

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 18 December 2017 at 1915 hrs.

Present: Mr Rust (chairman), Mrs Lewis, Mr Rawlins, Mr Fort, Mr Kedge, Mr Stoves, Mrs Varnes (Deputy Parish Clerk), Henley Standard representative plus one member of the public.

P18/143 Apologies for absence: Mrs Phillips-Tilbury.

P18/144 Declarations of interest: none.

P18/145 Public consultation time: no comments.

P18/146 New applications:

146.01/P17/S4212/FUL. The construction of two semi-detached dwellings at the Hare and Hounds, Woodlands Road RG4 9TE.

Members resolved to recommend approval of the application, subject to the holding objection by the county council's Highways Department over the proposed parking provision being resolved and the removal of permitted development rights. The deputy clerk was asked to write to Highways to seek clarification on the policy for parking provision for dwellings near junctions (see letter attached).

146.02/P17/S4269/HH. The construction of a single-storey conservatory to the rear elevation of 7 Gardeners Copse RG4 9JJ.

After discussion members unanimously resolved to recommend approval of the application.

P18/147 Application granted:

P17/S3908/HH. A two-storey rear extension at 2 Old Copse Gardens RG4 9TH. Noted.

P18/148 To note:

148.01. South Oxfordshire District Council is considering an application, under permitted development rights, for the construction of a double-width, single-storey extension (depth: 3.6m, height: 3.5m, height to eaves: 2.5m) at 31 Woodlands Road RG4 9TD. Noted.

148.02. P17/S4122/DIS. The discharge of conditions on planning application P14/S3089/FUL for the construction of a new four-bedroom dwelling at 102 Wood Lane RG4 9SL: condition 3 (materials and finishes); 6 – (landscaping); 7 – (trees). Noted.

P18/149 To review:

The recommendation of refusal of planning permission for the erection of a first-floor extension over the existing ground floor, changes to doors and windows positioning and the addition of porches to the front elevation – amendment to P15/S0482/FUL (as amended by revised Design and Access Statement and plans received 26/10/17) at Plots 1 & 2, Bird in Hand Lane RG4 9JY.

After discussion members resolved to withdraw their objection to the amended application.

P18/150 Update on:

The transfer of Memorial Hall Field, off Reades Lane, to the Parish Council for the construction of new sport and recreation facilities. The circulation of an update, via email, was noted. Cllr Rawlins provided an additional verbal update.

P18/151 Matters for future agendas: the public inquiry into the refusal of planning permission for 95 homes on SON 6.

The meeting closed at 1950.

Date of next meeting: Monday 15 January 2018 at 1915.

Chairman: Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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Mr Thomas Cockhill
Area Liaison Officer
Highways Department
Oxfordshire County Council

Wednesday 20 December 2017

Dear Mr Cockhill

Re: parking policy guidelines

I wonder if you could please clarify the county council's current policy requirements with regard to parking provision for dwellings close to junctions?

At its meeting on Monday 18 December Sonning Common Parish Council's Planning Committee noted your holding objection to planning application P17/S4212/FUL (two semi-detached dwellings at the Hare and Hounds pub, Woodlands Road RG4 9TE).

The Highways response highlights the need for each new semi-detached dwelling to have a visitor's parking space in addition to the two parking spaces proposed due to the site's proximity to a junction (see response attached).

However, no objection was made to planning application P17/S3817/FUL (variation of planning conditions for a four-bedroom dwelling at 2 Baskerville Road RG4 9LS). This site is closer to the same crossroads than that above.

Neither application has been decided by South Oxfordshire District Council (SODC).

I would be grateful if you could clarify the county's parking policy in relation the two applications above and direct us to your current policy requirements for use in the determination of our recommendations to SODC on planning applications.

Thank you very much.

With best wishes



Ros Varnes
Deputy Clerk, Sonning Common Parish Council