

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 14 November 2016 at 1915 hrs.

Present: Mrs Lewis (chairman), Mr Fort, Mr Kedge, Mr Rawlins, Mr Rust, Mr Stoves, Mrs Varnes (Deputy Parish Clerk). Also two members of the public.

P17/086 Apologies for absence: none.

P17/087 Declarations of interest: none.

P17/088 Public consultation time: Mr Pettit, the architect in relation to application P16/S3476/HH to construct a garage at 15 Peppard Road, outlined the details of the proposal.

P17/089 New applications:

089.01/P16/S3594/FUL. The construction of a detached chalet bungalow in the rear garden, using the existing access off Westleigh Drive, at 40 Westleigh Drive RG4 9LB. After discussion the committee voted to recommend refusal of the application on the grounds that it was an overdevelopment of the site, not in keeping with the character of surrounding properties and contrary to the Sonning Common Neighbourhood Plan (see attached letter).

089.02/P16/S3492/FUL. The construction of a detached dwelling and access at 23 Woodlands Road RG4 9TD. Members noted that the new application submitted following the withdrawal of the earlier one did not address the concerns that the committee had raised previously.

After discussion the committee voted to recommend refusal of the application on the grounds that it was an overdevelopment of the site, not in keeping with the character of surrounding properties and contrary to the Sonning Common Neighbourhood Plan (see attached letter).

089.03/P16/S3476/HH. The erection of a detached garage at 15 Peppard Road RG4 9SS. This item was moved up the agenda on account of the architect in relation to it being present. Since Cllr Rawlins arrived part-way through the discussion, he did not vote on the application. After discussion the committee voted to recommend approval of the application.

089.04/P16/S3556/HH. The removal of the existing and the construction of a new uPVC conservatory to the rear of 53 Wood Lane RG4 9SJ. After discussion the committee voted unanimously to recommend approval of the application.

089.05/P16/S3547/HH. The erection of a single-storey rear conservatory at 4 Hugh Carson Close RG4 9SQ. After discussion the committee voted unanimously to recommend approval of the application with further permitted development rights to be removed.

P17/090 Applications granted:

090.01/P16/S2676/HH. The demolition of the existing garage and the construction of a replacement garage and loft (as amended by plans received 6 October 2016 reducing the height and footprint of the proposed garage and siting it further away from the south west boundary) at 25 Wood Lane RG4 9SJ. Noted.

090.02/P16/S3086/HH. A two-storey side extension creating a first-floor bathroom over the porch plus single-storey side and rear extensions replacing existing multiple shed structures and a bathroom at 19 Woodlands Road Sonning Common RG4 9TD. Noted.

- P17/091 **Review of the Planning Committee's protocol for handling major/significant applications.** Discussion of this was deferred to the next Planning Committee meeting on 28 November 2016.
- P17/092 Status of the Sonning Common Neighbourhood Plan in respect of clarification sought from the head of Planning at South Oxfordshire District Council (SODC). The deputy clerk updated members on the letter of 11 November 2016 from Adrian Duffield, head of Planning, in which he states **that the district's Development Plan** - and consequently the Sonning Common Neighbourhood Plan - are out of date due **to the district's inability** to demonstrate a five-year land supply for new housing.
- P17/093 Referral of application P16/S646/FUL - the construction of a new dwelling in the garden of 2 Baskerville Road - **to SODC's Planning Committee for a decision.** Parish council representation at the meeting to be discussed/agreed. It was agreed that a parish councillor (tbc) would attend the meeting and that the parish council and residents would coordinate their objections to the application.
- P17/094 Review of recent communication in respect of application P16/S3142/O - the proposal by Gallagher Estates to build up to 95 new homes on land off the Kennylands Road - and its implications for the Sonning Common Neighbourhood Plan. The deputy clerk updated members on communication received to date in respect of this issue.
- P17/095 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). This matter was deferred to the Full Council meeting which followed planning the same evening.
- P17/096 Matters for future agendas. **Review of the Planning Committee's protocol for handling major/significant applications.**

Meeting closed at 20.00

Date of next meeting: Monday 28 November 2016 at 1915.

Chairman: **Dated:**

SONNING COMMON PARISH COUNCIL

Parish Office

VILLAGE HALL, WOOD LANE
SONNING COMMON, OXON, RG4 9SL

Clerk – Philip Collings

Tel 0118 972 3616

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Mr Marc Pullen
SODC Planning
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

Monday 21 November 2016

Dear Mr Pullen

Re: P16/S3594/FUL. The construction of a detached chalet bungalow in the rear garden, using the existing access, at 40 Westleigh Drive, Sonning Common RG4 9LB.

I am writing with regard to the above application which was discussed at Sonning **Common Parish Council's Planning Committee meeting on Monday 14 November 2016.**

The committee strongly objected to this proposal and resolved to recommend its refusal on the grounds that:

1. It contravenes Policy H3 of the adopted Neighbourhood Plan in that it would adversely affect the amenities and privacy of neighbouring residential occupiers through being an overbearing development and causing loss of light.
2. Its size, height, scale and mass, density and access are out of character with the surrounding area.
3. It fails to provide an appropriate amount of landscaping which complements and enhances the green and rural character of the local area.
4. It is contrary to Policy D1 and D1b of the Sonning Common Neighbourhood Plan in that it does not respect the scale and appearance of the existing built environment by responding to and integrating with local surroundings and landscape context.
5. The proposed development would set an unwelcome precedent for further back garden development in the village. The independent examiner who examined the Sonning Common Neighbourhood Plan warned how ill-constrained back garden development would be damaging to the area.

In his report he states: **“During my site visit I observed that much of Sonning Common comprises large back gardens and/or land behind an existing residential frontage.”**

He goes on to say that if development of such land was not properly constrained it **could: “result in** inappropriate development, with potential impacts on residential

amenity and highway safety, amongst other things. Such an approach would fail to **contribute to the achievement of sustainable development.**”

6. The proposed development is contrary to Local Plan policies D1, D3, D4 and G2 in that it is too big for the site and unduly intrusive on neighbouring properties.

For all of these reasons the Planning Committee urges SODC to reject this application.

Please keep the parish informed as to the progress of this application, particularly if you are minded to approve it, in which case we would seek a referral to **SODC’s Planning Committee for a decision.**

With best wishes

A handwritten signature in black ink that reads "Ros Varnes". The signature is written in a cursive, slightly slanted style.

Ros Varnes
Deputy Clerk, Sonning Common Parish Council

cc Councillors John Cotton and Paul Harrison

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VILLAGE HALL, WOOD LANE
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Mr Edward Church
SODC Planning
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

Friday 18 November 2016

Dear Mr Church

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 application which was discussed at Sonning **Common Parish Council's Planning Committee meeting** on Monday 14 November 2016.

The committee strongly objected to this proposal and resolved to recommend its unanimous refusal on the grounds that:

1. It contravenes Policy H3 of the adopted Neighbourhood Plan in that it would adversely affect the amenities and privacy of neighbouring residential occupiers through being an overbearing development and causing loss of light.
2. Its size, height, scale and mass, density and access are out of character with the surrounding area.
3. It fails to provide an appropriate amount of landscaping which complements and enhances the green and wooded character of the local area.
4. It is contrary to Policy D1 and D1b of the Sonning Common Neighbourhood Plan in that it does not respect the scale and appearance of the existing built environment by responding to and integrating with local surroundings and landscape context. (We note that the **applicant's submitted plan and cut-offs** appear to shroud the **proposal's stark lack of keeping with properties in the surrounding area**).
5. The proposed development would set an unwelcome precedent for further back garden development in the village. The independent inspector who examined the Sonning Common Neighbourhood Plan warned how ill-constrained back garden development would be damaging to the area. In his report he states:
"During my site visit I observed that much of Sonning Common comprises large back gardens and/or land behind an existing residential frontage."
He goes on to say that if development of such land was not properly constrained **it could: "result in inappropriate development, with potential impacts on residential amenity and highway safety, amongst other things. Such an approach would fail to contribute to the achievement of sustainable development."**

6. The proposed development is contrary to Local Plan policies D1, D3, D4 and G2 in that it is too big for the site and unduly intrusive on neighbouring properties.
7. The construction of a dwelling on this site is impractical. The site is adjacent to a busy crossroads. **The proposed access is directly opposite an existing resident's driveway and there is no suitable on-site parking for delivery vehicles and construction traffic.**

Baskerville Road is not wide enough to enable deliveries to be made safely to the proposed building site without the potential for endangering pedestrians and road users and obstructing their access along the pavement and road.

The changes in this new application, which replaces the earlier withdrawn one, are minimal and do not adequately address these significant concerns.

For all of these reasons the Planning Committee urges SODC to reject this application. Please keep the parish informed as to the progress of this application, particularly if you **are minded to approve it, in which case we would seek a referral to SODC's Planning Committee** for a decision.

With best wishes



Ros Varnes
Deputy Clerk, Sonning Common Parish Council

cc Councillors John Cotton and Paul Harrison