

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 09 January 2017 at 1915 hrs.

Present: Mrs Lewis (chairman), Mr Fort, Mr Rawlins, Mr Kedge, Mr Rust, Mrs Varnes (Deputy Parish Clerk). A Henley Standard representative.

P17/123 Apologies for absence: Mr Stoves.

P17/124 Declarations of interest: none.

P17/125 Public consultation time: 10 members of the public attended the meeting in relation to agenda item 126.01. A Henley Standard representative was also present.

P17/126 New applications:

126.01/P16/S4119/FUL. A residential development of 50 dwellings, access, public open space, landscaping and provision of land for community sports/recreation facilities (as amended by drawings and information received 8 December 2016) on land at Bishopswood Middle Field and Kidmore End War Memorial Hall RG4 9LL (SON 2).

Mr Barrie Greenwood, chairman of the Sonning Common Neighbourhood Plan, provided some background to the site and its inclusion as an allocated site within the Neighbourhood Plan. He outlined some areas where the proposal was at odds with the site policy in the adopted Neighbourhood Plan.

Residents raised many questions and concerns in relation to the proposal, chiefly with regard to landscaping, the nature of the emergency access, the spur road, the distribution of affordable housing and site lay-out.

Members discussed their concerns over the same issues. The matter of a securing a contract in relation to the transfer of the adjacent site, SON 3, to the parish council was also discussed.

It was agreed that issues and concerns pertaining to both residents and councillors would be documented and raised with Linden Homes, the proposed developer, and South Oxfordshire District Council (SODC).

Members resolved to defer a recommendation on the application until the next meeting of the Planning Committee on 16 January 2016 to allow for further negotiation with the proposed developer and SODC.

126.02/P16/S4034/HH. The demolition of the existing ground-floor side garage to be replaced with a two-storey side and single-storey rear extension at 12 Park Close RG4 9RY. After discussion members resolved to recommend the application for approval, subject to the county council's Highways Department being satisfied with proposed parking provision.

126.03/S4252/HH. A two-storey extension at 2 Inglewood Close RG4 9SY. After discussion members resolved to recommend the application for approval.

126.04/P16/S4021/HH. A single-storey rear extension (as amended by plans received 15 December 2016) at 40 Woodlands Road RG4 9TE. After discussion members resolved to recommend the application for approval.

Cllr Fort left the meeting at this stage.

126.05/P16/S3579/HH. The part-conversion of the garage to provide a new kitchen area at 60 Essex Way RG4 9RG. After discussion members resolved to recommend the application for approval.

126.06/P16/S4267/HH. Combined single and two-storey front, side and rear extensions, following the removal of the current single-storey side outshot, at 17 Wood Lane Close RG4 9SP. After discussion members resolved to recommend the application for approval.

P17/127 Applications granted:

127.01/P16/S3547/HH. A single-storey rear conservatory at 4 Hugh Carson Close RG4 9SQ. Noted.

127.02/P16/S3556/HH. The removal of the existing and the construction of a new conservatory to the rear of 53 Wood Lane RG4 9SJ. Noted.

127.03/P16/S3476/HH. A detached garage (scale and position as amended by revised plan received 30 November 2016) at 15 Peppard Road RG4 9SS. Noted.

127.04/P16/S3528/LDP. A driveway at the front of 21 Rowan Close RG4 9LD. Noted.

P17/128 Application refused:

P16/S3594/FUL. A detached chalet bungalow in the rear garden of 40 Westleigh Drive RG4 9LB. Noted.

P17/129 To note:

A Certificate of Lawful Development is being processed by South Oxfordshire District Council (SODC) for a garage conversion with internal works plus the removal of the existing porch and its replacement with a smaller porch at 13 Kennylands Road RG4 9JR. Noted.

P17/130 To decide on an appropriate response following the investigation by SODC Planning Enforcement into a breach of planning consent at 31a Woodlands Road.

The deputy clerk reported that, following a recent site visit, Planning Enforcement asked the applicant to submit a retrospective planning application because the new dwelling was felt to be 'slightly larger' than the consented plans allowed, although not forward of the building line.

Members were outraged at this conclusion and planned approach believing it fell short of the firm, decisive action required against the breach of planning consent. They stated that a stop order should be placed on the development until it could comply with the terms of its planning permission.

It was agreed that the deputy clerk should seek advice and support from district councillor Paul Harrison in the first instance and investigate all further means of redress against the breach.

P17/131 Referral of application P16/S3492/FUL (the construction of a three-bedroom house in the garden of 23 Woodlands Road) to SODC's Planning Committee for a decision on Tuesday 17 January, Didcot Civic Hall, 6pm. Parish council representation at the meeting to be decided.

It was agreed that committee chairman, Cllr Lewis, would represent the committee in opposing the application at SODC's Planning Committee meeting.

P17/132 Update on the Memorial Hall Field project (the planned provision of new sport, recreation and community facilities on SON 3, Memorial Hall Field, off Reades Lane). Cllr Rawlins stated that a contract was required to secure the transfer of SON 3 to the parish council. Cllr Kedge agreed.

P17/133 Update on the joint parish council initiative in response to the outline Gladman application P16/S3630/O (a development of up 245 residential dwellings with a vehicular access from Peppard Road and Kiln Lane on land off the Peppard Road near Emmer Green).

Cllrs Rawlins and Lewis updated members with progress on this joint initiative between parish councils and residents.

P17/134 To discuss and agree:

Three potential new road names for development at Lea Road (from the existing potential street name list). Suggestions to be provided to SODC.

It was agreed that herb-related names should be provided to SODC due to the site's proximity to the Herb Farm. The Deputy Clerk agreed to provide a list of potential new street names based on members' suggestions.

P17/135 Matters for future agendas: none.

Meeting closed at 2105.

Date of next meeting: Monday 16 January 2017 at 1900.

Chairman: Dated: