

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the village hall on Monday 16 June 2014 at 1900 hrs.

Present: Ms Noble (Chairman), Mr Greenwood, Mrs Lewis, Mr Rawlins, Mr Reynolds, Ros Varnes (deputy clerk).

P15/030 Apologies for absence: Mr Kedge (ex-officio), Mr Stoves (ex-officio).

P15/031 Declarations of interest: none

P15/032 Public question time:

The meeting was attended by 10 members of the public. Mrs Chrissie Phillips-Tilbury, of Woodlands Road, read out her letter of objection to South Oxfordshire District Council (SODC) regarding planning application P14/S1503/FUL (a proposed residential/office unit on the Green Lane/Wood Lane corner). Residents voiced further objections.

P15/033 New applications:

033.01/P14/S1503/FUL. The erection of a home office/dwelling unit with attached car port on the corner of Wood Lane/Green Lane. The deputy clerk reported that letters of objection received by the Parish Office, from Chiltern Edge Horticultural Society, The Sonning Common Society and two residents, had been forwarded to SODC. Additional residents had sent written objections to SODC directly. After discussion, members voted unanimously to recommend to SODC that this application be refused (letter attached).

033.02/P14/S1661/HH. The construction of a rear conservatory at 23 Beech Rise RG4 9TJ. Members voted unanimously to approve this proposal, commenting on its good design.

033.03/P14/S1568/HH. A single-storey front porch and front extension to the side garage with a lean-to roof at 53 Kennylands Road RG4 9JR. Members voted to recommend that this application be approved but commented that the lean-to roof over the garage looked out of character with the property.

033.04/P14/S1539/HH. A replacement single-storey rear extension following the removal of the existing conservatory at 3 Heather Close RG4 9EF. Members voted unanimously to approve this proposal, commenting on its good design.

P15/034 Application granted:

P14/S1086/HH. A single-storey rear extension at 12 Park Close RG4 9RY. Noted.

P15/035 Applications refused: none.

P15/036 Matters for future consideration:

Signage outside BB Wines, Peppard Road. The deputy clerk said that she had reported this signage to SODC on the grounds that it was excessive and out of keeping with the rural character of the area. An enforcement officer will visit BB Wines to assess whether planning controls have been breached and take action, if necessary.

Members discussed SODC's forthcoming Planning Committee meeting on 25 June 2014 during which planning application P13/S3776/FUL (the erection of six dwellings on land behind 19b-23 Wood Lane) was to be discussed. They resolved to send a representative along to speak against the amended proposal, if possible.

The meeting closed at 1955.

Chairman:

Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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Ms V Butterworth
Planning Department
Benson Lane
Crowmarsh Gifford
Wallingford
OX10 8ED

Wednesday 18 June 2014

Dear Ms Butterworth

Reference: P14/S1503/FUL (Green Lane Corner, Sonning Common)

The Planning Committee of Sonning Common Parish Council considered the above application at its meeting on Monday 16 June 2014. Members voted unanimously to recommend that this proposal be refused on the grounds that:

- There is insufficient parking for cars associated with this proposed development. The original, approved application (P04/E0753) allowed for three new car parking spaces to be set into the pavement outside 2a, 2b and 2c Green Lane. (I attach a scan of the original proposal for ease of reference). This parking allocation has been removed from the current proposal;
- It represents a loss of amenity area (planning policy D3);
- It is contrary to planning policies CST1 and G2 as a residential development in a commercial/retail setting;
- It is contrary to policies T1 and D6 as there would be inadequate visibility for traffic and it would be unsafe due to the proposed dropped kerb and repositioned phone box;
- It represents poor design due to its proposed pitched roof among flat roofs (policy CSQ3). Members were also concerned about the maintenance and watering of the proposed planters.

If permitted, this application would result in the further degradation of our village centre, which has been significantly enhanced over the past two years, largely through the efforts of our community group, the Village Gardeners. What was once an untidy corner of the village is now an attractive, flowering focal point.

This voluntary work by The Village Gardeners to improve the village environment for the benefit of the whole community is highly valued by residents. Around 10 residents attended the planning meeting to voice their concerns about the proposal and many people have made written objections to SODC. I am attaching additional letters from the Chiltern Edge Horticultural Society, the Sonning Common Society and two residents, which I do not believe you have received to date.

For all of the reasons above we urge you, in the strongest possible terms, to refuse this proposal.

Please do keep us informed of the progression of this application and advise us if it is to be considered by SODC's Planning Committee.

Thank you very much.

Yours sincerely

A handwritten signature in black ink, appearing to read "G. Noble". The signature is written in a cursive, flowing style.

pp

Gail Noble
Chairman, Planning Committee
Sonning Common Parish Council

