to this discharge of conditions, we would join Cllr Bartholomew to register our deep concerns with the submissions you have in hand from the developer.

There are many urbanizing impacts on our smaller rural villages of the proposals (new road markings, village gateway, moving of the village signs not previously agreed) there is inaccuracy of the current submissions (for instance 30mph vs actual 40mph speed limits) and a lack of joined up thinking (for instance with regard to retaining wall and footpath creation east along the Reading Road and all the way in front of Tower House to connect it to existing footpaths into Lower Shiplake). We are also specifically concerned at a lack of detail on lighting plans. We would stress should be low level and minimized to fit with the dark skies' preference of the villages and its rural setting.
 - 3) [P21/S3805/HH](#) **Proposal:** Variation of condition 2 (approved plans) in application P21/S1163/HH (Demolition of existing detached garage and construction of a new granny annex car port. Construction of side/rear house extension, bay window to lounge and new chimney) for proposed alterations. Taynish Station Road Lower Shiplake RG9 3JS Applicant Mr Milne RB 28th Sept 2021. COUNCIL HAS A RESPONSE NO OBJECTIONS
 - 4) [P21/S3642/HH](#) **Proposal:** Demolition of rear single storey study/family area. Erection of two-storey front and rear extensions, single storey front and rear extensions and creation of a

new larger rear ground floor decking area and a new first floor terrace. Internal layout and fenestration. Rear detached single storey outbuilding.

Strand Cottage Mill Lane Shiplake RG9 3LY.applicant Mr Jackson RB 29/9/2021 COUNCIL HAS A RESPONSE NO OBJECTIONS

- 5) P21/S3947/HH Orchard Gate Plough Lane – responses submitted was NO OBJECTIONS.

DECISIONS

- 1) P21/S1904/HH The Old Chapel Mill Road Lower Shiplake RG9 3LW
PERMISSION GRANTED with 6 conditions