

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the village hall on Monday 4 August 2014 at 1915 hrs.

Present: Ms Noble (chairman), Mr Greenwood, Mrs Lewis, Mr Rawlins, Mr Reynolds, Ros Varnes (deputy clerk).

P15/052 Apologies for absence: Mr Stoves (ex-officio), Mr Kedge (ex-officio).

P15/053 Declarations of interest: none.

P15/054 Public question time: none present.

P15/055 New applications:

055.01/P14/S2205/HH. The demolition of the existing conservatory and the erection of a two-storey rear extension and a new side dormer window at 6 Grove Road RG4 9RL. The committee recorded no strong views on this application but highlighted the neighbour's concern over potential loss of light to their property.

055.02/S2191/HH. The demolition of the existing conservatory and the erection of an oak-framed single-storey rear extension with two new dormer windows to the front elevation at first floor level, a new porch and further internal alterations at 21 Baskerville Road RG4 9LS. The committee resolved unanimously to recommend that this application be approved, saying it represented good design.

055.03/P14/S2236/RM. A reserved matters application, following outline application ref: P12/S3091/O which was allowed on appeal (ref: APP/Q3115/A/13/2200801), for the demolition of 15 Baskerville Road, RG4 9LS, and the erection of three chalet bungalows and carports with associated access and parking. The committee resolved unanimously to recommend that this application be refused (see letter attached).

P15/056 Applications granted:

056.01/P14/S1539/HH. The construction of a replacement single-storey rear extension following the removal of the existing conservatory at 3 Heather Close RG4 9EF. Noted.

056.02/P14/S1268/FUL. The erection of a detached dwelling (amendment to planning permission P13/S0655/FUL), as amended by agent's email dated 20/06/14, at the Hare and Hounds, 12 Woodlands Road RG4 9TE. Noted.

056.03/P14/S1568/HH. The construction of a single-storey front porch and front extension to side garage with lean-to roof at 53 Kennylands Road RG4 9JR. Noted.

056.04/P14/S1661/HH. A rear conservatory at 23 Beech Rise RG4 9TJ. Noted.

P15/057 Applications refused: none.

P15/058 Matters for future consideration:

To discuss parish council representation at the South Oxfordshire District Council (SODC) planning meeting on 27/08/14 if the application (ref: P14/S1503/FUL) to build a residential/business unit on the Green Lane/Wood Lane corner is referred for a decision. Councillor Rawlins agreed to represent the parish council at the SODC committee meeting, if required.

The meeting closed at 2015.

Chairman:

Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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

Clerk – Philip Collings
Email: clerk@sonningcommonparishcouncil.org.uk

Tel 0118 972 3616

Monday 11 August 2014

Mr Tom Wyatt
Planning Officer
South Oxfordshire District Council
Benson Lane
Crowmarsh Gifford
Wallingford OX10 8NJ

Dear Mr Wyatt

Re: P14/S2236/RM reserved matters application following outline application P12/S3091/O, which was allowed on appeal, for the demolition of 15 Baskerville Road and the erection of three chalet bungalows, access and parking.

We are strongly opposed to this revised application. It is in clear breach of the conditions laid down by the inspector, with particular regard to the excessive number of windows which are now on all aspects of the three proposed properties, and, in our view, represent poor design (policy D1).

This proposed development will have a huge and unacceptable impact on the residents of 19 Baskerville Road, resulting in a significant loss of privacy and loss of light which will detrimentally affect their enjoyment of their home and garden.

The development will be intrusive and have a significantly adverse effect on the surrounding well established and low density residential area (policy G2) of Green Lane and Baskerville Road. It will be out of character with other properties in the area.

It represents a gross over development of the site – the proposed three properties being too close together and cramped (policy G6) as well as sharing the same access onto an old established residential road (policy T1)

This sort of backland development is against the principles of our emerging Sonning Common Neighbourhood Development Plan, which will set out a structured and coherent planning policy which respects the needs and character of our village. We are sure these aims are in accordance with the policies and strategic planning laid out in SODC's Core Strategy.

We urge you to reject this detrimental proposal.

Yours sincerely



PP

Ms Gail Noble
Chairman, Planning Committee
Sonning Common Parish Council