

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 24 October 2016 at 1915 hrs.

Present: Mrs Lewis (chairman), Mr Fort, Mr Kedge, Mr Rawlins, Mr Rust, Mr Stoves, Mr Collings (Parish Clerk). Also four members of the public.

- P17/076 Apologies for absence – none.
- P17/077 Declarations of interest – Mr Fort declared an interest in item 079.03 as he lives next door. He would not take part in considering or vote on this application.
- P17/078 Public consultation time. The four members of the public present wished only to comment on item 17/083 so this was addressed first.
- P17/079 New applications:
- 079.01/P16/S2701/FUL. The erection of a cattle barn at Blackmore Farm, Blackmore Lane. After discussion members voted unanimously to approve this application.
- 079.02/P16/S3332/HH. The construction of a single-storey extension to the south-east elevation facing the highway at 9 Shiplake Bottom. After discussion members voted unanimously to approve the application.
- 079.03/P16/S2676/HH. The demolition of the existing garage and the construction of a replacement garage and loft (as amended by plans received 6 October 2016 reducing the height and footprint of the proposed garage and siting it further away from the south-west boundary) at 25 Wood Lane. The committee strongly objected to this proposal and resolved to recommend its refusal (see attached letter).
- P17/080 Application granted:
- P16/S2908/A. Consent to display advertisements at the Co-op, Wood Lane RG4 9SL. The installation of one internally illuminated fascia and one internally illuminated projector logo plus three non-illuminated wall-mounted panels. Noted.
- P17/081 Application withdrawn (prior to determination):
- P16/S2943/FUL. The erection of a dwelling with access at 23 Woodlands Road RG4 9TD. Noted that a further application (P16/S3492/FUL) has been submitted.
- P17/082 Implications of South Oxfordshire District Council's adoption of the Sonning Common Neighbourhood Plan in the determination of future planning applications. A response yet to be received to a formal enquiry of SODC. Defer to next meeting.
- P17/083 The Planning Committee's response (No Strong Views) to planning application P16/S2646/FUL (the construction of a detached two-storey four-bedroom dwelling with an integral garage and the formation of a vehicular access to the rear of 2 Baskerville Road RG4 9LS) has been questioned by SODC in light of the content of the accompanying letter. In discussion it was determined that with the NDP having now been adopted SODC should be asked to apply the provisions of Policy H3 – Infill as this proposal clearly breaches said policy. The house proposed is also seen as too large for the

site. It was resolved to revise the response to SODC to recommend Refusal of the application as it stands.

P17/084 Update on the Memorial Hall Field project. It was noted that an amended plan for SON2 is expected from Linden Homes. Members advised that the layout of SON 3 (Memorial Hall Field) must be determined prior to the commencement of building works on SON 2.

P17/085 Matters for future agendas. Implications of South Oxfordshire District Council's adoption of the Sonning Common Neighbourhood Plan in the determination of future planning applications. Review process for handling meetings about large applications.

Meeting closed at 20.25

Date of next meeting: Monday 14 November 2016 at 1915.

Chairman: Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

VILLAGE HALL, WOOD LANE
SONNING COMMON, OXON, RG4 9SL

Clerk – Philip Collings

Tel 0118 972 3616

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Ms Victoria Butterworth
SODC Planning
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

Friday 4 November 2016

Dear Ms Butterworth

Re: P16/S2676/HH. The demolition of the existing garage and the construction of a replacement garage and loft (as amended by plans received 6 October 2016 reducing the height and footprint of the proposed garage and siting it further away from the south-west boundary) at 25 Wood Lane RG4 9SJ).

I am writing in relation to the above application which was discussed at Sonning Common Parish Council's Planning Committee meeting on Monday 24 October 2016.

The committee strongly objected to this proposal and resolved to recommend its refusal on the grounds that:

1. It contravenes Policy H3 of the adopted Neighbourhood Plan in that it would adversely affect the amenities of neighbouring residential occupiers through being an overbearing development and causing loss of light.
2. The application is still significantly over-specified for a garage as the inclusion of a WC, loft, lobby, stairs, porch and patio doors gives it the potential to become residential accommodation. Although doubled in length there would only be space inside for a single motor car which begs the question of its intended use.
3. The proposed development is over-bearing and unduly intrusive on neighbouring properties – contrary to Local Plan policies D1, D3, D4 and G2 as well as Design Policy D1 of the Sonning Common Neighbourhood Plan. It would set an unwelcome precedent for further back garden development in the service and retail heart of the village.

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

SONNING COMMON PARISH COUNCIL

Parish Office VILLAGE HALL, WOOD LANE
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Ms Davina Sarac
SODC Planning
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

Friday 04 November 2016

Dear Ms Sarac

Re: P16/S2646/FUL. The construction of a detached two-storey four-bedroom dwelling with an integral garage and the formation of a vehicular access at 2 Baskerville Road, Sonning Common.

I am writing with regard to the above application which was discussed at Sonning Common Parish Council's Planning Committee meeting on 24 October 2016.

The committee resolved to change its previously recorded response of 'no strong views' on the application to a recommendation of refusal.

The principal reason behind this was the adoption of the Sonning Common Neighbourhood Plan by SODC on 13 October 2016, following overwhelming endorsement by residents at referendum. A total of 94 per cent of respondents voted YES to the Plan based on a turnout of 48 per cent of the electorate. This was the highest YES vote to date for any Neighbourhood Plan in South Oxfordshire.

This application is in clear contravention of the Sonning Common Neighbourhood Plan, which is now in force.

It breaches Policy D1 Design in that the proposal:

- is much too big for the site and does not respect the scale and appearance of the existing built environment. It does not conform to the street scene and is out of character with surrounding properties
- would result in the removal of most (if not all) of a mature hedge which currently provides a soft boundary treatment in keeping with the character of the existing street scene
- would introduce a harsh urban-style parking court. Under the Neighbourhood Plan parking should be provided in a discreet and sensitive manner.

In relation to Policy H3 Infill the proposal represents the creation of a building plot within a garden setting rather than 'the infilling of a small gap within an otherwise built-up frontage or group of houses where they are surrounded on all sides by other buildings'.

The proposal fails to:

- positively respond to the prevailing size, height, scale, mass, layout and density of properties in the surrounding area
- reflect the existing character of the village
- demonstrate that the amenities of neighbouring residential occupiers will not be adversely affected through overbearing development and loss of light
- include an appropriate amount of landscaping which complements and enhances the green and wooded character of the local area.

The committee is very concerned about the traffic and parking issues raised by OCC Highways and the dangers posed to pedestrians and road users from poor visibility splays and potential on-road parking, particularly as this site is in close proximity to a busy cross-roads.

Importantly, it must be noted that Sonning Common requires no new, additional housing since, under the Neighbourhood Plan, it already makes provision for over and above its housing allocation from SODC (having been allocated 138 homes and having made provision for 195 in anticipation of future, potential housing needs). Provision for a further 44 homes is held on reserve sites.

This application is clearly contrary to many of the policies within the Sonning Common Neighbourhood Plan, which the committee and residents expect SODC to give due weight to in the determining of this application.

Please keep the Planning Committee informed as to the progress of this application.

With best wishes



Ros Varnes
Deputy Clerk, Sonning Common Parish Council