

**Sonning Common Parish Council**  
**Minutes of the meeting of the PLANNING COMMITTEE held in the**  
**Village Hall on Monday 18 April 2016 at 1915 hours.**

- Present:** Mrs Lewis (chairman), Mr Rawlins, Mr Rust, Mr Kedge, Mrs Varnes (Deputy Parish Clerk).
- P17/001** Apologies for absence: Mr Richens, Mr Reynolds. Mr Kedge was co-opted onto the committee to form a quorum prior to Mr Rawlins' arrival.
- P17/002** Declarations of interest: none.
- P17/003** Public consultation time: the applicants in relation to agenda item P17/004.01 (Bishopswood Camp) spoke about the need for more suitable new housing in the district such as what they proposed. They said their agents had conducted an ecological survey and heritage assessment of the site, which was outside the boundary of the ancient Old Copse woodland, and that it was suitable for development.
- P17/004** New applications:
- 004.01/P16/S1110/O. The construction of two dwellings and garages with new vehicular access at Bishopswood Camp, Gallowstree Common RG4 9BT. After consideration the committee voted unanimously to recommend rejection of the application (see attached letter).
- 004.02/P16/S1149/HH. A garage conversion and extension plus off-road parking and a new front porch at 58 Essex Way RG4 9RG. After consideration the committee voted unanimously to recommend approval of the application.
- 004.03/P15/S2410/HH. The demolition of the existing extension and the construction of a single-storey extension and detached garage plus the replacement of a chimney (as amended by drawings received on 26 February and 16 March 2016) at Pond Farm Cottage, Blackmore Lane RG4 9NU. After consideration the committee voted unanimously to recommend approval of the application.
- 004.04/P15/S2336/LB (listed building consent). The demolition of the existing extension and detached garage, the replacement of the fireplace and chimney and the repair of existing timber windows (as amended by plans and information submitted on 26 February and 16 March 2016) at Pond Farm Cottage, Blackmore Lane RG4 9NU. After consideration the committee voted unanimously to recommend approval of the application.
- P17/005** Applications granted:
- 005.01/P16/S0328/HH. A new bay window on both sides of the approved entrance porch at 23 Woodlands Road RG4 9TD. Noted.

005.02/P16/S0076/HH. An all-glass conservatory - 6.5m wide and projecting 3.6m from the rear of the house – at 98 Kennylands Road RG4 9JX. Noted. Mr Rust asked the Deputy Clerk to check the recommendation that the committee had made previously on the application and to see whether the plan had been modified.

P17/006      Suggestions for future agenda items: none.

The meeting closed at 1953.

Date of next meeting: Tuesday 10 May 2016 at 1915.

Chairman: ..... Dated: .....

# SONNING COMMON PARISH COUNCIL

Parish Office

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Mr Paul Lucas  
SODC Planning  
135 Eastern Avenue  
Milton Park  
Abingdon OX14 4SB

Thursday 21 April 2016

Dear Mr Lucas

**Re: P16/S1110/O (Bishopswood Camp)**

I am writing with regard to the above application which was discussed at Sonning Common Parish Council's Planning Committee meeting on Monday 18 April 2016.

The committee strongly objects to the proposal to build two two-storey dwellings at this location and recommends refusal on the following grounds:

1. The site is in the open countryside, outside the built limits of both Sonning Common and Gallowstree Common and is within the designated AONB (policy CSEN1).
2. It has been derelict and abandoned since before its 1965 AONB-designation, hence there is no right to rebuild at this location (policy H12). The buildings that were constructed on-site during World War Two were a temporary, emergency provision made in extreme circumstances. Thus the site was not 'developed' in the normal sense of the word and cannot be classed as brownfield.
3. This proposal cannot be classed as an infill development since it is outside the built limits of both villages and is not closely surrounded by other buildings (policy CSR1).
4. The application is contrary to the principles of good design (D1) in that it does not respect the pattern of the existing settlement or the character of the area.
5. The site's proximity to the adjacent ancient woodland of Old Copse is of serious concern to the committee. The ancient woodland is a prized local landscape feature and such a development on its edge would be totally inappropriate and contrary to policies CSEN1, G2, G4, and C9.
6. Development of the site could have an adverse impact on the biodiversity of the area and local wildlife corridors.
7. The committee is keen to maintain an adequate separation distance between Sonning Common and Gallowstree Common to preserve the essential rural character of the area.
8. Furthermore, the committee is concerned about the danger of creating a precedent for further development in this sensitive rural area, if the principle of development was accepted in this case.

For all of the reasons outlined above we urge you to reject this unsuitable and detrimental proposal. Please keep us informed of all developments in relation to this proposal, particularly if you are minded to approve the plan. Thank you.

Yours sincerely



Ros Varnes, Deputy Clerk, Sonning Common Parish Council