

Planning Matters: July 2025 FINAL

(i) New Applications since the last meeting:

P25/S1880/HH

The Old Barn Kings Farm Lane near Harpsden RG9 4JG

Construction of three dormer windows to existing roof structure.

Planning Officer Mark Pullen

Target Decision 11th August 2025

Consultation Ends 29th July 2025

[this link](#)

no decision a/o 20th July 2025

(ii) SODC Decisions since the last meeting:

P24/S2642/FUL

Thames Farm Reading Road Lower Shiplake

Engineering operations associated with ground stabilisation works.(as amended by plans and information received 9 January 2025 and 14 March 2025 and additional information received 9 May 2025).

Planning Permission Refused 16th July 2025

“The proposed development is predicated on engineering operations associated with ground stabilisation works that do not have the necessary planning permission, as the drainage design for the proposal is inextricably linked to the ground stabilisation works refused under planning application reference P24/S2642/FUL. Without an acceptable drainage design and ground stabilisation works, development of the site poses an unacceptable pollution risk to the aquifer and public water abstraction and the stability of land for development, contrary to Policies ENV12 and DES7 of the South Oxfordshire Local Plan and Policy ENV5 of the Joint Henley and Harpsden Neighbourhood Plan 2020-2035.

In the absence of a completed Deed of Variation to the Section 106 Legal Agreement secured under planning permission P16/S0970/O, the proposed development fails to secure affordable housing to meet the needs of the district. As such, the proposal is contrary to Policy H9 of the South Oxfordshire Local Plan 2035 and Policy H2 of the Joint Henley and Harpsden Neighbourhood Plan 2020-2035.

In the absence of a completed Deed of Variation to the Section 106 Legal Agreement secured under planning permission P16/S0970/O, the proposed development fails to secure infrastructure necessary to meet the needs of the development and mitigate its impact. As such, the proposal is contrary to Policies INF1, TRANS4, TRANS5, EP3, ENV1 and CF5 of the South Oxfordshire Local Plan 2035 and Policy T5 of the Joint Henley and Harpsden Neighbourhood Plan 2020-2035.”

P24/S2652/S73 AMENDED Jan 2025 AMENDED May 2025

Thames Farm Reading Road Lower Shiplake RG9 3PH.

Variation of conditions 1 (Approved plans) and 3 (Landscaping implementation and retention) on application P19/S0245/RM (Reserved Matters for 95 dwellings (appearance, landscaping, scale and layout) pursuant to outline application P16/S0970/O). (as amended by plans and information received 9 January 2025). 17 February 2025 and 14 March 2025 and additional information received 9 May 2025).

As this consultation coincides with a period of major IT work and some downtime (which is likely to be 24 May-2 June 2025) we have added 14 extra days for you to make your comments

Planning Officer Emma Bowerman

Consultation Ends 6th February

Refused 18th July 2025 Details [here](#).

P25/S0697/HH.

Poachers Cottage Mays Green RG9 4AL

Proposal for an improved field access with improved visibility splays to replace existing.

Planning Officer Paul Lucas

[this link](#)

Planning Permission 27th June 2025

HPC had object on the grounds of safety. They cited that the conditions placed on the application by Highways was indicative of the dangers.

P25/S1104/HH.

Maysfield Mays Green Harpsden RG9 4AJ

Pursuant to a refusal of planning permission (P24/S2888/HH) on 5th November 2024, this application seeks approval for alternative as-built design changes, including the siting of a new package treatment plant and the retention of the former garage at Maysfield (retrospective).

Planning Officer Simon Kitson

clicking [this link](#)

Planning Permission Refused.

HPC had previously objected to this application (see below). At the meeting on 19th May they agreed to write to SODC Councillor Leigh Rawlings and to Planning Enforcement to ask what measures had been taken or will be taken.

"Harpsden Parish Council maintain their strong objection to the proposal to accept the building as it now appears, not least because some of the worst features of the response to the previous application (P24/2888/HH) have been accentuated, in particular its size in relation to that of the site. The building now appears to be two houses clamped together, either of which would arguably be too large and too high, with the added aggravation of side structures that impinge on the adjacent footpath.

It has now come to my notice that the Council's views are shared by all the neighbours as you will see from the petition which I understand has been sent to you..

To sum up, the size and height of the present structure is out of character with the site and an obvious affront to its setting in the AONB/National Landscape. Since much of it was built without planning permission, it seems only reasonable to ask you to compel the applicants to bring their construction back to the legal limits you previously agreed

P25/S1165/FUL.

Crossways Woodlands Road near Lower Shiplake RG9 4AA

Erection of vehicle access gates.

Planning Officer Mark Pullen

Planning Permission 16th May 2025

P25/S0697/HH.

Poachers Cottage Mays Green RG9 4AL

Proposal for an improved field access with improved visibility splays to replace existing.

Planning Officer Paul Lucas

Consultation Ends 24th May 2025

Planning Permission 27th June 2025

[this link](#)

HPC would object on the grounds of safety. They cited that the conditions placed on the application by Highways was indicative of the dangers.

P25/S0958/LDP

Certificate of Lawfulness for a proposed outbuilding.

For the application below

[this link](#)

P25/S0933/LDP

The Mount Rotherfield Road Henley-on-Thames RG9 1NR

Construction of an outbuilding.

Planning Officer Paul Lucas

Target Decision 20th May 2025

[this link](#)

Certificate of Lawfulness Granted.

P25/S1793/DIS

Crossways Woodlands Road Harpsden Henley-on-Thames RG9 4AA

Discharge of condition(s) 24 (Energy Statements and Verification Report) on application reference P23/S1042/S73. Application under Section 73 Town and Country Planning Act - Variation of conditions 2 (Character and Appearance) for the replacement of approved drawings with revisions that incorporate alterations to the proposed dwellings on application P21/S4616/FUL. (Proposed erection of 11 dwellings with associated access, landscaping & parking).

Planning Officer Katherine Pearce

Fully Discharged 18th July 2025

[this link](#)

P25/S1564/DIS

Belle Hatch Park near Harpsden RG9 4AN

Discharge of conditions 4 (Ecology - Biodiversity Enhancements) and 5 (External Lighting - General) on application P24/S4079/HH (Erection of outbuilding to provide machinery store and tool shed) As this consultation coincides with a period of major IT work and some downtime (which is likely to be 24 May-2 June 2025) we have added 14 extra days for you to make your comments

Planning Officer Marc Pullen

Fully Discharged 11th June 2025

[this link](#)

P25/S1384/DIS

Crossways Woodlands Road Harpsden Henley-on-Thames RG9 4AA

Discharge of condition 25 (SuDS Compliance) on application P23/S1042/S73 (Variation of conditions 2(Character and Appearance) for the replacement of approved drawings with revisions that incorporate alterations to the proposed dwellings on application P21/S4616/FUL(Proposed erection of 11 dwellings with associated access, landscaping & parking).

Fully Discharged

[this link](#)

(iii) Outstanding Applications and Appeals:

P25/S0350/FUL. AMENDED

land to the rear of Pennyhill Woodlands Road Harpsden RG9 4AA

Erection of 16 dwellings with associated access, open space, landscaping and parking. (As amended & amplified by information received 23 May 2025.)

Planning Officer Ben Duffy

New Target Decision 4th July 2025

Consultation Ends 3rd July 2025

Target 23rd October 2024

Link [here](#).

HPC objected to original application

No decision a/o 20th July 2025

APPEAL

APP/Q3115/W/25/3366842 A. (P23/S4036/FUL)

The Mount Rotherfield Road Henley-on-Thames RG9 1NR

Appellants name : Kingerlee Homes

Appeal start date: 9th June 2025

Consultation Ends 14th July

<https://acp.planninginspectorate.gov.uk>.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

P25/S0329/FUL AMENDED

Pennyhill, Woodlands Road, Harpsden RG9 4AA

Proposal for the erection of a single detached self-build dwelling house with associated parking and access, following the demolition of the existing tennis court. (dwelling and carport repositioned as shown on amended documents and additional drainage information received 7th May 2025)

Planning Officer Paul Lucas

Target Decision 3rd April 2025

click [this link](#)

New Consultation Ends 22nd May

submit your comments by clicking this [link](#).

KG objected on behalf of the Council to the original application

No decision a/o 20th July 2025

P25/S1491/LDP

Garden Cottage Gillotts Lane Harpsden RG9 4AY

The proposal is to improve and alter the existing fencing along the boundary adjacent to Gillotts Lane, between the upper driveway entrance and the footpath to the west.

Planning Officer Stephen Critchley

Consultation Ends 16th May 2025

Target 11th July 2025

No decision a/o 20th July 2025

You can submit your comments regarding this application online [here](#).

HPC would prefer to see hedges rather than solid fencing. The Parish Council sympathizes with your wish for more cover from Gillotts Lane traffic and shares your disappointment with your present beech hedge. Nonetheless we would urge you to replace it with a hawthorn one. Knowing that this could take three or four years to become really effective, we would not object to your putting up a solid fence to protect it but we would very much hope that you would remove the fence once the hawthorn was firmly established.

Discharge of Conditions

P24/S2651/DIS (As amended by drainage statement received 20 September 2024).

Thames Farm Reading Road Lower Shiplake RG9 3PH

Discharge of conditions 4 (vehicular access, footways, cycle ways, driveways and turning areas), 5 (construction management plan), 8 (landscape management plan), 9 (method statement) and 11 (drainage strategy) on application P16/S0970/O. (Outline Planning Application for up to 95 dwellings and associated public open space and landscaping. Means of access and strategic landscaping not reserved). (As amended by drainage statement received 20 September 2024 and amended plans and information received 9 May 2025). (Outline Planning Application for up to 95 dwellings and associated public open space and landscaping. Means of access and strategic landscaping not reserved).

Planning Officer Emma Bowerman

New Target 16th July 2025

No decision a/o 20th July 2025

With regard to the latest amendments to applications regarding Thames Farm HPC would consult with TFAG before commenting.

P25/S2094/DIS (P24/S1888/S73)

Huntswood House Harpsden Bottom Harpsden RG9 4HY

Discharge of condition(s) 13 (External Lighting) and 14 (Glass Coating for External Glazing) on planning application ref P24/S1888/S73 (Variation of condition 2 (Approved plans) on application P23/S2339/FUL (Alterations to the main house, including two new dormer windows, porch and upgrading of fenestration. Refurbishment of existing workshop to provide guest accommodation. Removal of other existing outbuildings. Alterations to existing driveway with new entrance gates; Replacement swimming pool with pool house; Erection of stables including small hay barn and entrance gates) - to enhance the architectural style of the already approved rear extension by replacement with an orangery. The proposals also fully demolish the existing playroom extension to formalise the rear elevation and improve symmetry).

Planning Officer Tom Wyatt

Target 4th September 2025

[this link](#)

P25/S1971/DIS (P24/S1790/S73)

Wyevale Country Gardens Reading Road near Harpsden RG9 4AE

Discharge of condition(s) PART 20 (Contamination) on planning application ref: P24/S1790/S73. (Variation of condition 1 (Approved plans) on application P21/S4271/RM (Reserved matters application for 40 dwellings and a minimum of 250 sqm Use Class E(c)(i, ii and iii), E(g)(i, ii, iii) and/ or F2(b) floorspace for the approval of details of the appearance, landscaping, layout, and scale pursuant to Condition 1 of Outline Planning Permission P18/S0951/O).

Planning Officer Emma Bowerman

Target 25th August 2025

[this link](#)

P25/S2086/DIS (P24/S1790/S73)

Wyevale Country Gardens Reading Road, Harpsden RG9 4AE

Discharge of condition(s) 7 (Detailed Planting) on planning application ref P24/S1790/S73 (Variation of condition 1 (Approved plans) on application P21/S4271/RM (Reserved matters application for 40 dwellings and a minimum of 250 sqm Use Class E(c)(i, ii and iii), E(g)(i, ii, iii) and/ or F2(b) floorspace for the approval of details of the appearance, landscaping, layout, and scale pursuant to Condition 1 of Outline Planning Permission P18/S0951/O).

Planning Officer Emma Bowerman

Target 3rd September 2025

[this link](#)

For Information. This discharge of conditions is still on the Planning Portal as ‘partially discharged’

P24/S2721/DIS

Lucys Farm Barns Harpsden Road Harpsden Henley-on-Thames RG9 4HN Discharge of conditions 4(sample materials), 8(biodiversity and ecological enhancement features), 9a(external lighting for bats) & 12(contaminated land) on application ref. P24/S0322/FUL (Demolition of existing farmyard buildings and erection of a single building comprising three dwellings (1 x three bed and 2 x four bed) with associated off-street parking and amenity space provision. Alterations to existing vehicular access arrangements.)

Planning Officer Caitlin Phillpotts

Consultation Ends 28th August 2024

Target 23rd October 2024

Partially Discharged on 24th September 2024

