

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held at the Village Hall on Monday 6 February 2012 commencing at 19.30 hrs

Present: Mr Greenwood (Chairman), Ms Noble, Mrs Lewis and Mr Kedge (ex officio).

P12/100 Apologies for absence: Miss Hunt (work) Mr Reynolds (vacation)

P12/101 Declarations of Interest: None

P12/102 Public Question Time: No general questions

P12/103 New Applications:

P103.01 P11/E2132 Loft conversion including dormer windows to the rear elevation at 47 Reades Lane. Noting a concern at the size of the Velux window at the rear, the Committee recommended that this application be approved.

P103.02 P11/E1763 Demolition of the existing dwelling and erection of 7 dwellings including alterations to the existing access, associated landscaping and infrastructure (as amended by revised plans dated 18 January 2012) at 201 Kennylands Road. Messrs Turpin and Boother spoke on behalf of the proposal and Messrs Price and Varnals spoke as objectors to it. After discussion the Committee recommended that this application be refused on the grounds that it does not comply with SOLP policies G6, C1, T1 and EP4. Letter setting out these grounds appended hereto.

P103.03 P11/E2082 Alterations to existing front steps, entrances and terrace to improve access for disabled people and wheelchair users in accordance with the Disability Discrimination Act. Widening of garage door within site. St Michael's RC Church 18 Peppard Road. The Committee recommended that this application be approved

P12/104 Applications Granted: The following were noted:

P11/E1976 - Erection of porch & veranda at 6 Bird Wood Court.

P11/E1842 - Replacement dwelling house and garage at 29 Grove Road.

P11/E1866 - Change of existing flat roof on porch to pitched and tiled at Meelan (Walnut House) Peppard Road

P11/E1923 - Two storey side extension at 19/21 Shiplake Bottom.

P12/105 Applications withdrawn: P11/E1845 Alteration and extension of existing bungalow to create a two storey house with accommodation in the roof at 22 Reades Lane. Noted.

P12/106 Matters for future consideration: Update on Neighbourhood Plan

Date of next Meeting: Monday 20 February 2012 at 19.30

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

Mr P Lucas
Planning
SODC

7 February 2012

Dear Mr Lucas

Sonning Common Parish Council Planning Committee response to Application P11/E1763 – 201 Kennylands Road (as amended by revised plans dated 18 January 2012). Demolition of existing building and erection of seven new dwellings etc.

At our meeting on 6 February 2012 the Planning Committee recommended refusal of the above application because this development proposal runs counter to a number of the policies contained in the South Oxfordshire District Council's Local Plan 2011 as follows:

Policy G6 *Planning permission will not be granted for proposals which are of a scale or type that is inappropriate to the site and its surroundings.* The proposed development is too big and too dense, and over development of the site being much denser than the housing to its north. It is also out of keeping with the open countryside around it.

Policy C1 *Measures will be sought to integrate new development sensitively, mitigate impacts and enhance local landscape character.* This site is surrounded to the south, east and west by open countryside. By increasing the number of houses from one to seven this proposed development will urbanise the rural aspect of this area and spoil it's landscape character.

Policy T1 *Proposals for all types of development will, where appropriate provide for a safe and convenient access to the highway network.* We believe that the access is unsafe and inconvenient for a development of eight houses with a combined total of 24 bedrooms whose access is circa 85 metres from the very busy junction of Kennylands Road and the B481 which links Sonning Common and this area of South Oxfordshire to Reading. Visibility for vehicles exiting the proposed development will be impaired because the road bends away to the left of the exit point towards the junction with the B481. Buses 2A and 2B pass each other close to this access at 30 minute intervals. Any on road parking of vehicles visiting the proposed development will add to the hazard.

Policy EP4 *Proposals which increase the requirement for water will not be permitted, unless adequate water resources either already exist etc.* The area north of the development already suffers from variable and low water pressure. There is no mention in the proposal of the developers having approached Thames Water to establish if this development could proceed without further detriment.

For the reasons above we recommend refusal.

If this application is approved by SODC then we strongly request that the following restrictions are placed upon this development:

1. During the building stage that all builders and service vehicles must be parked on site and not on the road.
2. After completion, we strongly believe on road parking restrictions should be imposed on both sides of that end of Kennylands Road.
3. That these seven dwellings will be included in the number of dwellings to be allocated to Sonning Common in the new Core Strategy Document.

We know and understand there is a strong need for smaller and lower cost housing for the younger and the elderly people of this parish. Approval has already been granted for three properties with a total of 15 bedrooms on this site. Therefore we feel it would be more appropriate to spread these 15 bedrooms over a greater number of houses, thus providing smaller and lower cost properties rather than 24 bedrooms of which 20 are in large properties.

If this application is approved we would wish to receive significant payments to be made under Section 106 for the benefit of the whole of our community.

On behalf of Sonning Common Parish Council

Barrie Greenwood
Chairman of the Parish Council Planning Committee