

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 02 October 2017 at 1915 hrs.

Present: Mr Rust (chairman), Mr Rawlins, Mr Fort, Mr Kedge, Mrs Phillips-Tilbury, Mr Stoves and Mrs Varnes (Deputy Parish Clerk). Eleven members of the public.

P18/098 Apologies for absence: Mrs Lewis.

P18/099 Declarations of interest: none.

P18/100 Public consultation time:

Agenda items: 101.01, Songlow: residents Mrs Hughes and Mr Starkey repeated their concerns concerning potential loss of light to neighbouring properties, the new dwelling's excessive bulk and the proposed two-storey house being out of keeping with the existing row of bungalows. They urged members to recommend rejecting the application.

101.02, Bird in Hand Lane: Architect Mr Groucott, representing the applicant, outlined why he felt the application should proceed given that such an application would normally be allowed under permitted development rights. Neighbouring residents Mr and Mrs Gibson and Mr Price strongly objected to the application, outlining the increased impact of the two-storey extensions as opposed to the one-storey extensions which had previously received planning permission.

101.03, 31a Woodlands Road: Mr Playford, of neighbouring 31 Woodlands Road, explained that he was happy with the new driveway layouts and the proposal to extend the boundary between the two properties to the public highway in place of a shared driveway.

101.04, 54 Woodlands Road. Applicants Mr and Mrs Cartwright explained why they felt a two-storey dwelling was more appropriate to the site and surroundings than a bungalow and urged members to support the application.

P18/101 New applications:

101.01/P17/S1752/FUL. The proposed replacement of a single-storey residential dwelling (as amended by plans received 09/08/17 to reduce the width of the property by 1m and move the dwelling away from the northern boundary by 1m) at Songlow, Peppard Road, RG4 9NJ.

The deputy clerk advised members of the material planning considerations that were relevant to the case, chiefly scale and bulk resulting in loss of light, overlooking and character of the area.

After discussion members resolved to recommend no strong views on the application and requested that future permitted development rights be withdrawn from the property.

101.02/P17/S2946/FUL. The erection of first-floor extensions over the existing ground floor, changes to doors and windows positioning and the addition of porches to the front elevations (amendment to P15/S0482/FUL) on Plots 1 & 2, Bird in Hand Lane RG4 9JY.

After discussion members resolved to recommend approval of the application.

101.03/P17/S1241/FUL. Variation of conditions 2 (approved plans: 013309/02A, 013309/03A, 013309/04A, 013309/05A, 013309/06A); 4 (landscaping); 5 (planting); 6 (parking and manoeuvring areas shown in drawing no. 013309/02A); and 7 (obscure glazing of the ground floor kitchen window of planning permission P14/S3419/FUL – the erection of a two-storey dwelling with accommodation in the roof space, parking provision and associated landscaping (as amended by documentation received on 12 September 2017 by the applicant/agent revising the design of the dwelling) at 31a Woodlands Road RG4 9TD.

After discussion members resolved to recommend approval of the application.

101.04/P17/S2323/FUL. The construction of a new four-bedroom dwelling with a detached double garage (as amended by plans received 25 September 2017 to reduce the bulk of the proposed dwelling and to remove detached garage) at 54 Woodlands Road RG4 9TE.

After discussion members resolved to recommend approval of the application.

P18/102 Applications granted:

102.01/P17/S2899/HH. A two-storey side extension, first-floor rear and single-storey rear extensions, front entrance porch and the replacement of the existing garage with a garden room and gym linked to the dwelling by a covered walkway at 45 Wood Lane RG4 9SJ. Noted.

102.02/P17/S2643/HH. A single-storey rear extension at 1 Kidmore Lane RG4 9SH. Noted.

102.03/P17/S2515/HH. A first-floor side and single-storey front extension at 62 Churchill Crescent RG4 9RX. Noted.

P18/103 Application refused:

P16/S3630/O. A residential development of up to 245 residential dwellings on land off the Peppard Road, Emmer Green. Noted.

P18/104 Appeal dismissed:

APP/Q3115/W/17/3173144. A change of use of the woodland to ancillary domestic garden land and the retention of the turfed ramp at Tacit, 47 Shiplake Bottom, Peppard Common RG9 5HH. Noted.

P18/105 To discuss and make resolutions on:

105.01/P16/S3707/O. Next steps following the decision by South Oxfordshire District Council's (SODC's) Planning Committee on 06 September 2017 to refuse planning permission for the layout and access for a proposed development of 30 new homes on land at 44 Kennylands Road (SON 5).

Members agreed to ask the deputy clerk to write to John Fisher, of TA Fisher, would-be developers, to request a meeting to discuss the future of the site.

105.02. Parish Council participation at the Local Plan 2033 briefing at Didcot Civic Hall on 11 October 2017.

Members agreed that Councillors Fort and Rawlins would represent the Planning Committee at this meeting.

P18/106 Updates on:

106.01. Investigations into the apparent infringement of the public highway and the alleged breach of planning consent in relation to P16/S2646/FUL – the construction of a detached dwelling at 2 Baskerville Road.

The deputy clerk reported that an investigation by the Highways authority had concluded that the incorporation of a 2m wide grass verge into the building site was temporary and the grass verge would be reinstated post-construction of the new dwelling.

The deputy clerk reported that complaints had been made to Thames Valley Police and photographic evidence supplied. The police had investigated the alleged highways abuses and made clear to the developer that the public highway was to be kept clear of blockages in future and that the construction work would be closely monitored.

No feedback had been received from Planning Enforcement officers.

106.02. The parish's response to SODC's pre-application advice on plans for new sport and recreation facilities on the Memorial Hall Field, off Reades Lane.

Councillor Rawlins summarised the working party's views of the pre-application advice from SODC.

106.03/P17/S2955/HH. The Planning Committee's request to the SODC planning officer for more detailed plans to be provided for the demolition of the existing garden store and the construction of an outbuilding to provide a gym and garden store at 5 Carling Road RG4 9TG.

The deputy clerk confirmed that a letter had been sent to the case planning officer requesting that more detailed plans be provided for the public consultation.

P18/107 Matters for future agendas: none raised.

The meeting closed at 2110.

Date of next meeting: Monday 06 November 2017 at 1915.

Chairman: Dated: