

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall on 6 August 2018.

Present: Mr Rawlins; Mrs Lewis; Mr Fort and Mr Stoves. Also Mr Collings Parish Clerk.

P19/024 Apologies for absence: Mr Kedge and Mrs Phillips-Tilbury. Election of Chairman and Vice-Chairman of the committee – Mr Rawlins was elected Chairman unanimously and Mrs Lewis likewise as Vice Chairman.

P19/025 Declarations of interest - none.

P19/026 Public consultation time: 11 residents were present all to comment on the Jalna application.

P19/027 New applications:

027.01/P18/S2245/FUL Single and two storey extension and erection of a new detached two storey three-bed dwelling house at Jalna Peppard Road Sonning Common.

The committee found it very unhelpful that what are in fact two separate applications - for an extension and for a new dwelling - had been allowed to come forward as one concatenated application.

The strong views against the development of 11 local residents were heard and discussed.

The committee strongly objects to this application on the grounds that:

- it would be a significant overdevelopment of the site;
- there are serious and unresolved Highways risks from lack of visibility at both of the proposed entrances to the development and at the junction with Bird in Hand Lane;
- the gravelled and unadopted single track lane that the developer proposes be used as the primary access to both dwellings is narrow, not regularly maintained and of uncertain ownership insofar as rights of way are concerned. The lane is already being damaged by construction traffic to and from Songslow. The committee regards it as essential that all matters of ownership, access and repair costs be legally and contractually resolved before considering the application itself. It would be invidious and immoral unilaterally to impose additional and unanticipated costs on neighbouring property owners.
- Beyond these broad points, the committee wishes to point out that the proposed development conflicts with the following:
 - SOLP11: G2; D1 (points 6 & 7); H4 (iii) and T1.
 - Sonning Common NDP Policies: SCH3, SCD1

In view of all of the above and the strong local opposition the committee sincerely hopes that this doubled up application is refused.

027.02/P18/S2337/HH Demolition of garage and erection of single storey side extension at 9 Lea Road. After review and discussion it was resolved to fully support the application.

027.03/P18/S2270/HH Proposed Rear and side single storey link extension to existing outbuilding at 24 Grove Road. After review and discussion it was resolved to fully support the application.

027.04/P18/2216/HH Single storey rear extension, front porch and internal alterations at 19 Newfield Road. After review and discussion it was resolved to fully support the application.

P19/028 Applications granted – the following were noted:

P18/S0997/HH, for development work at 3 Grove Road.

P18/S1687/HH, for development work at 18 Sedgewell Road.

P19/029 Updates on:

029.01. The transfer of Memorial Hall Field to the Parish Council for the construction of new sport and recreation facilities – legal documentation is being reviewed by our solicitor.

029.02. The planning inquiry into the appeal by Gladman against the refusal of planning permission for the construction of up to 245 homes in Eye and Dunsden resumes later in August.

P19/030 Matters for future agendas the new NPPF.

Date of next meeting: Monday 20 August 2018 at 19.15.

Chairman: Dated: