

Sonning Common Parish Council
Minutes of the meeting of the PLANNING COMMITTEE held
in the Village Hall on Monday 02 March 2015 at 1915 hours.

- Present:** Ms Noble (chairman), Mr Rawlins, Mr Greenwood, Mrs Lewis, Mr Reynolds, Mrs Varnes (Deputy Parish Clerk).
- P15/132** Apologies for absence: Mr Kedge (ex-officio), Mr Stoves (ex-officio).
- P15/133** Declarations of interest: none.
- P15/134** Public question time. Mr James McNeill, of Kennylands Road, attended the meeting to outline his objections to proposal P15/S0335/FUL.
- He was concerned about the effect the proposed new dwelling at 110 Kennylands Road would have on his family's privacy; the extension of the built area of the village; the height and bulk of the proposed new dwelling; its impact on the surrounding countryside and the character of the area. Mr McNeill said his garden and swimming pool would be overlooked by the proposed, new property.
- P15/135** New applications:
- 135.01/P15/S0335/FUL. The construction of a four-bedroom property with associated parking at Winters Folly, 110 Kennylands Road RG4 9JX. After discussion the committee voted unanimously to recommend rejection of the proposal (see letter attached).
- 135.02/P15/S0302/O. The erection of a single dwelling on land adjacent to Reddish Manor, Peppard Road RG4 9NP. After discussion the committee voted unanimously to recommend rejection of the proposal (see letter attached).
- P15/136** Application granted:
- 136.01/P14/S4056/HH. A two-storey side and single-storey rear extension at 51 Orchard Avenue RG4 9LT. Noted.
- P15/137** Matters for future consideration. Members received an update from the committee chairman on the outcome of a meeting of SODC's Planning Committee which she had attended on 25 February 2015. SODC refused planning permission for a four-bedroom house on land adjacent to 31 Woodlands Road (P14/S3419/FUL) but consented to a new, single storey dwelling being built on land adjoining 54 Woodlands Road (P14/S3995/O).

The meeting closed at 2040.

Chairman: **Dated:**

SONNING COMMON PARISH COUNCIL

Parish Office

VILLAGE HALL, WOOD LANE
SONNING COMMON, OXON, RG4 9SL

Clerk – Philip Collings

Tel 0118 972 3616

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Ms Victoria Butterworth
Planning Officer
Planning
SODC
Abbey House, Abbey Close
Abingdon
OXON OX14 3JE

Thursday 05 March 2015

Dear Ms Butterworth

Re: P15/S0335/FUL (Proposal to build a four-bedroom property with associated parking at Winters Folly, 110 Kennylands Road RG4 9JX).

At its meeting on 02 March 2015, Sonning Common Parish Council's Planning Committee unanimously agreed to recommend that the above application be refused.

The committee is opposed strongly to this application because:

1. It would be the first backland development, outside the built area of the village, on this main access road to the village - contrary to policies G2 and CSR1. The committee is extremely concerned about extending the built area of the village south towards Reading.
2. It represents an over-development of the site. The proposed dwelling is considered to be too large for the site and is greater in mass and bulk than surrounding properties – contrary to policies H4, D1 and CSQ3. The proximity of the proposed dwelling to the new access is also of concern.
3. The orientation of the proposed dwelling does not respect the character of the existing settlement types.
4. It would cause an unacceptable intrusion on the privacy of immediate neighbours and affect the amenity value of their properties – contrary to policy D4. (Immediate neighbour Mr James McNeill attended the committee meeting. His garden and swimming pool, in which his children play, would be directly overlooked by the proposed dwelling).
5. The proposal would have an adverse impact on the surrounding countryside and the landscape setting, contrary to policy C4.

The committee urges you to refuse this application, particularly because of the dangerous precedent it would set for further backland development along Kennylands Road and for extending the built area of the village towards Reading.

Yours sincerely



Ros Varnes
Deputy Clerk, Sonning Common Parish Council
(Sent on behalf of the Planning Committee)

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Mr R Turner
Planning Officer
SODC Planning

Thursday 05 March 2015

Dear Mr Turner

Re: P15/S0302/O (Proposal to build a single dwelling on land adjacent to Reddish Manor, Peppard Road RG4 9NP).

At its meeting on 02 March 2015, Sonning Common Parish Council's Planning Committee unanimously agreed to recommend that the above amended application be refused.

The committee is opposed strongly to this application because:

1. It is contrary to policy CSR1 in that it is outside the settlement area and cannot be classed as infill.
2. It would have an adverse impact on the local landscape, particularly the AONB – contrary to policy CSEN1.
3. The adjacent Reddish Manor is of supreme heritage value to the area. Parts of the manor are believed to date back to the 1500s (see house brochure attached). Development of this site would undermine the local historic environment – contrary to CSEN3 and CON5.
4. It would be harmful to the green infrastructure (CSG1 and G4) and to the conservation and improvement of biodiversity (CSB1 and C6).
5. It would have an adverse impact on the local landscape setting – contrary to C4.
6. The proposed access has limited visibility as it is on the inside of the bend so it is not safe, contrary to policy T1. It would probably necessitate the removal of additional trees and screening hedgerows, contrary to G4.

The committee urges you to refuse this unsuitable application outside the settlement area, which would be detrimental to the surrounding countryside generally and to the adjacent historic building particularly.

Yours sincerely



Ros Varnes
Deputy Clerk, Sonning Common Parish Council
(Sent on behalf of the Planning Committee)

