

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall,
Sonning Common, on Monday 04 November 2019 at 1915 hrs.

Present: Mr Rawlins (chairman), Mr Giles, Mr Fort, Mr Kedge, Mrs Lewis, Mr Stoves and Mrs Varnes (Deputy Parish Clerk) plus three members of the public.

P20/094 Apologies for absence: Mrs Diwell, Mr Coombs.

P20/095 Declarations of interest: Mr Rawlins declared in interest in agenda item 097.01 and took no part in the discussion of or voting on the matter.

P20/096 Public consultation time: three members of the public were present to object to planning application P19/S2312/FUL (agenda item 097.01).

P20/097 New applications:

097.01/P19/S2312/FUL. The construction of a three-bedroom dwelling on land to the rear of 4-6 Woodlands Road, a new access road off Hazel Gardens and associated external works (as amended by plans received on 04 September and 15 October 2019) on land to the rear of 4-6 Woodlands Road RG4 9TE.

After discussion members decided unanimously to object to the application (see attached letter).

097.02/P19/S3227/HH. The construction of a single-storey rear extension with a first-floor extension above the garage at 17 Red House Drive RG4 9NT.

After discussion members decided to fully support the application, subject to adequate provision being made for parking.

097.03/P19/S3271/HH. The erection of a raised roof structure providing additional first-floor accommodation, an attached side garage and a single-storey rear extension plus alterations to the existing openings at 3 Grove Road RG4 9RH.

After discussion members decided to fully support the application, subject to adequate provision being made for parking. It was noted that the floor plans were unclear.

097.04/P19/S2968/HH. The construction of a two-storey side extension at 15 Maple Close RG4 9NG.

After discussion members unanimously decided to fully support the application.

090.05/P19/S2792/HH. The erection of a shed 8ft x 12ft x 2.4m high (as amended by plans received on 21 October 2019 reducing the height of the proposed shed to 2.1m) at Jalna, Peppard Road RG4 9NJ.

After discussion members decided that they had no objections to the application.

P20/098 To note:

098.01/P19/S3230/SCR. A request for an EIA (Environmental Impact Assessment) for a proposed Continuing Care Retirement Community (CRCC) of up to 150 residential units (class C2) at Little Sparrows, (land off the Blounts Court Road). Noted.

098.02. Certificates of lawful development have been applied for at Blounts Farm, Blounts Court Road RG4 9PA for the following:

P19/S3176/LDE. Use of the building for offices, storage and communal toilets at the Granary. Noted.

P19/S3179/LDE. Use of the building for offices (B1a) at The Old Dairy and former Farm Office. Noted.

P19/S3187/LDE. Use of the building for a workshop and storage area at the Main Barn (North end). Noted.

P19/S3175/LDE. Use of the building for a carpenter's workshop and for manufacturing laboratory equipment at the Old Milking Parlour. Noted.

P20/099 Applications granted:

P19/S2796/HH. A single-storey rear extension and internal alterations to the existing dwelling at 15a Green Lane RG4 9NA. Noted.

P19/S0010/FUL. The demolition of the existing detached dwelling and its replacement with one pair of two-storey semi-detached dwellings and one detached dwelling at 24 Woodlands Road RG4 9TE. Noted.

P19/S1369/DIS. The discharge of conditions 14 & 15 (landscaping) and 17 (biodiversity) on application reference P18/S2631/FUL for the construction of 25 dwellings together with access, associated landscaping and public open space on land to the rear of 44 Kennylands Road RG4 9JT. Noted.

P20/100 Matters for future agendas.

The deputy clerk raised a report from a resident in relation to approved application P18/S1774/FUL for 9 new dwellings on land off 2A Woodlands Road. The resident was concerned that staircases were apparently being constructed in some of the new dwellings without permission.

The deputy clerk said that she had reported this to an SODC planning officer and was advised that the Parish Council should provide evidence of any departures from planning consent to SODC Planning Enforcement for investigation.

Mrs Lewis and Mr Giles offered to look into this matter on behalf of the Planning Committee.

The meeting closed at 8.15pm.

Date of next meeting: Monday 18 November 2019 at 1915.

Chairman:

Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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Ms Davina Sarac
SODC Planning Officer
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

Tuesday 05 November 2019

Dear Ms Sarac

Re P19/S2312/FUL. The proposed construction of a new, three-bedroom dwelling on land to the rear of 4-6 Woodlands Road with a new access road off Hazel Gardens and associated external works at 4 Woodlands Road RG4 9TD (as amended by plans received on 04 September and 15 October 2019).

Sonning Common Parish Council's Planning Committee considered the above amended application at its meeting of Monday 04 November 2019. Members resolved to continue to strenuously and unanimously object to this proposed development.

They believe that the proposal would lead to an over-development of the site, contrary to SODC's policy on separation distances between properties and would threaten the future of the protected trees on -site together with their root protection zones, as noted in the objections by the district's tree officer.

They considered that nothing substantive had changed in the amended application, which continues to be contrary to planning policy, (including the Sonning Common Neighbourhood Plan), of poor design, with adverse amenity and environmental impacts.

The committee's full objections, as outlined in their letter of 20 August 2019, remain and they wish to draw your attention to those concerns once again.

The committee urges you to refuse this unsuitable and detrimental application. We would be very grateful if you could keep us informed as to the progress of this application. If you are considering approving it, we ask, in view of the Parish Council's objections, that it be referred to your Planning Committee for a decision.

Yours sincerely



Ros Varnes
Deputy Clerk, Sonning Common Parish Council