

# Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall on Monday 01 October 2018 at 1915.

Present: Mr Rawlins (Chairman); Mr Kedge; Mrs Lewis. Also Mrs Varnes, Deputy Parish Clerk and 10 members for the public.

P19/055 Apologies for absence: Mr Fort, Mrs Godfrey, Mr Stoves.

P19/056 Declarations of interest: none.

P19/057 Public consultation time: all public present objected to planning application P18/S2245/FUL. Their concerns were included in the Planning Committee's response to SODC (see attached letter).

P19/058 New applications:

058.01/P18/S2245/FUL. Amended application for a single and two-storey extension and the construction of a new, detached three-bedroom dwelling at Jalna, Peppard Road RG4 9NJ (according to amended plans of 24 August 2018). After discussion members unanimously resolved to recommend refusal of the application (see letter).

058.02/P18/S3048/FUL. The construction of a single-storey front, side and rear extension, with a change of use of land from amenity to residential, at 54 Orchard Avenue RG4 9LT.

After discussion members unanimously resolved to recommend approval of the application.

P19/059 To note:

Application P18/S3101/LDP for a Certificate of Lawful Development for a rear roof extension at 42 Kennylands Road RG4 9JT. Noted.

P19/060 Application granted:

P18/S2575/HH. The erection of two dormer windows at 3 Grove Road RG4 9RH. Noted.

P19/061 Applications refused:

None. Noted.

P19/062 Update on:

The transfer of Memorial Hall Field, off Reades Lane, to the Parish Council for the construction of new sport and recreation facilities.

No update from the last meeting.

P19/063 Matters for future agendas: new street names.

The meeting closed at 2040.

Date of next meeting: Monday 15 October 2018 at 19.15.

Chairman: .....

Dated: .....

# SONNING COMMON PARISH COUNCIL

Parish Office

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Ms Davina Sarac  
SODC Planning Officer  
135 Eastern Avenue  
Milton Park  
Abingdon OX14 4SB

Tuesday 02 October 2018

Dear Ms Sarac

**Re: P18/S2245/FUL. The construction of a single and two-storey extension and the erection of a detached two-storey three-bedroom house (as amended by plans submitted on 24 August 2018) at Jalna, Peppard Road.**

Sonning Common Parish Council's Planning Committee discussed the above amended application at its meeting of Monday 01 October 2018. Members unanimously resolved to strongly object to the application. They considered that the amended application showed no apparent improvements to the original application (first discussed at the Planning Committee meeting of 06 August 2018), so the objections raised by councillors following that meeting are unmitigated and remain.

Around 10 residents attended to meeting – all strongly opposed to the application.

Councillors oppose the application on the following grounds:

1. It would be a significant over-development of the site
2. It conflicts with policies H3 Infill and D1 Design of the adopted Sonning Common Neighbourhood Plan
3. Portions of the single-track lane, which adjoin the site, are under the private ownership of existing residents (the residents have deeds to prove this)
4. Access for construction traffic would be problematic, if not impossible
5. The issues raised by Highways, particularly regarding public safety, have, to the committee's knowledge, not been resolved
6. The proposal would have a detrimental impact on the neighbouring public footpath
7. The proposal does not respect the settlement pattern in terms of its proposed size, height, scale, mass and density
8. The proposal is forward of the existing building line
9. While neighbouring properties front on to the Peppard Road it is proposed that the new/extended properties would front onto the unadopted single track lane which runs behind the site, contrary to the prevailing settlement pattern
10. The proposal would have a detrimental impact on neighbours (Silver Lea and Stoneyhaven), leading to a significant loss of light to their homes and gardens and a reduction in their privacy
11. The proposal has already had an adverse impact on the surrounding countryside since the hedgerow along the Peppard Road border has been removed and replaced with a harsh, wooden fence (contrary to the adopted Neighbourhood Plan which encourages soft boundary treatments)

The committee recommends that a site visit is conducted by a planning officer, if it has not already taken place, to thoroughly assess the impact of this proposal and the difficulties which it presents.

Neighbours wish to make it known that the developer has not engaged with them, as per the pre-application advice given, and that they have grave concerns over how the removal of the asbestos guttering at the front of the property was handled.

Please keep the Parish Council informed of all developments in relation to this proposal, particularly if you are considering approving the plan. Thank you.

Yours sincerely

A handwritten signature in black ink that reads "Ros Varnes". The signature is written in a cursive style with a large initial 'R'.

Ros Varnes  
Deputy Clerk, Sonning Common Parish Council

cc Councillor Paul Harrison