

Planning Matters: July 2023

(i) New Applications since the last meeting:

P23/S1769/O

Hallemead House Woodlands Road Harpsden RG9 4AB

Outline planning application for the demolition of Hallemead house and its replacement with a self-build plot; the creation of two additional self-build plots; and demolition of the existing stables to be replaced with a new dwelling with details of access and all other matters reserved.

Planning Officer Paul Lucas

Consultation Ends 21st June

TARGET 18th July 2023

HPC had no objection to this application.

P23/S2339/FUL

Huntswood House, Harpsden Bottom, RG9 4HY

Alterations to the main house, including 2 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

Planning Officer Caitlin Phillpotts

Consultation Ends 4th August

TARGET 4th September 2023

HPC had no objection to this application.

(ii) SODC Decisions since the last meeting:

P23/S1975/FUL

Jerry's Barn, The Orchard, Upper Bolney Road, Harpsden, RG9 4AQ

Replacement of existing dwelling & single storey building; Followed by construction of 1 detached house, retaining the existing storage unit all with associated landscaping & parking.

Application Withdrawn

P22/S4295/HH AMENDED.

Keepers Cottage, Mays Green, RG9 4AL

Proposed erection detached garage building (in lieu of previously consented outbuilding under planning ref: P22/S3430/LDP) with new access & driveway (in lieu of previously consented access & driveway under planning ref: P22/S3430/LDP). (As amended by plans received 3 February 2023 and Great Crested Newt Habitat Assessment & Mitigation Strategy received 10 May 2023).

Planning Permission 14th June

P23/S1038/FUL AMENDED

Lucys Farm Barns, Harpsden RG9 4HN

Redevelopment of existing former farmyard buildings and erection of 2 x detached barn-style dwellings with detached car port and other off-street parking and associated amenity space provision. Alterations to existing vehicular access arrangements. (As amended by plans received 30 May 2023)

Planning Permission Grante

(iii) Outstanding Applications and Appeals:

P23/S1042/S73 (P21/S4646/FUL) AMENDED

Land West of Reading Road, Lower Shiplake, RG9 4AA

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

Consultation Ends 23rd April 2023

Target Decision 15th May 2023

No decision as of 16th July 2023

P22/S4613/MPO

Wyevale, Harpsden RG9 4AE

Modification of Planning Obligation under S106 agreement dated 22/11/19 (between Oxfordshire County Council, South Oxfordshire District Council and Dairy Lane Ltd) associated with outline Planning Permission P18/S0951/O

Planning Officer Emma Bowerman

Target Decision 15th February 2023

Consultation Current but no end date.

No decision as of 17th July

Discharge of Conditions:

P23/S1020/DIS

(P18/S0951/O)

Wyevale Country Gardens, Harpsden RG9 4AE

Discharge of condition 15 (contaminated land (preliminary risk assessment)) on application reference number P18/S0951/O (Outline planning permission for demolition of all existing structures, development of B1 and/or B2 and/or D1 floorspace and required parking and servicing facilities on the south-eastern part of the site; development of up to 40 dwellings on the rest of the site; off-site highways works together with associated open space and landscaping. All matters to be reserved with the exception of access).

Planning Officer Emma Bowerman

Fully Discharged 1st June 2023

P23/S0966/DIS (P18/S0951/O)

Wyevale Country Gardens Reading Road Harpsden RG9 4AE

Discharge of condition 12 (Foul drainage works) under application reference number P18/S0951/O.(Outline planning permission for demolition of all existing structures, development of B1 and/or B2 and/or D1 floorspace and required parking and servicing facilities on the south-eastern part of the site; development of up to 40 dwellings on the rest of the site; off-site highways works together with associated open space and landscaping. All matters to be reserved with the exception of access.) (As amplified by additional information received 24 April 2023 and as amplified and amended by information received 16 June 2023.)

Planning Officer Emma Bowerman

Target Decision 26th April

No decision a/o 17th July

P23/S2178/DIS (P22/S1707/HH)

Keepers Cottage Mays Green RG9 4AL

Discharge of condition 5(Ecology) on application P22/S1707/HH (Single storey rear and side extensions, replacement entrance porch and conversion of detached garage to ancillary accommodation).

Planning Officer Caitlin Phillpotts

Target Decision 9th August 2023

Under consultation a/o 17th July

P23/S2060/DIS (P22/S3337/FUL)

Sheephouse Stud Reading Road near Henley-on-Thames RG9 4HF

Discharge of conditions 8 (Ecology - GCN Licence) and 15 (Construction Environmental Management Plan) on application ref. P22/S3337/FUL (Conversion of two existing barns into separate residential dwellings, with associated landscape alterations).

Planning Officer Marc Pullen

Target Decision 2nd August 2023

No decision a/o 17th July

P23/S0993/DIS

Wyevale Country Gardens Reading Road Harpsden RG9 4AE

Discharge of condition 3(Source Protection Strategy) 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). ***(As amplified by additional information received 17 April 2023 and as amended and amplified by information received 16 June 2023.)***

Planning Officer Emma Bowerman

Target Decision No decision a/o 17th July

P23/S0966/DIS AMENDED

(P18/S0951/O)

Wyevale Country Gardens Reading Road Harpsden RG9 4AE

Discharge of condition 12 (Foul drainage works) under application reference number P18/S0951/O.(Outline planning permission for demolition of all existing structures, development of B1 and/or B2 and/or D1 floorspace and required parking and servicing facilities on the south-eastern part of the site; development of up to 40 dwellings on the rest of the site; off-site highways works together with associated open space and landscaping. All matters to be reserved with the exception of access.) (As amplified by additional information received 24 April 2023 and as amplified and amended by information received 16 June 2023.)

Planning Officer Emma Bowerman

Target Decision 25th April

No decision a/o 17th July

P23/S2024/DIS

(P21/S4271/RM)

Wyevale Country Gardens, Harpsden RG9 4AE

Discharge of condition 2(Measures for works near water main) on application P21/S4271/RM.(as amended & additional drainage information received 11 April 2023 and 9 May 2023). (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 26th July No decision a/o 17th July**

P23/S0967/DIS

(P21/S4271/RM)

Wyevale Country Gardens, Harpsden RG9 4AE

Discharge of condition 5 (Schedule of Materials) under application reference number 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 26th July

No decision a/o 17th July