

# Sonning Common Parish Council

## Minutes of the meeting of the PLANNING COMMITTEE held in the village hall on Monday 14 April 2014 at 1915 hrs.

Present: Ms Noble (Chairman), Mr Greenwood, Mrs Lewis, Mr Rawlins, Mr Reynolds, Mr Kedge (ex-officio), Mr Stoves (ex-officio), Ros Varnes (deputy clerk).

P15/008 Apologies for absence: none.

P15/009 Declarations of interest: none.

P15/010 Public question time: none present.

P15/011 New application:

011.01/P14/S0889/HH. Rear and side extensions to ground floor and loft conversion at 53 Woodlands Road. After discussion the committee recommended that this application be refused due to concerns that the proposed first floor terrace would overlook the adjacent property and the tree on the front boundary was too close to the proposed new access.

P15/012 Amended applications:

012.01/P13/S3776/FUL. Construction of 3 two-bedroom, 1 three-bedroom and 2 four-bedroom dwellings incorporating parking and turning areas (as amended by drawings accompanying agent's emails dated 19 February and 4 April) on land to the rear of 19b to 23 Wood Lane. After discussion the committee recommended unanimously that this application be refused. See accompanying letter.

012.02/P14/S0429/HH. First floor side extension, single-storey rear extension, single-storey side extension, front entrance porch and conversion of integral garage into living accommodation (rear extension reduced from two-storey to single-storey and side extension increased in height as shown on amended plan received 31 March 2014) at 1a Newfield Road. After discussion the committee recommended that this application be approved.

P15/013 Application granted:

P14/S0271/HH. Two-storey side extension and front porch at 73 Orchard Avenue. Noted.

P15/014 Applications refused: none.

P15/015 Matters for future consideration. Members noted that South Oxfordshire District Council (SODC) is considering whether, under new legislation, planning permission is required to build a rear extension at 34 Ashford Avenue (P14/S0997/PDH). It was also noted that SODC planning officers have requested amendments to planning application P14/S0581/FUL (the erection of a two-storey four-bedroom single family dwelling with detached garage and new vehicular access at the Ridgeway, Bird in Hand Lane).

The meeting closed at 2000.

Chairman: .....

Dated: .....

# SONNING COMMON PARISH COUNCIL

Parish Office

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Mr Tom Wyatt  
Planning Officer  
Planning  
SODC  
Benson Lane  
Crowmarsh Gifford  
Wallingford  
OXON OX10 8NJ

Tuesday 22 April 2014

Dear Mr Wyatt

**Re: P13/S3766/FUL (Proposal to build six dwellings on land to the rear of 19b – 23 Wood Lane, Sonning Common)**

At its meeting on 14 April 2014, Sonning Common Parish Council's Planning Committee once again unanimously agreed to recommend that the above amended application be refused. It also recommended unanimously that the above proposal be refused on two earlier occasions following its meetings of 3 February and 17 March 2014.

The committee considers that this second, amended proposal offers insufficient change to avoid clear harmful impacts and disregards the maximum level of development that the Inspector was prepared to approve.

**The limitations placed by the Inspector on this development to minimise its impact – by permitting only 1.5-storey buildings with no garages/car ports – must be accepted and respected.**

The committee strongly believes that the building of six substantial dwellings in the heart of Sonning Common's busy service centre will be detrimental to the village. However, given that plans to do so have been agreed by the Inspector, on appeal, the committee is anxious to ensure that every effort is made to minimise the impact of this proposed development.

If SODC is considering allowing this amended application, albeit with further amendments, this committee respectfully asks to be informed of what grounds it considers it might have for doing so **before any decision is taken**. Similarly, if this matter is to be considered by SODC's planning committee, we ask to be informed so that we may consider making representations at the meeting.

This proposed development is greater in height, mass, bulk and scale than what has been consented by the Inspector. It would increase the scale of building on this site and adversely impact on the amenity and privacy of existing neighbours.

The consented plans allow for two and three-bedroom 1.5-storey properties with a maximum height of 6.7m. Now permission is sought to build some two-storey, four-bedroom homes with a

maximum height of 7.5m. The Inspector approved a development with 15 bedrooms, 6 studies and no garages. Now a 16-bedroom, 4 study and 6 garage/car port development is proposed.

Not only does this amended proposal represent an **over-development** of the site but it is:

- **Contrary to the housing needs mix** for Sonning Common, as identified by Neighbourhood Development Plan research, and is therefore contrary to policy CRS1
- **Detrimental to the privacy and amenity enjoyment of neighbours** and is therefore contrary to policy D4. The proposed continuous wall of development in front of 26 and 26a Grove Road is grossly oppressive and in conflict with what the Inspector agreed
- **In breach of policy D5** due to the harmful effect on the amenity of adjoining uses, including the likelihood of increased parking overspill on Wood Lane
- **Contrary to policies CSSI and CSTI** which state that developments should support and enhance the service centre (because of the over-development of the site and likelihood of parking overspill into Wood Lane)
- **In breach of policy D2** because of the lack of adequate parking provision on-site.

If accepted, this application will set a new precedent for the future degradation of the key village centre area. For all of the reasons above the planning committee urges SODC to reject this amended proposal.

Yours sincerely

Gail Noble  
Chairman, Planning Committee  
Sonning Common Parish Council