

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall,
Sonning Common, on Monday 16 September 2019 at 1915 hrs.

Present: Mr Rawlins (chairman), Mrs Lewis, Mr Kedge, Mr Scott-Giles, Mr Fort, Mrs Diwell, Mr Coombs, Mrs Varnes (Deputy Parish Clerk) plus 7 residents.

P20/069 Apologies for absence: Mr Stoves.

P20/070 Declarations of interest: Mr Rawlins declared an interest in agenda item 072.02.

P20/071 Public consultation time: 7 Ashford Avenue residents were present in relation to agenda item 076.01.

(This agenda item was moved up the agenda and discussed first).

P20/072 New applications:

072.01/P19/S2515/FUL. Application for a change of use from agriculture to recreation and sport with groundworks – contour changes, below ground sports pitch, primary drainage and associated landscaping at Memorial Hall Field, Reade's Lane, RG4 9LL.

After discussion members agreed to recommend for approval a change of use for the site.

(Mr Rawlins, as the agent for this application on behalf of Sonning Common Parish Council, did not participate in the committee discussion or voting on this item).

072.02/P19/S2312/FUL. The construction of a 3-bedroom dwelling on land to the rear of 4-6 Woodlands Road, a new access road off Hazel Gardens and associated external works (as amended by plans received on 04 September 2019 showing an improved car parking and turning area).

After discussion members unanimously resolved to recommend the refusal of the application on the basis that it was over-development and no significant improvements to the plan had been made (see attached letter).

(Mr Rawlins, as a neighbour to the site, did not participate in the committee discussion or voting on this item).

072.03/P19/S2572/HH. The proposed demolition of the existing single-storey side extension and the construction of a two-storey self-contained granny annexe together with a single and two-storey rear extension to the main house at 15 Wood Lane Close RG4 9SP.

After discussion members unanimously resolved to recommend the refusal of the application on the basis that it was over-development, contrary to the character of the local area and would have a detrimental effect on 14 Wood Lane Close.

072.04/P19/2796/HH. The construction of a new, single-storey rear extension and internal alterations to 15A Green Lane RG4 9NA.

After discussion members unanimously resolved to fully support the application.

072.05/P19/S2792/HH. The construction of a shed, measuring 8ft by 12ft and 2.4m high at Jalna, Peppard Road RG4 9NJ.

After discussion members unanimously resolved to recommend the refusal of the application due to its detrimental impact on the street scene.

P20/073 To note:

P19/S2435/N4C. A proposed change of use (under permitted development rights) from agricultural building to flexible commercial use at Bishopswood Farm, Reade's Lane, RG4 9DR. Noted.

- P20/074 Applications granted:
- 074.01/P19/S1563/HH. A three-storey side and single-storey rear extension at 36 Peppard Road. Noted.
- 074.02/P19/S2031/HH. A first-floor and single-storey extension to the side and rear of the existing dwelling plus a garage extension at 14 Carling Road RG4 9TG. Noted.
- 074.03/P18/S1979/DIS. The discharge of planning condition 11 (surface water drainage) on application P15/S4119/FUL for the development of 50 residential dwellings on land at Bishopswood Middle Field and Memorial Hall Field RG4 9LL. Noted.
- P20/075 Appeal dismissed:
- APP/Q3115/D/19/3229552. The dismissal of an appeal against the refusal of planning permission for a new conservatory at 4 Gardeners Copse RG4 9JJ due to the effect of the proposed conservatory upon the character and appearance of the area, with particular reference to a protected Dawn Redwood Tree. Noted.
- P20/076 To consider and make recommendations on:
- 076.01. Course of action to deal with the overlooking of Ashford Avenue properties by new residential dwellings on SON 2 (Bishopswood Middle Field).
- The 7 Ashford Avenue residents present outlined their concerns over new fencing which had been put up on the Linden Homes development on SON 2 adjacent to their existing boundary fences. This created a 'no-man's land' between the fences where weeds could flourish and which could not be accessed for maintenance. The residents were also concerned about water run-off from the Linden site where the ground level was higher.
- After listening to the residents' concerns the committee agreed that Linden Homes should be contacted and asked to address the issues raised. The deputy clerk agreed to contact Linden Homes on the residents' behalf.
- 076.02. New suggestions from SODC for the naming of the 6 new residential properties on the site formerly known as 69-71 Peppard Road.
- After discussion members agreed to endorse the district council's suggestion of Hillview Close.
- (The meeting ran out of time and was adjourned).
- P20/077 To receive updates on:
- 077.01. The implementation of landscaping planning conditions at Lea Meadow.
- 077.02. The planning enforcement investigation into the fence at 50 Wood Lane.
- P20/078 Matters for future agendas: none.

The meeting closed at 2000.

Date of next meeting: Monday 07 October 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

Monday 23 September 2019

Dear Ms Sarac

Re P19/S2312/FUL. The proposed construction of a new, three-bedroom dwelling on land to the rear of 4-6 Woodlands Road with a new access road off Hazel Gardens and associated external works at 4 Woodlands Road RG4 9TD (as amended by plans received on 04 September 2019).

Sonning Common Parish Council's Planning Committee considered the above application at its meeting of Monday 16 September 2019. Members resolved to continue to strenuously and unanimously object to this proposed development.

They considered that nothing substantive had changed in the amended application. It continued to be contrary to planning policy, (including the Sonning Common Neighbourhood Plan), over-development and of poor design, with adverse amenity and environmental impacts.

The committee's full objections, as outlined in their letter of 20 August 2019, remain and they wish to draw your attention to those concerns once again.

The committee urges you to refuse this unsuitable and detrimental application. We would be very grateful if you could keep us informed as to the progress of this application. If you are considering approving it, we ask, in view of the Parish Council's objections, that it be referred to your Planning Committee for a decision.

Yours sincerely



Ros Varnes
Deputy Clerk, Sonning Common Parish Council

