

# Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held via video conference on Monday 03 August 2020 at 1900 hrs.

Due to the exceptional circumstances surrounding the Covid-19 outbreak and in line with local government policy, this meeting was conducted via video conference among committee members and a council officer.

Present: Mr Rawlins (chairman), Mr Kedge, Mr Giles, Mrs Lewis, Mr Fort, Mrs Diwell, Mr Stoves and Ros Varnes, Deputy Parish Clerk. Martin Allwright and Sarah Isherwood also attended on behalf of Johnson Matthey along with Axel Fithen from the Henley Standard.

P21/042 Apologies for absence: none.

P21/043 Declarations of interest: none.

P21/044 New applications:

044.01/P20/S2161/FUL. The demolition of the existing restaurant building and the development of a new Customer Innovation Centre within the existing site, plus associated arrivals' space, landscaping, access, servicing area and car parking at Johnson Matthey, Blounts Court Road RG4 9NH.

Mr Allwright, from Johnson Matthey, gave an excellent presentation about the proposal and explained why the company was seeking to expand its site.

After discussion members unanimously resolved to fully support the application (see letter attached).

044.02/P20/S2125/FUL. The restoration and change of use of a barn to create a single dwelling at Bishopswood Farm, Reade's Lane, Gallowstree Common RG4 9DR.

After discussion members resolved to fully support the application.

044.03/P20/S0022/O. Outline application for the construction of three new dwellings with primary access (as amended by plans received on 17 July 2020 relating to an additional preliminary ecology survey, tree survey and tree impact assessment) on land adjoining Reddish Manor, Peppard Road RG4 9NP.

After discussion members unanimously resolved to recommend the refusal of the application (see letter attached).

P21/045 Certificates of lawful development have been applied for in relation to:

045.01/P20/S2449/LDP. Single-storey rear and side extensions at 18 Orchard Avenue RG4 9LT. Noted.

045.02/P20/S2327/LDP. The conversion of the attached garage to form habitable accommodation and the replacement of the existing glass conservatory roof with an insulated roof of similar profile at 9 Essex Way RG4 9RG. Noted.

P21/046 Applications granted:

046.01/P20/S1971/HH. A single-storey rear/side extension with a flat roof at 112 Kennylands Road RG4 9JX. Noted.

046.02/P20/S1289/DIS. Discharge details agreed on conditions 3 (wall and roof materials) and 7 (landscaping) at Nuthatch, Peppard Road RG4 9NJ. Noted.

P21/047 Update on the emerging South Oxfordshire Local Plan 2034 and the public hearing in relation to it.

Mr Rawlins updated the committee on progress with the emerging South Oxfordshire Local Plan 2034.

P21/048 Matters for future agendas. None.

The meeting closed at 2015.

Date of next meeting: Monday 17 August 2020 at 1900.

Chairman: .....

Date: .....

# SONNING COMMON PARISH COUNCIL

Parish Office

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

Clerk – Philip Collings

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Mr Marc Pullen  
Planning Officer, SODC  
135 Eastern Avenue  
Milton Park  
Abingdon OX14 4SB

Thursday 03 September 2020

Dear Mr Pullen

**Re: P20/S2161/FUL. The demolition of the existing restaurant building and the development of a new Customer Innovation Centre within the existing site, plus associated arrivals' space, landscaping, access, servicing area and car parking at Johnson Matthey, Blounts Court Road RG4 9NH.**

Sonning Common Parish Council's Planning Committee considered the above application at its meeting on Monday 03 August 2020 and discussed it again at a subsequent meeting on 17 August. Members are unanimously in favour of the proposed scheme and strongly recommend to SODC that the proposal is granted.

The committee's view is that Johnson Matthey is an important local employer providing valuable products and services to an international market. Members are proud to have such a major global company within the local area and wish to support Johnson Matthey in its efforts to showcase the organisation through the proposed new Customer Innovation Centre.

Johnson Matthey has consulted extensively with Sonning Common Parish Council and with our neighbours, Rotherfield Peppard Parish Council, throughout the development phases of the plan. Members consider the company's proposal to be well thought-out, sensitive to the character of the Chilterns AONB, its setting and that of Sonning Common generally.

Members are strongly in favour of the company's proposal to make the existing car park available for new residential development. While they recognise that the existing car park is classified as being within the Chilterns AONB, it is covered with tarmac and has been used as a car park for decades.

It is a unique site which members consider should be judged by its individual merits and characteristics. The existing car park is extremely well screened by a high, historic wall, which will mitigate against the impact of a sensitive residential development on the site.

Under the NP revision consultation process, the existing car park site, known as SON 23, is strongly favoured by residents for the development of new two and three-bedroom homes. The site received the highest approval rating of all 11 sites being considered for potential new housing development in the village.

A three-week consultation process this Spring - which included a day-long exhibition attended by 230 residents and a Residents' Survey completed by 130 individuals - resulted in 69 per cent of respondents saying they would approve of new housing development on the existing car park site. A total of 94 per cent of respondents said they favoured the building of two and three-bedroom

homes, as recommended by the Sonning Common Neighbourhood Plan Working Party, which is precisely the type of homes which Johnson Matthey is promoting the site for.

Members do hope that SODC will look favourably upon this proposed new development. Please contact the Council if you wish to discuss the proposal further.

With best wishes

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

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

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Friday 04 September 2020

Dear SODC Planning

Sonning Common Parish Council's Planning Committee considered the following application at its meeting of 03 August 2020:

*P20/S0022/O. Outline application for the construction of three new dwellings with primary access (as amended by plans received on 17 July 2020 relating to an additional preliminary ecology survey, tree survey and tree impact assessment) on land adjoining Reddish Manor, Peppard Road RG4 9NP.*

**Members unanimously resolved to continue to strongly object to the application. They consider the proposal would:**

- **be inappropriate infill**
- **detrimental to the surrounding AONB and AONB setting of the village**
- **extend development beyond the built limits of Sonning Common**
- **and be contrary to housing and infill policies within the adopted Sonning Common Neighbourhood Plan.**

Members are fundamentally opposed to the principle of the proposed development of this site.

They wish SODC to note that the site was considered and rejected for potential new housing development under the Neighbourhood Plan revision process, which involved extensive consultation with residents.

The committee's concerns, outlined in our letter of 17 February 2020, remain since the amended plans make no significant changes to the proposal. Members are concerned that the traffic study took place on 05 May 2020, during lockdown, and consequently produce no meaningful data on traffic impacts.

Please keep the committee informed of any new developments with this application.

Thank you.

Yours sincerely



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