

# Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 06 February 2017 at 1915 hrs.

Present: Mr Rawlins (chairman), Mr Fort, Mr Kedge, Mr Rust, Mr Stoves and Mrs Varnes (Deputy Parish Clerk).

P17/141 Apologies for absence: Mrs Lewis.

P17/142 Declarations of interest: none.

P17/143 Public consultation time: Mr Hobson, neighbour of 23 Woodlands Road, requested support from the Planning Committee for his request to the National Planning Casework Unit (NPCU) for the calling in of application P16/S3492/FUL by the Secretary of State – the construction of a three-bedroom house in the garden of 23 Woodlands Road RG4 9TD – and for his complaint to South Oxfordshire District Council (SODC) about the handling of the said application. The committee resolved to write to the NPCU and SODC in support of Mr Hobson's concerns. (See letter to SODC attached).

P17/144 New applications:

144.01/P16/S4052/HH. The demolition of the existing garage, side and rear extensions, the creation of additional rooms within the new roof space and the general refurbishment of 7 Newfield Road RG4 9TB. After consideration the committee recommended the application for approval.

144.02/S0321/HH. The construction of a single-storey rear extension with a part two-storey extension over the single-storey garage at 4 Gardeners Copse RG4 9JU. After consideration the committee recommended the application for approval.

144.03/P16/S3126/FUL. Variation of condition 2 and outline planning on application P15/S3480/O (the erection of 2 x 3 bedroom houses) as amended by plans to re-position houses on plot, reduce the size of the dwelling on plot 2 and alter the access and parking arrangements at Brinds Close RG4 9SR. After consideration the committee recommended the application for approval.

P17/145 To note:

P17/S0198/LDP. A Certificate of Lawful Development is being sought, under local development rights, for a single-storey rear extension and re-location of the entrance door at 49 Kennylands Road RG4 9JR. Noted.

P17/146 Applications granted:

146.01/P16/S2280/FUL. The demolition of the existing building and the erection of three new units to create six new flats (the building design, site lay-out and parking arrangement amended by plans received 14 November 2016) at Natwest, 20 Peppard Road RG4 9SX. Noted.

146.02/S3782/HH. A front porch, side extension and loft conversion at Pengelly, Peppard Road RG4 9NJ. Noted.

146.03/S3787/FUL. Alterations to the main site entrance to segregate pedestrians from vehicular traffic and to improve visibility for pedestrians

and vehicles leaving the site at Johnson Matthey Technology Centre, Blounts Court Road RG4 9NH. Noted.

146.04/S3839/LDP. The conversion of the loft space to form a habitable room incorporating a dormer window to the rear elevation and two roof lights to the front elevation at 59 Orchard Avenue RG4 9LT. Noted.

P17/147 Application refused:

P16/S3812/HH. A retrospective application to increase the boundary height fence to 2.37m at 7 Churchill Crescent RG4 9RU. Noted.

P17/148 Updates:

148.01/P16/S3142/O. Submission to the National Planning Policy Casework Unit (NPCU) on 27 January 2017 regarding a planning application for the construction of up to 95 dwellings including affordable housing, new public open space, landscaping, surface water attenuation, access, services, utilities and associated works on land off the Kennylands Road (adjacent to SON 6).

It was resolved to notify residents, via the Neighbourhood Plan database, that the submission to the NPCU had been made and request support from residents in objecting to the planning application.

It was also resolved to copy the parish council's NPCU submission to Eye and Dunsden Parish Council, Emmer Green Residents' Association and local neighbourhood planning networks.

148.02/P16/S3630/O. A residential development of up to 245 dwellings, structural planting and landscaping, informal public open space and children's play areas, vehicular access from Peppard Road and Kiln Road and associated ancillary works on land off Peppard Road, Emmer Green.

Members resolved to continue to work with Eye and Dunsden Parish Council and Emmer Green Residents' Association to oppose the application.

148.03. The reinvestigation by South Oxfordshire District Council (SODC) into a breach of planning consent for the construction of a new dwelling at 31a Woodlands Road. The Deputy Clerk reported that no further update had been received from SODC.

148.04. The Memorial Hall Field project (the planned provision of new sport, recreation and community facilities on SON 3, Memorial Hall Field, off Reades Lane). Members discussed the potential need for planning permission for the levelling of the SON 3 site. It was agreed to monitor matters and apply for planning permission if/when required.

P17/149 Report on the meeting of SODC's Planning Committee on Wednesday 1 February 2017 at which the Parish Council's Planning Committee opposed application P16/S3492/FUL to build a three-bedroom house in the garden of 23 Woodlands Road RG4 9TD.

The Deputy Clerk reported that she (on behalf of the Planning Committee), neighbour Mr Richard Hobson and Mrs Christina Duckett, co-owner of 2a Baskerville Road, had objected to the proposal at the meeting.

She reported that SODC district councillors had been split on whether or not to approve the application but that it was eventually approved on the chairman's casting vote.

She confirmed that neighbour Mr Hobson had subsequently decided to ask the NPCU to intervene and to complain to SODC about the accuracy of the information provided to councillors upon which they based their decision.

P17/150 Matters for future agendas.

It was resolved that progress with a campaign to oppose the development of up to 95 homes adjacent to SON 6 should feature on future planning agendas.

Meeting closed at 2035.

Date of next meeting: Monday 20 February 2017 at 1915.

Chairman: ..... Dated: .....

# SONNING COMMON PARISH COUNCIL

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Mr Adrian Duffield  
Head Planning Services  
SODC  
135 Eastern Avenue  
Milton Park  
Abingdon OX14 4SB

Friday 10 February 2017

Dear Mr Duffield

**Re: P16/S3492/FUL. The construction of a detached dwelling and access at 23 Woodlands Road, Sonning Common.**

I am writing with regard to the above proposal which was discussed at Sonning Common Parish Council's Planning Committee meeting on Monday 06 February 2017. Members resolved to write to you in support of the concerns expressed by Mr Richard Hobson, of 21 Woodlands Road, (immediate neighbour to 23 Woodlands Road), over the accuracy of information presented to members when the above application was considered by your Planning Committee recently.

Members of Sonning Common Parish Council's Committee strongly recommend that the dimensions of the proposed construction site and the distance from the proposed new dwelling to 21 Woodlands Road are re-investigated.

The block plan presented to your committee – on which their decision was based - depicted nos. 21 and 23 as they were in 1901 when they were first built prior to extensive enlargement in both cases. In the circumstances we believe it right and just that the matter be returned to your committee for re-consideration once accurate information is provided.

Our members believe it is imperative that your planning committee is presented with accurate information on which to base their decisions. Your committee's decisions have far-reaching consequences and great care must be taken to avoid setting precedents for over-development.

We are sure, like us, that SODC wishes to protect the district from adverse development in line with your Core Strategy, the Local Plan and the NPPF as well as the adopted neighbourhood plan for Sonning Common.

This proposal is contrary to our neighbourhood plan. It does not meet our qualifying criteria on suitable design and infill development. We appeal to SODC, once again, to apply the policies within our robust and well-made plan to this and future applications, in line with clear Government direction.

With best wishes



Ros Varnes  
Deputy Clerk, Sonning Common Parish Council  
cc Paul Harrison