

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall,
Sonning Common, on Monday 02 March 2020 at 1915 hrs.

Present: Mr Rawlins (chairman), Mrs Lewis, Mr Fort, Mr Stoves, Mrs Diwell and Mrs Varnes
(Deputy Parish Clerk).

P20/147 Apologies for absence: Mr Kedge, Mr Scott-Giles.

P20/148 Declarations of interest: none.

P20/149 Public consultation time: none present.

P20/150 New applications:

150.01/P19/S4350/O. An amended outline planning application for up to 26 dwellings, including affordable housing, new public open space, landscaping and surface water attenuation with detailed vehicular access on land to the south of Kennylands Road.

The committee resolved to fully support the application subject to certain considerations, as outlined in the letter attached.

150.02/P20/S0457/HH. The construction of a single-storey rear extension with a balcony over it at 4 Gardeners Copse RG4 9JJ.

The committee resolved that it had no objections to the application, subject to there being a resolution to the rear gardens of numbers two and three Gardeners Copse being overlooked from the proposed balcony.

150.03/P20/S0468/HH. The construction of front and rear single-storey and side two-storey extensions to provide appropriate access and accommodation for a disabled child at 12 Wood Lane Close RG4 9SP.

The committee resolved to fully support the application.

P20/151 Application granted:

P19/S4594/HH. A double-storey extension at 23 Beech Rise RG4 9TJ. None.

P20/152 Matters for future agendas: none raised.

The meeting closed at 1950.

Date of next meeting: Monday 16 March 2020 at 1915.

Chairman: Date:

SONNING COMMON PARISH COUNCIL

Parish Office

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Katherine Pearce
SODC Planning Officer
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

Tuesday 03 March 2020

Dear Ms Pearce

Re: P19/S4350/O. An outline planning application for up to 26 dwellings including affordable housing, new public open space, landscaping and surface water attenuation with detailed vehicular access on land to the south of Kennylands Road, Sonning Common.

The council's Planning Committee considered this outline application at its meeting of Monday 02 March 2020. Members resolved to fully support the application, subject to the following comments:

1. That overflow parking on Kennylands Road is avoided at all costs by ensuring the adequacy of parking provision on-site (please refer to page 65 of the Sonning Common Neighbourhood Plan SCNP). Kennylands Road is a main vehicular route to the village for all traffic, including public buses. Obstructions on this route would be extremely disruptive and potentially hazardous to road users.
2. That the roadside canopy is neither cut back nor removed. The satisfactory screening of the neighbouring AONB through the maintenance of appropriate vegetation in this area is a site policy within the SCNP.
3. That the 10m landscape buffer at the back of the site, nearest to the AONB, is retained - as per the SCNP site policy - to protect the landscape setting of the village and to minimise the impact on the adjoining AONB from the residential development of the site.

Additionally, I refer to your email to me of 20 February in which you ask if the Parish Council would be interested in taking on the management and maintenance of the public open space on-site, to which I responded on 21 February that we would be potentially interested in doing so.

This possibility was considered by the Planning Committee last night. Members wish me to re-iterate to SODC that the Parish Council is keen to take on the management of this public open space and would be grateful if its offer could be considered further by SODC and the site owner/agent.

Sonning Common Parish Council already has long-standing experience of ably managing and maintaining the grass and hedges at two residential estates in the village – Hazel Gardens and Bird Wood Court. The annual charges to our residents for doing so are modest - £86 in the case of Hazel Gardens and £21 per Bird Wood Court household.

This contrasts with the £600 per household per year which Gardeners Copse residents pay to a land management company and the almost £200 per year, which, we understand, is paid to another company by residents of the 65-unit Lea Meadow estate.

The Parish Council uses local contractors to carry out its landscape management and maintenance work to the general satisfaction of our residents who are very grateful for the service and appreciative of its low annual cost to them. The fact that the public open space on the Kennylands Road site is so small seems to us to be another good reason for the management of it to be done locally.

Please do let us know what your further thoughts are on this matter. In the meantime, here is the Parish Council's response to the outline application. We would be grateful for your confirmation that the above points will be taken into account when determining the application.

Thank you very much.

Yours sincerely

A handwritten signature in black ink that reads "Ros Varnes". The signature is written in a cursive, slightly slanted style.

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

cc Paula Fox