

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 05 February 2018 at 1915 hrs.

Present: Mr Rust (chairman), Mrs Lewis, Mr Rawlins, Mr Fort, Mr Kedge, Mrs Varnes (Deputy Parish Clerk), plus six members of the public.

P18/160 Apologies for absence: Mrs Phillips-Tilbury, Mr Stoves.

P18/161 Declarations of interest: none.

P18/162 Public consultation time: the public present attended the meeting in relation to agenda items 164.02, 164.03 and 164.04.

P18/163 To discuss:

Pre-application advice on a new outline proposal for either a veterinary practice to be established in a new chalet-style bungalow adjacent to 77 Kennylands Road or for an extension and change of use to 77 Kennylands Road to accommodate a veterinary practice therein.

Although not present, prior to the meeting the proposed applicant, Mrs Moffat, submitted detailed proposals for consideration. Members discussed Mrs Moffat's proposals and found them to be appropriate and of excellent design. The deputy clerk was asked to relay members' support for the plans to the prospective applicant.

P18/164 New applications:

164.01/P15/S4119/FUL. A residential development of 50 dwellings, access, public open space, landscaping and provision of land for community sports/recreation facilities (as amended by correspondence received on 8 December 2016 and 16 December 2017 showing additional plans to include proposed levelling works at the Memorial Hall Field) on land at Bishopswood Middle Field and Memorial Hall, Reades Lane RG4 9LL.

This matter was deferred to the next meeting on 19 February 2018 due to the Section 106 Agreement between the proposed developer and South Oxfordshire District Council not being finalised.

164.02/P17/S3501/FUL. The demolition existing dwellings and the construction of three pairs of semi-detached dwellings (2 x 2-bedroom, 2 x 3-bedroom and 2 x 4-bedroom), plus two 3-bay car ports and a new vehicular access (as amended by plans received on 18 January 2018) at 69-71 Peppard Road RG4 9RN.

Prospective developer Mr Groom outlined amendments to his application, following consultation with the Planning Committee and neighbouring residents. He considered that the proposed ridge heights of the six new dwellings and the development's density were appropriate to the area.

Following discussion the application was recommended for approval subject to there being no increase in ridge heights and permitted development rights being withdrawn.

164.03/P18/S0177/FUL. The construction of a cattery at 17 Kidmore Lane RG4 9SH.

The applicant, Mrs Cooper, outlined her proposal for a seven-pen cattery with a maximum capacity for 20 cats – facilities which she felt were lacking in the area.

Mr Fort left the meeting.

Neighbouring residents Mr and Mrs Wickham-Smith described their objections to the proposal, which included loss of privacy, noise and disturbance and traffic and parking concerns.

After discussion members recommended refusal of the application, considering the proposed location of the cattery to be inappropriate and detrimental to neighbours.

They recommended that the applicant give further consideration to the proposed location of the cattery, operational issues, lighting and the need to apply for a change of use for the site.

164.04/P18/S0063/HH. A two-storey rear extension and front porch alterations at 50 Wood Lane RG4 9SL.

The applicant and agent outlined their proposed alterations to the 1920s house. After discussion members unanimously voted to recommend refusal of the application, which they considered to be of poor design and harmful to the character of the village centre.

164.05/P17/S1939/HH. Amended proposal for the construction of a two-storey extension and garage (as amended by plans received on 11 January 2018) at 17 Shiplake Bottom RG9 5HH.

After consideration members unanimously voted to recommend approval of the application.

P18/165

Applications granted:

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

165.02/P17/S3733/FUL. A detached two-storey, four-bedroom dwelling and detached two-bay carport at The Butchers Arm, Blounts Court Road RG4 9RS. Noted.

165.03/P17/S4269/HH. A single-storey conservatory to the rear of 7 Gardeners Copse RG4 9JJ. Noted.

P18/166

To discuss and agree next steps regarding:

166.01. The opposition campaign to the appeal by Gallagher Estates against the refusal of planning permission for the construction of 95 homes on SON 6, off Kennylands Road.

The deputy clerk updated members on the parish's case preparation and discussions relating to finding a suitable venue for the public inquiry from 10-13 April 2018. She said the crowd-funding appeal had raised more than £4,000 and the target was going to be stretched to £8,000. It was suggested that Chiltern Edge School might make a suitable alternative venue to the Village Hall for the inquiry.

166.02. The proposed meeting with TA Fisher regarding future plans for the development of SON 5, off Kennylands Road.

The deputy clerk advised that a meeting between parish and TA Fisher representatives would take place on 07 February 2018 to discuss proposals for a new application for the site.

P18/167

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 to report.

P18/168

Matters for future agendas: none.

The meeting closed at 2125.

Date of next meeting: Monday 19 February 2018 at 1915.

Chairman: Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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

Clerk – Philip Collings

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Mr Simon Kitson
SODC Planning Officer

Wednesday 07 February 2018

Dear Mr Kitson

Re: P18/S0177/FUL. The proposed erection of a cattery at 17 Kidmore Lane RG4 9SH.

Members of Sonning Common Parish Council's Planning Committee discussed the above application for a seven-pen cattery for up to 20 cats at their meeting of 05 February 2018.

They voted unanimously to recommend refusal of the application. Their concerns centred on:

- the proposed siting of the cattery adjacent to the boundary of 15 Kidmore Lane and the adverse impact this would have on the privacy of neighbours and their enjoyment of their properties
- noise and disturbance from a business in a residential area
- light pollution
- increased traffic movements on a narrow lane
- arrangements for drainage and the removal of waste water following cleaning, which do not appear to have been thought through fully at this stage.

Please advise us, in due course, of how you intend to proceed with this application. If you are minded to approve the application in its current format then we would request that it is referred to SODC's Planning Committee for a decision.

Thank you very much.

With best wishes



Ros Varnes
Deputy Clerk, Sonning Common Parish Council

cc Cllr Paul Harrison, SODC

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Wednesday 07 February 2018

Dear Mr Kitson

Re: P18/S0063/HH. A proposed two-storey rear extension and front porch alterations to 50 Wood Lane RG4 9SL.

Members of Sonning Common Parish Council's Planning Committee discussed the above application at their meeting of 05 February 2018.

They voted unanimously to recommend refusal of the application because the proposal is of poor design and would be completely out of keeping with the character of properties in the immediate area.

Sonning Common Parish Council as a whole also objects to the proposal, upon which it has been consulted since the Village Hall and Parish Office neighbour the site.

This site is in the centre of Sonning Common's service and retail centre and is highly visible to all residents using Wood Lane and the village car park behind the Co-op. Members felt that tacking on a modern design to the traditional 1920s' dwelling would impact adversely on this key location.

The agent and applicant both attended the council's Planning Committee meeting. Members requested that they reconsider their design and try to come up with something more appropriate that would enhance the village centre.

Please advise us, in due course, of how you intend to proceed with this application. If you are minded to approve the application in its current format then we would request that it is referred to SODC's Planning Committee for a decision.

Thank you very much.

With best wishes



Ros Varnes
Deputy Clerk, Sonning Common Parish Council

cc Cllr Paul Harrison, SODC