

Sonning Common Parish Council
Minutes of the meeting of the PLANNING COMMITTEE held in the Village
Hall on Monday 8 February 2016 at 1930 hours.

- Present:** Mrs Lewis (chairman), Mr Rawlins, Mr Reynolds, Mr Kedge, Mr Rust, Mrs Varnes (Deputy Parish Clerk).
- P16/106** Apologies for absence: Mr Richens.
- P16/107** Declarations of interest: none.
- P16/108** Public consultation time: around 25 members of the public attended. Several spoke in opposition to agenda item P16/109.01.
- P16/109** New applications:
- 109.01/P15/S4119/FUL. A residential development of 50 dwellings, access, public open space and landscaping and provision of land for community sports/recreation facilities on land at Bishopswood Middle Field (SON 2) and Memorial Hall Field (SON 3), Sonning Common. After consideration members unanimously agreed to recommend this application for refusal (see attached letter).
- 109.02/P16/S0076/HH. An all-glass conservatory 6.6m wide and projecting 4.4m from the rear of 98 Kennylands Road RG4 9JX. After consideration members unanimously agreed to recommend this application for refusal on the grounds of the proposed conservatory's dominance and impact on the surrounding area.
- P16/110** Suggestions for future agenda items: an update on correspondence between the applicant, parish council and South Oxfordshire District Council regarding a proposed extension at 15 Elm Court (P15/S4310/HH).

The meeting closed at 2020.

Date of next meeting: Monday 15 February 2016 at 1945.

Chairman: Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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Ms Carolyn Organ
Major Applications Officer
SODC Planning
135 Eastern Avenue
Milton Park
Abingdon
OXON OX14 4SB

Thursday 11 February 2016

Dear Ms Organ

Re: P15/S4119/FUL. Residential development of 50 dwellings, access, public open space and landscaping and the provision of land for community sports/recreation facilities on land at Bishopswood Middle Field and Memorial Hall Field, Sonning Common RG4 9LL.

At its meeting on Monday 8 February 2016, Sonning Common Parish Council's Planning Committee unanimously agreed to recommend that the above application be refused.

The main reasons for this decision were that:

1. The application is premature and is being brought forward outside of the resident-driven Sonning Common Neighbourhood Development Plan (SCNDP). The Plan was submitted to SODC for consultation and independent examination last month, following four years of preparation and extensive consultation with residents.
2. The site is outside the built limits of the settlement and the development of such sites is prohibited *except* where they have been endorsed by an NDP. This application has not been endorsed by the SCNDP. The issue is further complicated by the fact that the site lies within the AONB. This application is not considered to sufficiently respect the site's AONB status.
3. The application differs from the proposals within the SCNDP for the site in a number of significant ways.
 - a. Housing mix. Linden Homes propose 10 four and five-bedroom properties for the site while the SCNDP proposes three. In addition, Linden is proposing eight two-bedroom properties while the SCNDP wishes to see 12 being built on the site. The SCNDP proposals are in line with the needs and aspirations expressed by residents for smaller, more accessible homes in the village.
 - b. The lay-out of the proposed access road differs from what has been included in the SCNDP. The Planning Committee and SCNDP Working Party are concerned

to see one road leading up to the perimeter of SON 1 – perhaps with a mind to potential, future residential development on a site designated for amenity green space within the SCNDP.

4. Further objections are due to a lack of off-road parking within the proposed development. The on-road parking bays proposed are considered to be inappropriate and insufficient to meet on-site parking needs and could lead to parking overspill in neighbouring residential areas such as Lambourne Road.
5. The proposed line of large properties in the north-west of the site would be outside/behind the building line of adjacent properties in Lambourne Road. Having such properties sited behind their homes – with the minimal screening proposed - would impact negatively on the privacy and amenity value of existing properties.
6. There are concerns, too, that the proposed emergency access on to Lambourne Road could be used for non-emergency vehicular access. Residents are concerned about any increase in traffic movements in this already densely-populated residential area.

The meeting was attended by approximately 25 residents. Those who spoke were all opposed to the application.

Generally, residents and parish councillors expressed their disappointment and consternation at the Linden Homes proposal being brought forward ahead of the referendum on the SCNDP.

The planning committee now calls upon SODC to take note of its significant opposition to this application – which it considers to be contrary to planning policies CSR1, CSEN1, G2, G4, C4, C6 and H4 – and refuse it.

We ask that you encourage Linden Homes to withdraw its application and put forward a subsequent scheme, under the umbrella of the SCNDP, which is in keeping with the needs and wishes of the village community; which reflects the site's AONB status; and which will deliver clear, demonstrable benefits to residents through the transfer of part of the site to the parish council for recreational provision.

Yours sincerely



Ros Varnes
Deputy Clerk, Sonning Common Parish Council

