

# Sonning Common Parish Council

## Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall on Monday 04 March 2019 at 1915.

Present: Mr Rawlins (Chairman), Mr Kedge, Mr Stoves, Mrs Lewis as well as Deputy Parish Clerk Mrs Varnes, one member of the public and a Henley Standard representative. Mr Scott-Giles attended the meeting as an observer.

P19/130 Apologies for absence: Mrs Diwell, Mr Fort.

P19/131 Declarations of interest: none.

P19/132 Public consultation time: Mrs Lunn, of Lambourne Road, attended the meeting in relation to agenda item 133.01.

P19/133 New applications:

133.01/P19/S0356/FUL. A partial re-plan of development land at Bishopswood Middle Field and Kidmore End Memorial Hall RG4 9LL to include a minor re-design and additional three dwellings.

Mrs Lunn objected to the application due to its proximity to her home in Lambourne Road and the detrimental effect it would have on her light and privacy.

After discussion the committee unanimously resolved to object to the application (see attached letters).

133.02/P19/S0543/HH. The addition of dormer windows and a single-storey side extension to 57 Woodlands Road RG4 9TD.

After discussion the committee unanimously resolved to recommend approval of the application.

133.03/P19/S0599/HH. The construction of a single-storey rear extension (revision to approval P17/S0804/HH) at 16 Kidmore Lane RG4 9SH.

After discussion the committee unanimously resolved to recommend approval of the application.

133.04/P19/S0445/HH. A single-storey side and front extension plus the conversion of a roof space with a rear flat roof dormer at Shangri-La, 29 Shiplake Bottom RG9 5HH.

After discussion the committee unanimously resolved to object to the application on the grounds of it being over-development, of poor design, having a detrimental impact on adjacent properties and being out of character with the surrounding area.

P19/134 Applications granted:

134.01/P18/S4167/HH. A single-storey side extension at 1A Baskerville Road RG4 9LS. Noted.

134.02/P18/S4014/FUL. A rear single-storey flat roof extension at Sonning Common Health Centre, Wood Lane RG4 9SW. Noted.

134.03/P18/S4001/HH. The construction of a summer house to the rear of 17 Peppard Road RG4 9SS. Noted.

P19/135 Application refused:

P18/S2245/FUL. A single and two-storey extension and the erection of a new detached two-storey three-bedroom house at Jalna, Peppard Road RG4 9NJ. Noted.

P19/136 To discuss and agree next steps in relation to:

136.01. The new signage at the veterinary surgery, 2c Green Lane RG4 9NA.

Members agreed that the deputy clerk should be asked to write to SODC informing the planning authority that the signage was considered by the committee to be inappropriate and had been put up without planning consent (see attached letter).

136.02. The discharge of landscaping planning conditions P18/S1894/DIS in relation to planning consent P15/S4119/FUL for the development of 50 new dwellings and the provision of land for new community sport and recreation facilities at Bishopswood Middle Field and Memorial Hall Field, off Reades Lane RG4 9LL.

Members agreed that the deputy clerk should be asked to write to the planning officer to request that the gap in the landscaping in the south-west corner of Bishopswood Middle Field should be closed (see attached email).

P19/137

Updates on:

137.01. The implementation of landscaping planning conditions at Lea Meadow.

It was reported that an on-site meeting with an SODC planning enforcement officer and Bewley Homes was being sought by the Parish Office.

137.02. The progression of plans to develop new sport and recreation facilities at Memorial Hall Field, off Reades Lane.

The chairman reported that matters were progressing well.

P19/138

Matters for future agendas.

The chairman advised the committee that Mr Stone, whose planning application P18/S2245/FUL for Jalna, Peppard Road, had been recently refused by SODC, had requested a meeting with the committee to outline some ideas for a potential, future development. Members agreed that this engagement should be put on the agenda for the next meeting.

The meeting closed at 2045.

Date of next meeting: Monday 18 March 2019.

Chairman: .....

Dated: .....

# SONNING COMMON PARISH COUNCIL

Parish Office

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

Clerk – Philip Collings

Tel 0118 972 3616

Email: [clerk@sonningcommonparishcouncil.org.uk](mailto:clerk@sonningcommonparishcouncil.org.uk)

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Mr Phil Moule  
SODC Planning Officer  
135 Eastern Avenue  
Milton Park  
Abingdon OX14 4SB

Wednesday 06 March 2019

Dear Mr Moule

**Re: P19/S0356/FUL. The partial re-plan of development at Bishopswood Middle Field and Memorial Hall, Sonning Common, involving the addition of three dwellings.**

Sonning Common Parish Council's Planning Committee discussed the above application at its meeting of Monday 04 March 2019. Members unanimously resolved to object to the application.

Members were extremely concerned about the impact of an additional fourth 2-bedroom dwelling (in place of a double parking space) in the northern part of the site.

They considered that this additional dwelling would have an unacceptably detrimental impact on the existing property at 24 Lambourne Road, leading to a severe loss of light at the south-facing property.

They were also very concerned about the loss of two parking spaces given that the site's location means there is no opportunity for vehicles to 'overspill' on to the existing public highway.

The committee strongly recommends that you visit 24 Lambourne Road (the owner is planning to invite you) to assess the impact of the proposed scheme and urges you to work with the applicant to try to find a more acceptable lay-out for any proposed, additional dwellings without compromising overall parking capacity.

Please keep the Parish Council informed of all developments in relation to this proposal, particularly if you are considering approving the plan. In this case we ask that the application is referred to SODC's Planning Committee for a decision. Thank you.

Yours sincerely



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

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Mr Phil Moule  
SODC Planning Officer  
135 Eastern Avenue  
Milton Park  
Abingdon OX14 4SB

Tuesday 12 March 2019

Dear Mr Moule

**Re: P19/S0356/FUL. The partial re-plan of development at Bishopswood Middle Field and Memorial Hall, Sonning Common, involving the addition of three dwellings.**

Sonning Common Parish Council's Planning Committee discussed the above application at its meeting of Monday 04 March 2019. Members unanimously resolved to object to the application.

Further to our last letter on Wednesday 06 March 2019 members wish you to note the following additional objections:

1. The new application above does not propose that the current Section 106 agreement on planning permission P15/S4119/FUL is amended to reflect the additional number of new homes proposed. Members consider that, as part of the new application, the current Section 106 Agreement should be updated to reflect the proposed increase in housing numbers.
2. The new application does not make provision for the cost of managing/re-locating unmapped water pipes under SONs 2/3 to ensure that Linden Homes are able to meet their obligations under planning permission P15/S4119/FUL of laying out SON 3 for recreational purposes. Again, the new application should take into account the necessary amendments to the current Section 106 agreement.

At our meeting members were also keen to clarify that satisfactory arrangements were proposed for refuse vehicles to serve the large properties in the south-western part of the site.

Please keep the Parish Council informed of all developments in relation to this proposal, particularly if you are considering approving the plan. In this case we ask that the application is referred to SODC's Planning Committee for a decision. Thank you.

Yours sincerely



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

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Mr Phil Moule  
SODC Planning Officer  
135 Eastern Avenue  
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Abingdon OX14 4SB

Tuesday 12 March 2019

Dear Mr Moule

**Re: P19/S0356/FUL. The partial re-plan of development at Bishopswood Middle Field and Memorial Hall, Sonning Common, involving the addition of three dwellings.**

Sonning Common Parish Council's Planning Committee discussed the above application at its meeting of Monday 04 March 2019. Members unanimously resolved to object to the application.

Further to our last letter on Wednesday 06 March 2019 the question of further Section 106 contributions were inadvertently missed out. Members also wished you to note the following additional objection:

- The new application above does not propose that the current Section 106 agreement on planning permission P15/S4119/FUL is amended or supplemented to reflect the costs of dealing with the cost of managing/re-locating unmapped water pipes under SONs 2/3 to ensure that Linden Homes are able to meet their obligations under planning permission P15/S4119/FUL of laying out SON 3 (Memorial Hall Field) for recreational purposes.

These "private" pipes were not previously disclosed and were not shown on any public utility maps. Had these pipes been declared at the outset, the cost would have been included in the original Section 106 obligations.

While the committee was prepared to consider Linden's case for changes in market conditions, it is considered only fair that the parish is protected against the extra costs arising from the previously undeclared "private" water pipes.

Furthermore, arrangements in property law including the "option to purchase" agreement between the land-owner and developer provided that the landowner would continue to benefit from any utility supply and would not bear any cost for any necessary re-routing.

These water pipes – which are of an old steel construction and have been in the ground and degrading for decades – are likely to fail in future, could suffer leakage and related subsidence in the chalk sub-strata and would need to be removed and re-routed to enable groundworks on Memorial Hall Field. They need to be replaced with modern long-life plastic supply pipes.

An initial estimate suggests that this may cost up to £50,000 to put right and would thus increase the costs of laying out the recreation ground as required by the Examiner of the Sonning Common Neighbourhood Plan.

Given that the number of houses will potentially increase by some 6% and the number of bedrooms - including of market housing - are expected to increase by at least 4%, scope exists to accommodate this further Section 106 obligation.

At our meeting members were also keen to clarify that satisfactory arrangements were proposed for refuse vehicles to serve the large properties in the south-western part of the site.

Please keep the Parish Council informed of all developments in relation to this proposal, particularly if you are considering approving the plan. In this case we ask that the application is referred to SODC's Planning Committee for a decision. Thank you.

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)

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Mr Josh Sharp  
SODC Planning Officer  
135 Eastern Avenue  
Milton Park  
Abingdon OX14 4SB

Friday 15 March 2019

Dear Mr Sharp

**Re: P19/S0325/A. The replacement of an externally-illuminated sign above the frontage and the erection of signs on the front elevation and side extension together with a free-standing sign and a sign displayed inside the building at 2c Green Lane RG4 9NA.**

Members of Sonning Common Parish Council's Planning Committee considered the above application at their meeting of 04 March 2019. They decided unanimously to object to the application on the grounds that the amount of signage was excessive, garish in nature and out of character with Green Lane.

At the time of the Planning Committee meeting the signage was already in place (see attached photos), so was installed prior to the planning application having been determined.

I note that no decision notice on this application has been placed on your website. Prior to the application being determined the committee requests that you liaise with the veterinary surgery in question to see if the current signage, erected without planning consent, can be modified and made more appropriate to its surroundings.

Thank you.

Yours sincerely



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

**From:** Deputy Clerk <[deputyclerk@sonningcommonparishcouncil.org.uk](mailto:deputyclerk@sonningcommonparishcouncil.org.uk)>  
**Sent:** 05 March 2019 15:10  
**To:** Moule, Phil <[Phil.Moule@southandvale.gov.uk](mailto:Phil.Moule@southandvale.gov.uk)>  
**Cc:** Philip Collings <[clerk@sonningcommonparishcouncil.org.uk](mailto:clerk@sonningcommonparishcouncil.org.uk)>; [leighrawlins@compuserve.com](mailto:leighrawlins@compuserve.com);  
[diana.pearman2@gmail.com](mailto:diana.pearman2@gmail.com)  
**Subject:** Landscaping conditions for SON 2

Dear Phil

I hope you are well.

Last night Sonning Common's Planning Committee discussed the discharge of landscaping planning conditions P18/S1894/DIS in relation to planning consent P15/S4119/FUL for the development of 50 new dwellings and the provision of land for new community sport and recreation facilities at Bishopswood Middle Field and Memorial Hall Field, off Reades Lane, Sonning Common (see attached agenda).

Members agreed that I should write to you formally to request that in discharging the planning conditions on P18/S1894/DIS that the SW corner of SON 2 should be fully enclosed by planting with the only access to SON 3 (Memorial Hall Field) being via a stile or kissing gate. This would prevent vehicles, including motor bikes, from accessing the neighbouring site (see attached Landscape Strategy drawing).

This should be possible given that it has been agreed that vehicular access to the Pelly retained land for planting on the western edge of SON 3 will be provided from the future car park in the SW corner of Memorial Hall Field.

I would be grateful for your thoughts on this matter.

With best wishes

Ros

Ros Varnes  
Deputy Parish Clerk to Sonning Common Parish Council  
0118 972 3616

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