

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 01 July 2019 at 1915 hrs.

Present: Mr Rawlins (chairman), Mrs Lewis, Mr Kedge, Mr Scott-Giles, Mr Fort, Mr Stoves Mrs Diwell, Mr Coombs, Mrs Varnes (Deputy Parish Clerk) and six members of the public.

P20/038 Apologies for absence: none.

P20/039 Declarations of interest: none.

P20/040 Public consultation time: the public present all wished to object to the proposal considered under agenda item P20/041.

P20/041 New applications:

041.01/P19/S1959/FUL. The proposed construction of a new dwelling at 1 Rowan Close RG4 9LD.

Neighbours Mr Thomas, Mr Twyman and Mrs Kirkham outlined their objections to the proposal, which they considered to be an inappropriate over-development, of poor design which would have an adverse impact on existing properties, residents' privacy and the area's environment.

After discussion the committee resolved to vigorously object to the proposal (see attached letter).

041.02/P19/S1950/HH. The proposed construction of a single-storey rear extension at 52 Essex Way RG4 9RG.

After discussion members resolved to support the proposal.

041.03/P19/S1854/HH. The proposed construction of front and side extensions with internal alterations at The Mulberry, Blounts Court Road RG4 9RS.

After discussion members resolved to support the proposal.

P20/042 Applications granted:

042.01/P19/S1329/HH. A two-storey side extension, new porch and flat roof canopy at 7 Pond End Road RG4 9SA. Noted.

042.02/P19/S0543/HH. The addition of dormer windows and a single-storey side extension to 57 Woodlands Road RG4 9TD. Noted.

P20/043 To discuss and agree:

The way forward for trying to introduce lighting along the footpath between the Lea Meadow residential development and the Kennylands Road. Also to receive an update on the implementation of landscaping planning conditions at Lea Meadow.

Members resolved to ask the deputy clerk to write to Bewley Homes and the landowner to request that appropriate low-level lighting be installed along the footpath linking the Lea Meadow development with Kennylands Road.

The deputy clerk reported that no further update on the implementation of landscaping planning conditions at Lea Meadow had been received.

P20/044 To receive updates on:

044.01. The planning enforcement investigation into the fence at 50 Wood Lane.

The deputy clerk reported that no update from SODC planning enforcement had been received and was requested to chase it up.

044.02. The Memorial Hall Field project to create new sport and recreation facilities off Reades Lane.

Mr Rawlins reported that the planning application for groundworks was about to be submitted to SODC.

P20/045 Matters for future agendas

Members requested that plans by Inspired Villages to construct a retirement village off Blounts Court Road be placed on the next agenda.

The meeting closed at 2025.

Date of next meeting: Monday 15 July 2019 at 1915.

Chairman: Dated:

SONNING COMMON PARISH COUNCIL

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Ms Victoria Clarke
SODC Planning Officer
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

09 July 2019

Dear Ms Clarke

Re: P19/S1959/FUL. The construction of a proposed new dwelling at 1 Rowan Close RG4 9LD.

Sonning Common Parish Council's Planning Committee discussed the above application at its meeting of Monday 01 July 2019. Members unanimously resolved to vigorously object to the application.

The committee's chief objections were that the proposed development:

- conflicted with the infill and design policies of the Sonning Common Neighbourhood Plan (namely over-development, inappropriate infill, not fitting with the general pattern of development in the area and creating an adverse impact on existing properties and the area's character)
- would intrude into an important area of natural, open green space containing numerous mature trees and grasses, which is of environmental and ecological value
- was in unacceptably close proximity to existing properties and would impact detrimentally on the privacy of existing residents in Rowan Close and Grove Road as well as future residents of the proposed new property
- would result in the over-looking of 1 and 2 Rowan Close and Grove Road gardens
- was of poor design

Members considered the proposal to be inappropriate infill which did not fit the general pattern of development in the area. They did not support the principle of residential development on this site because it is bordered by back-to-back gardens rather than buildings, and, as such, fails to meet the Neighbourhood Plan criteria for appropriate infill.

The committee was also concerned that the proposed development failed to meet Highways conditions for appropriate developments to provide a 4.8m wide driveway of 20m with space for turning; and the proposed new driveway's proximity to the property boundary of 2 Rowan Close.

Members noted that no arboricultural report had been supplied – a significant oversight given the environmental importance of the mature trees on the site.

Members are extremely concerned about this proposal and recommend to SODC that it be rejected. Please keep the Parish Council informed of all developments in relation to this proposal, particularly if you are considering approving the plan. In this case we ask that the application is referred to SODC's Planning Committee for a decision.

Yours sincerely



Ros Varnes, Deputy Clerk, Sonning Common Parish Council