

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 04 December 2017 at 1915 hrs.

Present: Mr Rust (chairman), Mrs Lewis, Mr Rawlins, Mr Fort, Mr Kedge, Mrs Phillips-Tilbury, Mr Stoves and Mrs Varnes (Deputy Parish Clerk).

P18/134 Apologies for absence: none.

P18/135 Declarations of interest: none.

P18/136 Public consultation time: none present.

P18/137 New applications:

137.01/P17/S3817/FUL. The variation of conditions 2 (approved plans), 4 (landscaping) and 7 (plans in application P16/S2646/FUL) on the construction of a four-bedroom dwelling with an integral garage and the formation of a vehicular access (as amended by plans received on 30 September 2016) at 2 Baskerville Road RG4 9LS.

Members noted that they shared the concerns raised by a resident of 16a Woodlands Road in relation to the adequacy of the parking/manoeuvring area at the front of the house. After discussion members resolved to recommend approval of the above application, subject to confirmation from South Oxfordshire District Council (SODC) that the proposed parking/manoeuvring provision was adequate (see attached letter).

137.02/P17/S4094/HH. A loft conversion to the existing car port at 53 Woodlands Road RG4 9TD.

After discussion members unanimously resolved to recommend approval of the above scheme.

137.03/P17/S4043/HH. The construction of a single-storey side extension at 11 Newfield Road, Sonning Common RG4 9TB.

After discussion members unanimously resolved to recommend approval of the above scheme.

P18/138 Applications granted:

138.01/P17/S2763/FUL. The construction of a two-storey detached house (as amended by plans received on 02 November 2017 amending the design and fenestration detail of the proposed dwelling and its position within the site) at 58 Wood Lane RG4 9SL. Noted.

138.02/P17/S3471/HH. A single-storey rear extension and glass canopy at 10 Kennylands Road RG4 9JT. Noted.

138.03/P17/S3412/HH. The demolition of a single-storey extension to the rear of the property, a porch to the front, the removal of internal walls and the construction of a first-floor extension over the kitchen and garage, a single-storey extension to the rear and a new, enclosed front porch at 7 Gravel Hill Crescent RG9 5HE. Noted.

P18/139 Application refused:

P17/S3560/LDP. A certificate of lawful use or development for a two-storey rear extension at 2 Old Copse Gardens RG4 9TH. Noted.

P18/140 Update on:

The transfer of Memorial Hall Field, off Reades Lane, to the Parish Council for the construction of new sport and recreation facilities. No update was available.

P18/141 Guidance on making recommendations on planning applications. The deputy clerk distributed an information pack to all members containing planning policy information and advice on responding appropriately to planning applications.

P18/142 Matters for future agendas. A review of the committee's recommendation of refusal of planning permission for the erection of a first-floor extension over the existing ground floor, changes to doors and windows positioning and the addition of porches to the front elevation – amendment to P15/S0482/FUL (as amended by revised Design and Access Statement and plans received 26/10/17) at Plots 1 & 2, Bird in Hand Lane RG4 9JY.

Date of next meeting: Monday 18 December 2017 at 1915.

The meeting closed at 1950.

Chairman: Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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Ms Davina Sarac
SODC Planning

Friday 15 December 2017

Dear Ms Sarac

Re: P17/S3817/FUL. The variation of conditions 2 (approved plans), 4 (landscaping) and 7 (plans in application P16/S2646/FUL) on the construction of a four-bedroom dwelling with an integral garage and the formation of a vehicular access (as amended by plans received on 30 September 2016) at 2 Baskerville Road RG4 9LS.

The Planning Committee of Sonning Common Parish Council considered the above application at its meeting on Monday 04 December 2017.

Members voted to recommend approval of the application subject to your reassurance that the design of the proposed parking and manoeuvring area at the front of the new property is sufficient to allow two cars to park comfortably thereon and to manoeuvre easily in and out of the driveway.

Members are seeking to maintain the smooth flow of traffic on Woodlands Road and to protect the safety of pedestrians and drivers by ensuring that cars do not park on the narrow road outside the property and obscure vision splays at the adjacent crossroads.

I would be grateful if you could confirm your view of the adequacy of the proposed parking and manoeuvring area at 2 Baskerville Road.

Thank you.



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