

Sonning Common Parish Council
Minutes of the meeting of the PLANNING COMMITTEE held
in the Village Hall on Monday 16 March 2015 at 1915 hours.

Present: Ms Noble (chairman), Mr Rawlins, Mr Greenwood, Mr Reynolds, Mr Kedge (ex-officio), Mr Stoves (ex-officio), Mrs Varnes (Deputy Parish Clerk).

P15/138 Apologies for absence: Mrs Lewis

P15/139 Declarations of interest: none.

P15/140 Public question time: Mr Stanwix and Mrs Parris, of Essex Way, attended to objected to the proposed alterations to their neighbouring property at 64 Essex Way.

P15/141 New applications:

141.01/P15/S0465/HH. The construction of single-storey side and rear extensions at 64 Essex Way RG4 9RG. The committee agreed to recommend unanimously that this application be refused on the grounds that it was over-development of the site, detrimental to the privacy of neighbours, out of character with existing properties and contrary to the original intention of the Essex Way development – to provide suitable, affordable accommodation for residents over the age of 50. (See attached letter).

141.02/P15/S0482/FUL. Erection of two four-bedroom semi-detached dwellings, with accommodation in the roofspace and a new vehicular access to Bird in Hand Lane, on land adjoining the Ridgeway, Bird in Hand Lane RG4 9JY. The committee agreed to recommend unanimously that this application be refused on the grounds that it was over-development of the site, detrimental to the privacy of neighbours and out of character with existing properties.

141.03/P15/S0584/FUL. The installation of an ATM within a secure Bastion Unit and illuminated ATM surround to the front of the Village Hall, Wood Lane RG4 9SL. The committee unanimously recommended that this application be granted.

141.04/P14/S4006/A. A freestanding sign (as amended by plans received 27.02.15) at Just Tickets, 23 Wood Lane RG4 9SJ. The committee unanimously recommended that this application be rejected on account of the proposed signage being out of keeping with the street scene.

P15/142 Applications granted:

142.01/P14/S3995/O. The demolition of the existing garage and the erection of a single residential dwelling on land adjacent to 54 Woodlands Road RG4 9TE. Noted.

142.01/P14/S3680/HH. The erection of a single-storey rear extension and loft conversion with dormer windows at 40 Kennylands Road RG4 9JT. Noted,

142.03/P14/S3789/HH. A two-storey side extension (as amended by drawings received 4/12/14 reducing the height and scale of the extension) at 14 Ashford Avenue RG4 9LR. Noted.

142.04/P14/S4056/HH. A two-storey side and single-storey rear extension at 51 Orchard Avenue RG4 9LT. Noted.

142.05/P14/S3710/HH. A two-storey rear extension and dormer windows at Tudor Cottage, 29 Kennylands Road RG4 9JR. Noted.

P15/143 Application refused:

143.01/P14/S3419/FUL. The erection of a two-storey dwelling with accommodation in the roof space, parking provision and associated landscaping on land adjacent to 31 Woodlands Road RG4 9TD. Noted.

P15/144 Matters for future consideration.

Public consultation on P14/S3230/O. Outline application for the erection of 33 dwellings including means of access and layout (as amended by plans received on 27/2/15) on land at Kennylands Road RG4 9JT. It was resolved that a single-issue meeting be held to consider this large and significant application.

The meeting closed at 2000.

Date of next meeting: Monday 30 March 2015 at 1915.

Chairman: Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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Ms Victoria Butterworth
Planning Officer
South Oxfordshire District Council

Thursday 19 March 2015

Dear Ms Butterworth

Re: P15/S0465/HH. The construction of single-storey side and rear extensions at 64 Essex Way RG4 9RG.

At its meeting on Monday 16 March 2015 members of Sonning Common Parish Council's Planning Committee unanimously voted to recommend to SODC rejection of the above application on the following grounds. They consider that the proposed extensions would be:

1. An over-development of the site (contrary to policies G2, CSH1 and CSH2)

Essex Way was constructed as sheltered housing for single and dual occupants over the age of 50 – a deed with SODC signed in the early 1980s exists to this effect. This proposal would substantially increase the footprint of the property and be overbearing towards neighbouring properties. A three-bedroom property would be explicitly out of keeping with the area.

2. Out of keeping with the character of area and of poor design (contrary to policies G2, G5, H13 and D1)

Essex Way has a distinctive character and was constructed for a specific purpose – to provide suitable homes for elderly residents. All of the properties are the same externally. If approved, this proposal would undermine, severely, the character of the area and set an extremely unwelcome precedent for further adverse development.

3. Detrimental to the privacy of neighbours and undermine their amenity value (contrary to policies D3 and D4)

It would lead to a loss of light to numbers 62 and 64.

This proposal is wholly inappropriate for the site, contrary to numerous planning policies and is causing a great deal of concern among existing elderly residents. The committee urges you to refuse this unsuitable application.

Yours sincerely



Ros Varnes
Deputy Clerk, Sonning Common Parish Council (On behalf of the planning committee)

