

# Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall on Monday 05 November 2018 at 1915.

Present: Mr Rawlins (Chairman), Mrs Lewis, Mr Kedge, Mr Fort and Mr Stoves. Also Mrs Varnes, Deputy Parish Clerk and 11 members of the public.

P19/073 Apologies for absence: Mrs Godfrey.

P19/074 Declarations of interest: none.

P19/075 Public consultation time:

The meeting was attended by 11 members of the public in relation to agenda item P19/076.

P19/076 New application:

P18/S2245/FUL. The construction of a single and two-storey extension and of a new, detached two-storey three-bedroom dwelling house (as amended by plans received on 24 August and 9 October 2018) at Jalna, Peppard Road RG4 9NU.

Mr Keen, of the Keen Partnership, representing the applicant, Mr Stone, said the 9 October amendments included reducing the number of bedrooms in the proposed new dwelling from 4 to 3. He said he didn't believe there were any legal issues with the access track and that Highways had removed their holding objection to the application, subject to certain conditions being met. He asserted that the proposal did not conflict with any current local planning policies and that South Oxfordshire District Council had, in principle, accepted the development.

Neighbouring residents stated that the amended plans did not adequately address the concerns raised previously by the Parish Council and residents. Their chief objections were that the application was an over-development of the site; it would have an adverse impact on the privacy of neighbours and lead to a loss of light to their homes and gardens; it was out of character with properties in the surrounding area; and presented a danger to residents through increased heavy traffic on Bird in Hand Lane and the unmade private road adjacent to the site. They expressed concern over the removal of the hedgerow bordering the site along the Peppard Road.

After consideration the Planning Committee unanimously agreed to object strongly to the application on the grounds that it represented a "significant over-development of the site" and was "seriously in conflict with the underlying principles of the Sonning Common Neighbourhood Plan" (see letter attached).

It was agreed that a request should be made for an officer from the county council's Highways Department to visit the site to assess the impact of the proposed development on adjoining roads.

P19/077 To note:

077.01. P18/S3488/DIS. The discharge of condition 6 – Construction Traffic Management - for the construction of a new single-storey vehicle workshop/MoT testing centre and associated works and landscaping at Kidby's Yard, 28 Kennylands Road. Noted.

077.02. P18/S3296/DIS. The discharge of condition 15 – Bat Licence - for the demolition of the existing dwellings and the construction of three pairs of semi-detached dwellings at 69 Peppard Road RG4 9RN. Noted.

P19/078 Applications granted:

078.01. P18/S2586/HH. The demolition of the porch and garage and the construction of a two-storey front and side extension and a single-storey rear

extension (as amended to omit the two-storey front extension and to introduce a two-storey extension to the rear instead) at 39 Orchard Avenue RG4 9LT. Noted. The deputy clerk reported that this application had been approved without any consultation feedback from the Planning Committee. (The committee had felt unable to make a recommendation on the application, after considering it at the 15 October meeting, due to the inadequacy of the plans and had requested fuller details of the proposal).

The deputy clerk was asked to write to the planning officer concerned to register the committee's concern that the application had been approved without the Planning Committee's feedback.

078.02. A single-storey rear extension at 23 Kennylands Road RG4 9JR. Noted.

P19/079 Applications refused: none. Noted.

P19/080 Update on:

The transfer of Memorial Hall Field, off Reades Lane, to the Parish Council for the construction of new sport and recreation facilities.

The deputy clerk reported that there was no update since the last meeting.

P19/081 Matters for future agendas: none. Noted.

The meeting closed at 2015.

Date of next meeting: Monday 03 December 2018 at 19.15.

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)

---

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

Wednesday 07 November 2018

Dear Ms Sarac

**Re: P18/S2245/FUL. The construction of a single and two-storey extension and the erection of a detached two-storey three-bedroom house (as amended by plans submitted on 24 August 2018) at Jalna, Peppard Road.**

Sonning Common Parish Council's Planning Committee discussed the above amended application at its meeting of Monday 05 November 2018. Members unanimously resolved to strongly object to the application.

They concluded, once again, that the amended application failed to address the issues of concern raised by the Planning Committee in its letter to you of 01 October 2018 and those significant issues repeatedly raised by existing residents.

The Planning Committee's chief objections relate to:

- The significant over-development of the site
- The conclusion that the application is in conflict with housing and infill policies within Sonning Common's adopted Neighbourhood Plan (H3 and D1)
- The unacceptable impact of the development on the existing neighbours light and privacy, particularly on the conservatory of the neighbouring Silver Lea property where current standards of light have been enjoyed for 35 years.

Members were further concerned about the impact of increased traffic on Bird in Hand Lane, particularly during any construction work and indeed, the practicality of developing the site due to the limitations placed on such work by the unadopted single track road which would form the access.

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  
cc Councillor Paul Harrison

# 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)

---

Mr Marc Pullen  
Planning Officer  
SODC

Wednesday 28 November 2018

Dear Mr Pullen

**Re: P18/S2586/HH. The demolition of a porch and garage and the construction of a two-storey front and side extension and a single-storey rear extension (as amended) at 39 Orchard Avenue, Sonning Common RG4 9LT.**

Members of Sonning Common Parish Council's Planning Committee reviewed this application at their meeting of 15 October 2018. I had previously advised you of the date of this meeting, which was after your published consultation deadline, and you had agreed to extend the consultation deadline.

At the 15 October meeting members felt unable to make a recommendation to SODC due to what they considered to be inadequate plans.

I subsequently wrote to you on 17 October requesting fuller plans for our members to review at their next meeting and was advised that the application had already been approved (decision notice of 16 October 2018).

Members have asked me to respectfully request that steps are taken in future to avoid future planning applications from being determined in the absence of consultation feedback from our Planning Committee.

Thank you very much.

Yours sincerely



Ros Varnes  
Deputy Clerk, Sonning Common Parish Council

# 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)

---

Thomas Cockhill  
Highways Department  
Oxfordshire County Council

Thursday 29 November 2018

Dear Mr Cockhill

**Re: P18/S2245/FUL. The construction of a single and two-storey extension and the erection of a detached two-storey three-bedroom house (as amended by plans submitted on 24 August 2018) at Jalna, Peppard Road.**

I am writing to you on behalf of Sonning Common Parish Council's Planning Committee regarding the above application, which was discussed by our members earlier this month.

Our Planning Committee has asked me to write to you to request a site visit as part of the consultation process. They are very concerned about the potential dangers to residents and road users from the increased movements of heavy construction traffic at the location and ensuing parking issues.

The application site borders an unadopted single track lane with access on to the adopted single-track Bird in Hand Lane, either end of which accesses on to the Peppard Road and Kennylands Road, both main thoroughfares into Sonning Common.

Bird in Hand Lane is extremely narrow with poor visibility and vision splays onto the Peppard Road and Kennylands Road.

The Planning Committee would welcome your professional assessment on the feasibility of permitting further residential development in this problematic area.

Thank you very much.

Yours sincerely



Ros Varnes  
Deputy Clerk, Sonning Common Parish Council

cc Councillor David Bartholomew