

# Sonning Common Parish Council

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

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

P18/088 Apologies for absence: Mr Stoves.

P18/089 Declarations of interest: none.

P18/090 Public consultation time: seven members of the public attended the meeting in relation to agenda items P18/091, P18/092.01, P18/095 and P18/096.01.

P18/091 Discussion on a preliminary outline by Knole Homes Ltd. for eight new dwellings at 2a Woodlands Road.

The applicant, agent and architect outlined their proposals for the 0.33-hectare site upon which pre-application advice from South Oxfordshire District Council (SODC) had already been obtained. The proposed number of new dwellings had increased to nine: 2 x 4-bedroom dwellings; 4 x 2-bedroom properties, including a bungalow; and 3 x 3-bedroom dwellings. The applicant/agents said they believed the proposal represented the right density, housing mix and site lay-out. They confirmed that two trees, with tree protection orders on them, would need to be removed to provide the desired access to the site from Hazel Gardens and said they had consulted the Sonning Common Neighbourhood Plan prior to drawing up the preliminary outline plan. They expected to submit a full planning application for the site within six weeks.

Members voiced concerns about the potential loss of protected trees, the proposed density of the new dwellings, which was felt to be out of keeping with surrounding properties, the proposed access, the adequacy of parking provision and the lack of affordable housing proposed.

P18/092 New applications:

092.01/P17/S2849/HH. The erection of a two-storey side extension and part single-storey, part two-storey rear extension at 12 Kidmore Lane RG4 9SH.

After discussion, members voted unanimously to recommend approval of the application, subject to the confirmation of adequate parking provision.

092.02/P17/S2955/HH. The demolition of the existing garden store and the erection of an outbuilding to provide a gym and garden store at 5 Carling Road RG4 9TG.

No recommendation was made on the proposal due to the inadequacy of the plans provided. Members asked the deputy clerk to inform the appropriate planning officer at SODC of this and to request more detailed plans from the applicant for consideration at a future Planning Committee meeting (letter attached).

092.03/P17/S2958/HH. The construction of a two-storey side and single-storey rear extension at 7 Reades Lane RG4 9LL.

After discussion, members voted unanimously to recommend approval of the application.

092.04/P17/S2163/HH. The construction of a side extension with a room in the roof (a one-and-a-half storey side extension as per amended plans of 10 August 2017) at 47a Woodlands Road RG4 9TD.

After discussion, members voted unanimously to recommend approval of the application.

P18/093 Applications granted:

093.01/P17/S2172/HH. A two-storey side and single-storey rear extension at 78 Peppard Road RG4 9RP. Noted.

093.02/P17/S2225/HH. A single-storey glazed extension at 1 The Hawthorns, Baskerville Road RG4 9LS. Noted.

P18/094 Applications refused: none.

P18/095 To discuss:

Parish representation at the Planning Committee meeting of South Oxfordshire District Council at 6pm on Wednesday 06 September 2017 at Didcot Civic Hall, Britwell Road, Didcot OX11 7JN at which the following applications will be debated:

P16/S3707/O. The layout and access for a proposed development of 30 new homes on land at 44 Kennylands Road (SON 5).

P16/S3630/O. An outline application to develop 245 new homes in Eye and Dunsden.

Sonning Common parish councillor Barrie Greenwood and councillor Iain Pearson, of Kidmore End Parish Council, confirmed that they would address the SODC Planning Committee meeting on 06 September in relation to the SON 5 proposal (P16/S3707/O) while councillor Tom Fort confirmed that he would represent the committee on planning application P16/S3630/O.

The deputy clerk confirmed that a submission had been approved and made to the Planning Casework Unit in relation to application P16/S3707/O.

It was agreed to circulate communications from the Parish Council to SODC Planning Committee members prior to the meeting on 06 September. Arrangements were confirmed for the planned protest by residents at the meeting.

P18/096 Updates on:

096.01/P15/S0482/FUL. Investigations into the breach of planning consent and alleged breaches of health and safety legislation relating to the construction of two four-bedroom semi-detached dwellings with accommodation in the roofspaces and a new vehicular access to Bird in Hand Lane on land adjoining the Ridgeway, Bird in Hand Lane RG4 9JY.

Architect Steve Groucott, on behalf of the applicant, Manjit Singh, said that health and safety issues had been resolved on-site. He confirmed that his client intended to submit a new, full retrospective planning application to cover the double two-storey extensions which had been constructed behind the semi-detached dwellings without planning permission. He said his client had been badly-advised by his former agent on permitted development regulations and confirmed that an SODC planning enforcement officer had advised the applicant to stop work on the extensions prior to their completion.

Councillor Fort commented that a retrospective planning application was, "an attempt to legitimise a flagrant breach of planning conditions". Members raised concerns about the two-storey extensions overlooking neighbouring properties.

096.02/P17/S1241/FUL. Application to vary conditions 4 (landscape), 5 (planting), 6 (manoeuvring) and 7 (window) of planning permission P14/S3419/FUL – the construction of a two-storey dwelling with accommodation in the roof space, parking provision and associated landscaping at 31a Woodlands Road RG4 9TD.

The deputy clerk advised that a new, full application for the site was being prepared, following the breach of planning consent.

096.03. The pre-application plans for new sport and recreation facilities on the Memorial Hall Field, off Reades Lane.

No further update since the last meeting.

P18/097 Matters for future agendas.

Councillors Phillips-Tilbury and Lewis complained about the state of a site on Woodlands Road where an extension was being constructed. The deputy clerk was asked to photograph the site and monitor the situation.

The meeting closed at 2055.

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

Chairman: ..... Dated: .....

**SONNING COMMON PARISH COUNCIL**

Parish Office

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Mr Trevor Guiste  
Planning Officer, SODC

Monday 11 September 2017

Dear Mr Guiste

Re: P17/S2955/HH 5 Carling Road, Sonning Common

Members of Sonning Common Parish Council's Planning Committee considered this application at their last meeting on Monday 04 September 2017. Unfortunately, they found it impossible to make a recommendation to SODC due to the incomplete and inadequate nature of the plans supplied by the applicant. For example, the proposed size and ridge height of the new gym and garden store are not detailed. Our members would also like to know whether any sanitation facilities are proposed for the new building.

Can you please liaise with the applicant about providing more detailed plans to enable our members to make a recommendation to you?

Our next Planning Committee meetings will be on:  
Monday 18 September  
Monday 04 October  
Monday 16 October

Thank you very much.



Ros Varnes  
Deputy Parish Clerk to Sonning Common Parish Council  
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