

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held at the Village Hall, Sonning Common on Monday 21 November 2011 at 18.30 hrs

Chairman: Mr Greenwood

Present: Mrs Lewis, Mr Reynolds and Miss Hunt; Mr Kedge (ex officio) seven members of the public, Mr N Mannering of RPS Group to answer questions regarding item 76.01 and one journalist.

P12/73 Apologies for absence: Mr Rooke – conflicting engagement. Miss Hunt was delayed and took no part after her arrival.

P12/74 Declarations of Interest: None.

P12/75 Public Question Time: This was devoted to discussion of item 76.01. Mr Mannering summarised the history of the application. Questions and concerns were raised by all members of the committee and by neighbours Mr Brennan and Mr Price.

P12/76 New Applications:

P76.01 P11/E1763

Demolition of the existing dwelling and erection of 8 dwellings including alterations to the existing access, associated landscaping and infrastructure at 201 Kennylands Road Sonning Common. The committee debated issues for and against the development and then voted by three to one to recommend refusal of the application on the grounds of it appearing to be contravening Local Plan policies G6, T1 and EP4. The letter explaining this recommendation is attached and forms part of these minutes.

P76.02 P11/E1817

Erection of three storey extension (Block 4) of 1285 square metres total gross internal floor area containing office and engineering workshop facilities: associated external works landscaping including alterations to main staff car park at Johnson Matthey Technology Centre Blounts Court Road Sonning Common (in the parishes of Sonning Common and Rotherfield Peppard). The Committee recommended that this be approved.

P12/77 Applications Granted: The following were noted:

P11/E1537 Alterations to provide 24 additional car parking spaces at Johnson Matthey Technology Centre, Blount's Court, Sonning Common.

P11/E1572/EX Demolition of existing residential bungalow and construction of new two storey dwelling at 10 Kidmore Lane Sonning Common.

P12/78 Unapproved advertising boards/bills/posters. The Parish Clerk advised that the two main offenders had been approached. The Car Wash management now understand the rules and have promised to comply. Having had no response from the Butchers Arms the owners, Brakspears, had been contacted and they advised that the manager will be leaving early in December after which there should be no further transgressions.

P12/79 Matters for future consideration:

Date of next Meeting: Monday 5 December 2011 at 19.30

Chairman

Dated

25 November 2011

Dear Mr Lucas

Sonning Common Parish Council Planning Committee response to Application P11/E1763 – 201 Kennylands Road. Proposal to erect eight new dwellings etc.

At our meeting on 21 November 2011 the Planning Committee recommended refusal of the above application because this development proposal runs counter to a number of the policies contained in the South Oxfordshire District Council's Local Plan 2011 as follows:

Policy G6 *Planning permission will not be granted for proposals which are of a scale or type that is inappropriate to the site and its surroundings.* The proposed development is too big and too dense, and over development of the site being much denser than the housing to its north. It is also out of keeping with the open countryside around it.

Policy T1 *Proposals for all types of development will, where appropriate provide for a safe and convenient access to the highway network.* We believe that the access is unsafe and inconvenient for a development of eight houses with a combined total of 24 bedrooms whose access is circa 85 metres from the very busy junction of Kennylands Road and the B481 which links Sonning Common and this area of South Oxfordshire to Reading. Visibility for vehicles exiting the proposed development will be impaired because the road bends away to the left of the exit point towards the junction with the B481. Buses 2A and 2B pass each other close to this access at 30 minute intervals. Any on road parking of vehicles visiting the proposed development will add to the hazard.

Policy EP4 *Proposals which increase the requirement for water will not be permitted, unless adequate water resources either already exist etc.* The area north of the development already suffers from variable and low water pressure. There is no mention in the proposal of the developers having approached Thames Water to establish if this development could proceed without further detriment.

For the reasons above we recommend refusal.

If this request is granted by SODC then we strongly request that the following restrictions are placed upon this development:

1. During the building stage that all builders and service vehicles must be parked on site and not on the road.
2. After completion, we strongly believe on road parking restrictions should be imposed on both sides of that end of Kennylands Road.

We know and understand there is a strong need for smaller and lower cost housing for the younger and the elderly people of this parish. Approval has already been granted for three properties with a total of 15 bedrooms on this site. Therefore we feel it would be more appropriate to spread these 15 bedrooms over a greater number of houses, thus providing smaller and lower cost properties rather than 24 bedrooms of which 16 are in large properties.

If allowed we would wish to receive significant payments to be made under Section 106 for the benefit of the whole of our community.

On behalf of Sonning Common Parish Council

Barrie Greenwood
Chairman of the Parish Council Planning Committee