

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 07 August 2017 at 1915 hrs.

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

P18/070 Apologies for absence: Mrs Phillips-Tilbury.

P18/071 Declarations of interest: Mr Stoves declared that he was a near neighbour of 54 Woodlands Road (agenda item P18/073.01). Mrs Varnes confirmed that as an ex-officio member of the committee Mr Stoves could contribute to the discussion but could not vote on the recommendation.

P18/072 Public consultation time: Mr and Mrs Cartwright, the applicants in relation to agenda item P18/073.01, attended the meeting. They said they had consulted neighbours on the proposal, some of whom backed it; the proposed new dwelling was in keeping with the character of properties in the surrounding area; and it would not overlook habitable rooms of any other properties. They explained that the proposed new garage was intended to act as a buffer between the new development and the adjacent public footpath in Old Copse. They confirmed they would be happy to increase landscape screening at the front of the site.

P18/073 New applications:

073.01/P17/S2323/FUL. The construction of a new four-bedroom dwelling house with a detached double garage at 54 Woodlands Road RG4 9TE.

After discussion members resolved to recommend that the application be approved, subject to adequate landscaping arrangements being made to screen the new development from the adjacent public footpath and permitted development rights being removed from the new property. It was recommended that an oak-framed garage replace the proposed brick-built one.

073.02/P17/S1939/HH. The construction of a two-storey extension and garage at 17 Shiplake Bottom RG9 5HH.

After discussion members resolved unanimously to recommend refusal of the application due to concerns over the provisions being made for a protected oak tree, the adequacy of proposed parking arrangements and potential privacy/overlooking issues in relation to 19 and 21 Shiplake Bottom.

073.03/P17/S2553/HH Erection of double Garage at 13A Kidmore Lane Sonning Common RG4 9SH.

After discussion members resolved to recommend approval of the application.

073.04/P17/S2515/HH First floor side extension & single storey front extension at 62 Churchill Crescent Sonning Common RG4 9RX.

After discussion members resolved to recommend approval of the application.

073.05/P17/S2634/HH Single storey rear extension at 1 Kidmore Lane Sonning Common RG4 9SH.

After discussion members resolved to recommend approval of the application.

P18/074 Applications granted: none.

P18/075 Application refused: P17/S1858/HH. The erection of a detached garage at 15 Peppard Road RG4 9SS. Noted.

P18/076 Updates on:

076.01/P16/S3707/O 44 Kennylands Road – amended footway and updated refuse vehicle tracking. Noted.

076.02/P15/S0482/FUL. Investigations into the breach of planning consent and alleged breaches of health and safety legislation relating to the construction of two four-bedroom semi-detached dwellings with accommodation in the roofspaces and a

new vehicular access to Bird in Hand Lane on land adjoining the Ridgeway, Bird in Hand Lane RG4 9JY.

The deputy clerk advised that she had received no update from South Oxfordshire District Council (SODC) in relation to the alleged breach of planning consent.

076.03/P17/S1241/FUL. Application to vary conditions 4 (landscape), 5 (planting), 6 (manoeuvring) and 7 (window) of planning permission P14/S3419/FUL – the construction of a two-storey dwelling with accommodation in the roof space, parking provision and associated landscaping at 31a Woodlands Road RG4 9TD.

The deputy clerk advised that she had received no update from SODC in relation to this planning application.

076.04. The liaison with SODC over CIL (Community Infrastructure Levy) on the Lea Meadow development.

The deputy clerk advised that SODC was supportive of paying the Parish Council a 25 per cent levy and was pursuing matters.

076.05. The pre-application plans for new sport and recreation facilities on the Memorial Hall Field, off Reades Lane.

No update.

P18/077

For discussion:

Proposed next steps in relation to the outline planning application by Gladman to develop 245 new homes in Eye and Dunsden (included under the 10 o'clock rule, Standing Order 4).

Cllr Rawlins reported that the recent Thames Farm judgement was likely to have some bearing on this application. Members discussed the Parish Council providing financial support for the opposition campaign and it was agreed that a proposal should be put to the Finance Committee. The deputy clerk was asked to seek a written response from Sonning Common Health Centre regarding the application.

P18/078

Matters for future agendas: none proposed.

The meeting closed at 2055.

Date of next meeting: Monday 21 August 2017 at 1915.

Chairman:

Dated: