

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 16 December 2019 at 1845 hrs.

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

P20/116 Apologies for absence: Mr Coombs.

P20/117 Declarations of interest: none.

P20/118 Public consultation time: the public present commented on agenda items 119.01 and 122.02.

P20/119 New applications:

119.01/P19/S4350/O. To consider an outline application for up to 26 dwellings including affordable housing, new public open space, landscaping and surface water attenuation with detailed vehicular access on land to the south of Kennylands Road.

Members noted that, with the exception of the new access road, the outline application was broadly consistent with Sonning Common Neighbourhood Plan policy for the site.

Members voted to recommend approval of the application subject to certain conditions (see attached letter).

(NB: Miss Diwell arrived after the discussion of the first item so did not vote on the matter).

119.02/P19/S4296/HH. A variation of condition 2 (approved plans) on planning application P18/S1515/HH for two-storey front and side/rear extensions to Highwood House, Blounts Court Road RG9 5HB.

After receiving clarification from South Oxfordshire District Council that this property fell outside the parish boundary the application was not discussed.

P20/120 Applications granted:

120.01/P19/S3093/HH. A roof conversion to include raising the roof height and two new dormer windows to the rear with the addition of a roof over the existing porch at The Bungalow, Kennylands Road RG4 9JX. Noted.

120.02/P19/S3136/HH. A two-storey and single-storey side and rear extension to 54 Wood Lane RG4 9SL. Noted.

120.03/P19/S2968/HH. A two-storey side extension to 15 Maple Close RG4 9NG. Noted.

120.04/P19/S3227/HH. A single-storey rear and a first-floor extension above the garage at 17 Red House Drive RG4 9NT. Noted.

P20/121 Applications refused:

121.01/P19/S2055/FUL. The demolition of the existing dwelling, annex and outbuilding and the construction of two, two-bedroom dwellings (plot 1 & 2), new access road off Hazel Gardens (alternative scheme to P18/S1774/FUL) at 2A Woodlands Road RG4 9TE. Noted.

121.02/P18/S3763/FUL. The demolition of the existing dwelling, annex and outbuildings and the construction of two, two-bedroom dwellings, a new access road off Hazel Gardens (alternative scheme to P18/S1774/FUL as amended by plans submitted on 07 March 2019) at 2A Woodlands Road RG4 9TE. Noted.

P20/122 Appeals lodged:

122.01/APP/Q3115/W/19/3238097. An appeal against the refusal of planning permission for application P18/S3763/FUL – the demolition of the existing dwelling,

annex and outbuildings and the construction of two, two-bedroom dwellings, a new access road off Hazel Gardens (alternative scheme to P18/S1774/FUL as amended by plans submitted on 07 March 2019) at 2A Woodlands Road RG4 9TE.

This appeal will be determined by written submissions, the deadline for which is 07 January 2020.

The appeal was noted and the deputy clerk was asked to write a letter of objection to the appeal (see attached letter).

122.02/APP/Q3115/W/19/3241029. An appeal against the refusal of planning permission for application P19/S1959/FUL – a proposed new dwelling at 1 Rowan Close RG4 9LD.

This appeal will be determined by written submissions, the deadline for which is 13 January 2020.

The appeal was noted and the deputy clerk was asked to write a letter of objection to the appeal (see attached letter).

P20/123 Outline of Sonning Common Parish Council's application P19/S2515/FUL – ground works to include contour changes, primary drainage and associated landscaping for the provision of sport and recreational facilities at Memorial Hall Field, Reades Lane RG4 LL.

Mrs Pearman, agent for the application and chairman of the Memorial Hall Field Working Party, attended the meeting to explain more about the application and answer questions. Following some discussion members agreed unanimously that the groundworks application should proceed (see attached letter).

P20/124 Matters for future agendas.
Mrs Lewis raised a concern over the width of the new access road to the Linden development on SON 2. Members agreed that the issue should be researched further.

The meeting closed at: 19:32.

Date of next meeting: Monday 06 January 2020 at 19:15

Chairman: Date:

SONNING COMMON PARISH COUNCIL

Parish Office

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

Clerk – Philip Collings

Tel 0118 972 3616

Email: clerk@sonningcommonparishcouncil.org.uk

Ms Katherine Pearce
SODC Planning Officer
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

Friday 20 December 2019

Dear Ms Pearce

Re: P19/S4350/O. Major outline application for up to 26 dwellings including affordable housing, new public open space, landscaping and surface water attenuation with detailed vehicular access on land south of Kennylands Road, Sonning Common.

Thank you for inviting consultation from Sonning Common Parish Council on the above application.

The council's Planning Committee considered this major outline application at its meeting of Monday 16 December 2019. Members resolved to support the application, subject to certain conditions outlined below.

In determining the application, members seek the following assurances from South Oxfordshire District Council (SODC): that the proposed 18m green buffer bordering Kennylands Road and the footpath running behind it, together with the 10m screening area at the back of the site nearest to the Area of Outstanding Natural Beauty, will be provided.

They also wish SODC to ensure that adequate parking space will be provided on-site to ensure that the development does not lead to traffic problems on Kennylands Road - a main thoroughfare to Sonning Common.

Members were satisfied that, with the exception of the new access road, the proposal was broadly consistent with Sonning Common Neighbourhood Plan Policy for the site.

Please do confirm that the requested assurances outlined above will be given to the Planning Committee prior to any approval being granted for this outline application.

Thank you very much.

Yours sincerely



Ros Varnes
Deputy Clerk, Sonning Common Parish Council

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Her Majesty's Planning Inspectorate

Friday 20 December 2019

Dear Planning Inspectorate

OBJECTION TO APPEAL 3238097

P18/S3763/FUL. The demolition of the existing dwelling, annex and outbuildings and the erection of 2 x 2-bedroom dwellings and a new access road off Hazel Gardens (alternative to scheme P18/S1774/FUL), as amended by plans submitted on 07 March 2019.

Sonning Common Parish Council's Planning Committee wishes to re-iterate its objection to the above proposed scheme which it considers to be contrary to the district's planning policies and housing policies within the adopted Sonning Common Neighbourhood Plan.

The committee welcomes the refusal of this detrimental proposal by South Oxfordshire District Council and urges the Planning Inspectorate to uphold the local planning authority's decision.

Sonning Common Planning Committee considered application P18/S3763/FUL at its meeting of 03 December 2018.

Members were of the view that this overbearing, proposed development was of poor design and would permanently degrade the green and leafy character of the immediately surrounding area.

They were concerned about the proposed extension of plot 1 towards the Hazel Gardens boundary and the removal of healthy, mature trees required to accommodate it with no scope for adequate re-instatement.

Although being in the heart of the village centre, Hazel Gardens has a special green and leafy character and the Planning Committee considers that care must be taken to maintain this special character and to avoid the site becoming overly intensified.

This application has already been amended and permission granted for more intensified development on the site. Despite approval having been granted for two-storey accommodation only, committee members have noted the appearance of staircases leading to third storeys on several of the new homes under construction.

This additional development has disturbed local residents and has led to our Planning Committee referring the matter to South Oxfordshire District Council's Planning Enforcement department for further investigation.

Please do consider fully the concerns outlined above in determining this appeal.

Thank you very much.

Yours sincerely



Ros Varnes
Deputy Clerk, Sonning Common Parish Council
On behalf of the Planning Committee

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Her Majesty's Planning Inspectorate

Friday 20 December 2019

Dear Planning Inspectorate

OBJECTION TO APPEAL 3241029

P19/S1959/FUL. A proposed new dwelling at 1 Rowan Close, Sonning Common RG4 9LD.

Sonning Common Parish Council's Planning Committee wishes to re-iterate its objection to the above proposed scheme which it considers to be contrary to the district's planning policies and housing and infill policies within the adopted Sonning Common Neighbourhood Plan.

Members welcome the refusal of this detrimental application by South Oxfordshire District Council and urge the Planning Inspectorate to uphold the local planning authority's decision.

Sonning Common Parish Council's Planning Committee discussed the above application at its meeting of Monday 01 July 2019. Members unanimously resolved to vigorously object to the application.

The committee's chief objections were that the proposed development:

- conflicted with the infill and design policies of the Sonning Common Neighbourhood Plan (over-development, inappropriate infill, the proposed development does not fit with the general pattern of development in the area and would have an adverse impact on existing properties and the area's character)
- would intrude into an important area of natural, open green space containing numerous mature trees and grasses, which is of environmental and ecological value
- was in unacceptably close proximity to existing properties and would impact detrimentally on the privacy of existing residents in Rowan Close and Grove Road as well as future residents of the proposed new property
- would result in the over-looking of 1 and 2 Rowan Close and Grove Road gardens
- was of poor design

Members did not support the principle of residential development on this site, which is bordered by back-to-back gardens rather than buildings, and, as such, fails to meet the Neighbourhood Plan criteria for appropriate infill.

The committee was also concerned that the proposed development failed to meet Highways conditions for appropriate developments to provide a 4.8m wide driveway of 20m with space for turning; and the proposed new driveway's proximity to the property boundary of 2 Rowan Close.

Members noted that no arboricultural report had been supplied – a significant oversight given the environmental importance of the mature trees on the site.

We ask that you take the concerns outlined above into account when determining this appeal. Thank you.

Yours sincerely



Ros Varnes
Deputy Clerk, Sonning Common Parish Council
On behalf of the Planning Committee

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Ms Anne Wilkinson
SODC Planning Officer
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

Friday 20 December 2019

Dear Ms Wilkinson

Re: P19/S2515/FUL. Ground works to include contour changes, primary drainage and associated landscaping for the provision of sport and recreational facilities at Memorial Hall Field, Reades Lane, Sonning Common.

Thank you for inviting consultation from Sonning Common Parish Council on the above application.

The council's Planning Committee considered this major application further at its meeting of Monday 16 December 2019. Members resolved to fully support the application.

Mrs Diana Pearman, agent for the application, attended the meeting to outline the application in more detail and to answer members' questions. The committee now feels confident in backing the groundworks proposal at the recommendation of the Memorial Hall Field Working Party.

Yours sincerely



Ros Varnes
Deputy Clerk, Sonning Common Parish Council