

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 02 December 2019 at 1915 hrs.

Present: Mr Rawlins (chairman), Mr Giles, Mr Fort, Mr Kedge, Mrs Lewis, Mr Stoves and Mrs Varnes (Deputy Parish Clerk) plus four members of the public.

P20/108 Apologies for absence: Mrs Diwell, Mr Coombs.

P20/109 Declarations of interest: none.

P20/110 Public consultation time: four members of the public were present in relation to agenda item P20/111.

P20/111 New application:

P19/S4108/FUL. The demolition of the existing dwelling and its replacement with two detached four-bedroom dwellings with a garage at Indaba Lodge, Peppard Road RG4 9NJ.

Resident Mr Starkey, of Virginia Cottage, outlined his concerns about how the character of 'The Triangle' was steadily being destroyed by the approval of a series of unsuitable applications, including this application to demolish a bungalow, suitable for elderly people, and replace it with detached houses. He was also concerned about vehicular access to the site along with road safety and parking implications were the application to be approved.

After discussion members unanimously resolved to object to the application on the grounds of over-development, poor design, parking and access issues (see attached letter).

P20/112 To note:

P19/S4140/DIS. The discharge of condition 3 (schedule of materials) on application P19/S1563/HH for a three-storey side and single-storey rear extension at 36 Peppard Road. Noted.

P20/113 Applications granted:

113.01/P19/S3009/HH. A two-storey side extension, single-storey rear extension, a rooflight, window alterations, the removal of a chimney stack, external cladding to first-floor elevations and rendering to ground floor elevations at 4 Grove Road RG4 9RL. Noted.

113.02/P19/S3021/HH. Retrospective planning permission for a fence at 50 Wood Lane RG4 9SL. Noted.

P20/114 Motion proposed:

Mr Kedge will propose that the Neighbourhood Plan Working Party is asked to remove all reference to pre-engagement commitment (pages 61 and 114 of the current Sonning Common Neighbourhood Plan) from the revised Plan, leaving the decision on whether or not to be involved to be made by the Planning Committee.

After much discussion Mr Kedge agreed to withdraw his motion following an undertaking by Mr Fort, chairman of the Neighbourhood Plan Working Party, that the revised neighbourhood plan's policy on pre-determination would be drafted in consultation with the Planning Committee.

P20/115 Matters for future agendas.

The deputy clerk advised the committee that Mrs Pearman, chairman of the Memorial Hall Field working party, would attend the next meeting on 16 December to outline the details of the current ground works application for the provision of sport and recreational facilities on Memorial Hall Field.

The deputy clerk informed the committee that she had written to Mr Garnett, Planning Director for Inspired Villages, inviting him to the Planning Committee meeting scheduled for 03 February 2020 to outline his proposal for the development of a new retirement community off the Blounts Court Road.

The meeting closed at 20:35.

Date of next meeting: Monday 16 December 2019 at 1915.

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

Wednesday 04 December 2019

Dear Ms Sarac

Re: P19/S4108/FUL. The demolition of the existing dwelling and its replacement with two detached four-bedroom dwellings and a garage at Indaba Lodge, Peppard Road RG4 9NJ.

Sonning Common Parish Council's Planning Committee considered the above application at its meeting of Monday 02 December 2019. Members resolved to unanimously object to this proposed development.

They believe that the proposal would lead to an over-development of the site and is of poor design, contrary to both district and Sonning Common Neighbourhood Plan housing, infill and design policies.

They consider that the back track is incapable of accommodating the parking places proposed and that poor accessibility to the site would cause problems for both contractor and resident traffic, raising safety concerns.

Members further believe that this overbearing, proposed development would be detrimental to the character of the area.

The committee urges you to refuse this unsuitable and detrimental application. We would be very grateful if you could keep us informed as to the progress of this application. If you are considering approving it, we ask, in view of the Parish Council's objections, that it be referred to your Planning Committee for a decision.

Yours sincerely



Ros Varnes
Deputy Clerk, Sonning Common Parish Council