

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 15 April 2019 at 1915 hrs.

Present: Mr Rawlins (chairman), Mrs Lewis, Mr Kedge, Mr Scott-Giles, Mr Stoves, Mrs Diwell and Mrs Varnes (Deputy Parish Clerk) plus nine members of the public.

P20/001 Apologies for absence: Mr Fort.

P20/002 Declarations of interest: none.

P20/003 Public consultation time: nine members of the public were present, eight in relation to agenda item P20/004.01.

P20/004 New applications:

004.01/P19/S0854/HH. The demolition of a single-storey side extension and the erection of a part-two storey rear extension at Jalna, Peppard Road RG4 9NJ.

Neighbours Mr Price, of the Ramblers and Mr Varnals, of Stoneyhaven, outlined their objections to the proposal - chiefly that it was over-development and would cause a significant loss of light to Stoneyhaven's conservatory.

After discussion members voted unanimously to recommend rejection of the proposal on the grounds of over-development, poor design, out of character and its detrimental impact on neighbouring properties.

004.02/P19/S0962/HH. The construction of a single-storey rear extension at 22 Green Lane RG4 9NA.

After discussion members voted unanimously to recommend approval of the application.

004.03/P19/S1039/HH. The demolition of the existing garage to allow for the replacement of the room over it at 27 Orchard Avenue RG4 9LT.

After discussion members resolved to fully support the application, subject to adequate parking provision being made.

P20/005 To note:

P19/S1120/LDP. Application for a single-storey rear extension and garage conversion at 52 Essex Way RG4 9RG under local permitted development. Noted.

P20/006 Notification of appeal:

APP/Q3115/W/19/3225909. Appeal against the refusal of planning permission on 14/02/19 on application P18/S2245/FUL for the construction of a single and two-storey extension and the erection of a new, detached two-storey, three-bedroom dwelling at Jalna, Peppard Road RG4 9NJ.

To be determined under written representations by 9 May 2019.

Members resolved to make a written submission to the appeal by the published deadline.

P20/007 Applications granted:

007.01/P18/S4256/FUL. A change of use and the extension of 31 Wood Lane from offices to 6 residential units. Noted.

007.02/P19/S0367/HH. A single-storey extension at 30 Newfield Road RG4 9TB. Noted.

007.03/P19/S0445/HH. A single-storey front and side extension and the conversion of the roof space with a rear flat roof dormer at Shangri-la, 29 Shiplake Bottom RG9 5HH. Noted.

P20/008 Application refused.

P18/S3763/FUL. The demolition of the existing dwelling, annex and outbuildings and the erection of two, two-bedroom dwellings and a new access road off Hazel Gardens at 2A Woodlands Road RG4 9TE. Noted.

P20/009 To receive updates on:

009.01. The Memorial Hall Field project to create new sport and recreation facilities off Reades Lane.

Mr Rawlins reported that matters were progressing well.

009.02. The implementation of landscaping planning conditions at the new Lea Meadow residential development.

Vet Sarah Moffatt, who was considering opening a veterinary practice near Lea Meadow, requested an update on progress regarding the enforcement of landscaping planning conditions at the new development.

The deputy clerk reported that SODC's planning enforcement officer was liaising with Bewley Homes to ensure that planning conditions were met.

009.03. A planning enforcement investigation into an alleged breach of planning consent at 7 Churchill Crescent.

The deputy clerk reported that, following an investigation into an alleged breach of planning consent at 7 Churchill Crescent, SODC's Planning Enforcement officer had concluded there was no breach of consent and had closed the investigation.

P20/010 Matters for future agendas: none.

The meeting closed at 1955.

Date of next meeting: Wednesday 08 May 2019 at 1915.

Chairman: Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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Ms Davina Sarac
SODC Planning Officer
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

Friday 10 May 2019

Dear Ms Sarac

Re P19/S0854/HH. The demolition of a single-storey side extension and the erection of a part two-storey rear extension at Jalna, Peppard Road RG4 9NJ.

Sonning Common Parish Council's Planning Committee discussed the above amended application at its meeting of Monday 15 April 2019. Members unanimously resolved to vigorously object to the application.

The committee's chief objections were that the proposed extensions were over-development, of poor design and would have a detrimental effect on neighbouring properties (particularly loss of light to the conservatory at Stoneyhaven), and the character of the area. Members considered that they were also contrary to the infill and housing design policies within the adopted Sonning Common Neighbourhood Plan.

Members recommend to SODC that the proposal be rejected. Please keep the Parish Council informed of all developments in relation to this proposal, particularly if you are considering approving the plan. In this case we ask that the application is referred to SODC's Planning Committee for a decision.

Yours sincerely



Ros Varnes
Deputy Clerk, Sonning Common Parish Council