

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held via video conference on Monday 06 April 2020 at 1930 hrs.

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

Present: Mr Rawlins (chairman), Mrs Lewis, Mr Stoves and Ros Varnes, Deputy Parish Clerk.

- P20/159 Apologies for absence: no additional members were required to participate in the meeting.
- P20/160 Declarations of interest: Mr Rawlins declared an interest in agenda item P20/163. Mr Stoves chaired the meeting at this point.
- P20/161 New applications:
- 161.01/P20/S1024/HH. A two-storey side extension with a single-storey extension to the front at 55 Orchard Avenue.
- After discussion committee members recommended that the application be approved, subject to adequate provision being made for parking.
- 161.02/P20/S0971/HH. A first-floor side extension at 34 Kennylands Road.
- Committee members recommended that the application be approved.
- 161.03/P20/S0920/FUL. The variation of condition 2 (approved plans) to application P19/S0010/FUL to amend the first-floor en-suite to the master bedroom and to create a dormer window on Plot 1. This relates to the demolition of the existing detached dwelling and its replacement with a new detached dwelling and a pair of semi-detached houses at 24 Woodlands Road.
- Committee members recommended that the application be approved, subject to obscure glazing being fitted to the en-suite bathroom on Plot 1.
- 161.04/P20/S0859/HH. A two-storey side extension to form a new garage, habitable space and bedrooms above 6 Wychwood Close.
- After discussion committee members recommended that the application be approved, subject to adequate provision being made for parking.
- 161.05/P20/S0883/HH. A single-storey front extension to replace the existing car port and a single-storey extension with 3 rooflights at 21 Beech Rise.
- Committee members recommended that the application be approved.
- P20/162 Applications granted:
- 162.01/P20/S0468/HH. A front and rear single-storey and side two-storey extensions to provide appropriate access and accommodation for a disabled child at 12 Wood Lane Close. Noted.
- 162.02/P20/S0798/DIS. The full discharge of condition 3 (external materials) of planning permission P19/S1198/HH for a single-storey rear extension and including replacement windows at 45 Woodlands Road. Noted.
- P20/163 Appeal lodged:
- APP/Q3115/W/20/3246553. Notification of an appeal against the refusal of planning permission on application P19/S2312/FUL for the construction of a three-bedroom dwelling with a new access road off Hazel Gardens and associated external works on land to the rear of 4-6 Woodlands Road. Deadline for written representations: 14 April 2020.

Members agreed to object to the appeal. The Deputy Clerk was asked to prepare a letter (see attached).

P20/164 Matters for future agendas: none.

The meeting closed at 2000.

Date of next meeting: Monday 20 April 2020 at 1930.

Chairman: Date:

SONNING COMMON PARISH COUNCIL

Parish Office

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The Planning Inspectorate
Room
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Wednesday 09 April 2020

Dear Planning Inspectorate

Re: APP/Q3115/W/20/3246553. Appeal against the refusal of planning permission on application P19/S2312/FUL for the construction of a three-bedroom dwelling with a new access road off Hazel Gardens and associated external works on land to the rear of 4-6 Woodlands Road, Sonning Common.

Sonning Common Parish Council's Planning Committee discussed this appeal at its meeting of 06 April 2020 and wishes, once again, to strenuously object to this appeal on the following grounds:

- The application is contrary to planning policy, of poor overall design, oppressive and would have adverse amenity and environmental impacts.
- It represents a gross over-development of the plot with insufficient separation distances between neighbouring properties. The proposed building is too close to the side fences and would not allow sufficient room for drainage pipes and fence posts.
- The separation distances to 4 and 6 Woodlands Road would be some 20 metres, falling below SODC's guideline of 25m.
- The proposal does not comply with the sylvan character of the surrounding area. The plot width is unacceptably narrow and the alignment does not fit with the general pattern of development in the area.
- It would threaten established trees with Tree Protection Orders on them, particularly the magnificent ash tree, which is of architectural importance and valued by local residents.
- There is no established use or right of access to this site for safety and environmental reasons. The land has been laid to amenity and landscape planting use for decades – at the direction of the local planning authority - and residents pay the Parish Council to maintain the established hedgerow along Hazel Gardens.
- The proposed dwelling would overshadow plots 1 and 2 of the new Knole Homes' development. The separation distance is only some 10m.

In summary:

- This cramped overdevelopment would degrade the character of the area and street scene and be contrary to policies CSR1, CSQ3, CSEN1, G2, G6, D1 and H4.
- It is in stark conflict with Sonning Common Neighbourhood Plan (SCNP) policies on infill, housing, design and environment (H3, H4, D1, D1b, ENV2a and ENV2b). Policy guidance is attached.

- It would have an adverse impact on trees, contrary to policies CSEN1, G2, G6, C9, H4 and SCNP policies: ENV2a and 2b.
- It would be an oppressive development with adverse effects on amenity, contrary to policies CSQ3, G2, G6, D4, H4(ii) and (iv), and SCNP policies H3, D1, D1b. (Note H4(ii) re SODC Design guide separation distances.)
- Adequate visibility splays, access, parking and turning requirements are not met by the proposal, which is contrary to policies D2, H4(iv), T1 and T3.

The committee considers this application to be very similar to the earlier application (P12/S1914/FUL) for a two-storey, three-bedroom house on the site and fully supports the case made by South Oxfordshire District Council in refusing it.

The previous application was refused on 08 November 2012 because, “the proposed dwelling would result in a cramped development which would form an intrusive feature in the landscape strip along Hazel Gardens and would result in the degradation of the street scene”.

SODC also concluded at the time that: “The proposed development would threaten the health and longevity of the trees on the site that are of significant amenity value and the subject of a Tree Preservation Order. The loss of trees would be harmful to the character and appearance of the site and surrounding area.”

Sonning Common Parish Council’s Planning Committee is in full agreement with the LPA in refusing this detrimental application and urges the Planning Inspectorate to dismiss the appeal.

Yours sincerely



Ros Varnes
Deputy Clerk, Sonning Common Parish Council