

# Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held via video conference on Monday 05 October 2020 at 1830 hrs.

Due to the exceptional circumstances surrounding the Covid-19 outbreak and in line with local government policy, this meeting was conducted via video conference among committee members and a council officer.

Present: Mr Rawlins (chairman), Mr Kedge, Mr Giles, Mrs Lewis, Mr Stoves, Mr Fort, Mrs Diwell, Ros Varnes, Deputy Parish Clerk, a Henley Standard reporter and three members of the public.

P21/064 Apologies for absence: none.

P21/065 Declarations of interest: none.

P21/066 Proposal by Sonning Common Free Church for the development of the Grove Road site prior to the submission of a planning application.

Mr King and Mr Jenkins, of the Sonning Common Free Church, outlined their vision for expanding and improving facilities, including parking, on the Grove Road site prior to submitting a full planning application to SODC.

P21/066 Update on the Memorial Hall Field groundworks' application P20/S2526/FUL.

Mrs Pearman, chair of the Memorial Hall Field Working Party, explained recent issues with the group's planning application P20/S2526/FUL following the publication of a report by SODC's landscape consultant, seeking the committee's continuing support for the application. It was resolved that the deputy clerk would write to the SODC planning officer concerned (letter attached).

P21/067 Discussion on a proposed response from Sonning Common Parish Council to the public consultation on the Government's Planning White Paper.

Mr Fort discussed with members a draft response to the Government's Planning White Paper public consultation. Some amendments were agreed. It was resolved that the deputy clerk would pull together members' responses and prepare answers to the consultation's questions on behalf of the Planning Committee.

This item was moved down the agenda.

P21/068 Discussion on a proposed response from Sonning Common Parish Council to the emerging South Oxfordshire Local Plan 2034.

Mr Fort proposed that a draft response to the public consultation on the emerging South Oxfordshire Local Plan 2034 should be discussed at the next Full Council meeting. Mr Rawlins agreed to prepare a proposed response, on behalf of the Parish Council, for discussion and agreement with members at the next Planning Committee and Full Council meetings.

This item was moved down the agenda. Mrs Diwell joined the meeting.

P21/069 Monitoring of access arrangements for development work at 1 Kennylands Road.

Members felt that the use of an access to the site from Wood Lane (not in the approved plans) was probably temporary while construction work was underway. It was agreed that the site should continue to be monitored.

P21/070 Update on the development of Bishopswood Camp, Horsepond Road.

The deputy clerk advised members that the landowner had advertised the site for sale on eBay for £380,000, promoting it for potential residential or commercial development. Mr Rawlins confirmed that SODC had placed a holding objection on an application to obtain an HGV operator's licence for the site. He advised that a change of use application would need to be successful before the site could be used for storing HGVs.

**P21/071 Applications granted:**

071.01/P20/S0626/FUL. Variation of condition 2 (approved plans) on application P18/S2631/FUL for various alterations, including garage enlargements and window and internal layout changes, for the construction of 25 dwellings together with associated landscaping and public open space on land to the rear of 44 Kennylands Road RG4 9JT. Noted.

071.02/P20/S2807/HH. A single-storey porch, two-storey side extension and loft conversion with a rear dormer at 71 Orchard Avenue RG4 9LT. Noted.

071.03/P20/S1416/FUL. Variation of condition 2 (drawings - alterations to plots 1 and 2) on application P18/S1774/FUL for the demolition of the existing dwelling and the erection of 4 x 2 bed, 3 x 3 bed and 2 x 4 bed dwellings with new access at 2A Woodlands Road RG4 9TE. Noted.

071.04/P20/S2231/DIS. Discharge on conditions 3 (materials), 4 (arboricultural method statement) & 13 (drainage) on application P19/S1925/FUL for the erection of a detached dwelling with access, parking and amenity space at 1 Kennylands Road RG4 9JR. Noted.

071.05/P20/S2505/HH. A two-storey side extension, single-storey front and rear extensions and internal alterations at 25 Rowan Close RG4 9LD. Noted.

071.06/P20/S2449/LDP. A Certificate of Lawful Use for a single-storey rear and side extensions at 18 Orchard Avenue RG4 9LT. Noted.

**P21/072 Application refused:**

P20/S0022/O. Outline application for the erection of three new dwellings with primary access off Peppard Road, with some matters reserved, on land adjoining Reddish Manor, Peppard Road RG4 9NP. Noted.

**P21/073 Matters for future agendas.** The deputy clerk noted that an application was being made to vary approved plans P17/S3501/FUL for new houses at 69-71 Peppard Road.

The meeting closed at 1950.

Date of next meeting: Monday 19 October 2020 at 1900.

Chairman: .....

Dated: .....

# SONNING COMMON PARISH COUNCIL

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

Thursday 15 October 2020

Dear Mr Moule

**Re: P20/S2526/FUL. To undertake groundworks to change the existing contours of the land to create an area of level playing space for informal recreation, sport, physical activity and community events at Memorial Hall Field, Reade's Lane RG4 9LL.**

Sonning Common Parish Council's Planning Committee discussed the above application at its meetings of 05 October and 17 August 2020. At both meetings members resolved to fully support the application.

At its most recent meeting members noted the response from SODC's landscape architect recommending that the proposed MUGA (multi-use games area) be relocated from the western to the eastern side of the site; and raising concerns over the flood lighting of the MUGA, wayfarer lighting on the track and the design of the swale or soakaway.

The Planning Committee endorses the view of the Memorial Hall Field Working Party that the proposed MUGA is correctly situated in the western corner of the site where it is more closely aligned with land contours, is effectively screened from the adjacent AONB and the visual impact on existing residents can be mitigated.

Importantly, the Chilterns Conservation Board (CCB) supports the application for the community benefits to be derived from it and welcomes the proposed new planting scheme, along with the existing planting on the western boundary, as effective mitigations against potential impacts on the adjacent AONB.

The committee also notes SODC's consent for planning application P20/S2125/FUL, permitting the restoration and change of use of a barn to create a single dwelling at Bishopswood Farm, Reade's Lane. The committee seeks consistency from SODC in its determination of planning applications on the western side of the village within the AONB.

The proposed location of the MUGA was decided upon after much consultation with existing residents, Sport England, SODC's leisure and recreation officer, drainage engineers and landscape consultants – all of whom were concerned, like the working party, to minimise any moderate negative impact from the proposed development on the AONB.

CCB recommendations on lighting have been taken on board and the working party is confident that the development proposed is sensitive to its location.

Members request SODC's support for this application which will be an important step towards providing much-needed health and leisure facilities for the village.

Thank you for your consideration of these points. Members request that you keep the Parish Council informed of all developments in relation to this proposal.

Yours sincerely

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