

Sonning Common Parish Council
Minutes of the meeting of the PLANNING COMMITTEE held in the
Village Hall on Tuesday 30 August 2016 at 1915 hours.

- Present:** Mrs Lewis (chairman), Mr Rawlins, Mr Rust, Mr Kedge, Mr Stoves, Mrs Varnes (Deputy Clerk).
- P17/050** Apologies for absence: Mr Fort.
- P17/051** Declarations of interest: none.
- P17/052** Public consultation time: Mr and Mrs Gavin, of Woodlands Road, attended the meeting to outline their objections to the proposed development at 2 Baskerville Road (P16/S2646/FUL).
- P17/053** New applications:
- 053.01/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.
- The deputy clerk advised the committee to consider the Sonning Common Neighbourhood Plan's policy on infill developments; the refusal by SODC to permit the development of a two-storey dwelling on land adjacent to 31 Woodlands Road ref: P14/S3419/FUL (later won on appeal); and the refusal of the appeal to permit the building of a new dwelling in the garden of 67 Woodlands Road (APP/Q3115/W/15/3134943).
- Cllr Rawlins advised that the detail of Neighbourhood Plan policy would only take effect after the referendum on the Plan.
- After discussion the committee recorded no strong views on the application but agreed to write to SODC (letter attached).
- 053.02/P16/S2693/HH.** The demolition of the existing garage and the erection of side and rear extensions at 15 Bramley Crescent RG4 9LU. After discussion the committee voted unanimously to approve the application on the basis of good design, subject to requirements by the Highways department being met.
- 053.03/P16/S2759/FUL.** The change of use from woodland to ancillary domestic garden land and the retention of the turfed ramp at Tacit, 47 Shiplake Bottom RG9 5HH. After discussion the committee voted unanimously to approve the application, subject to the removal of permitted rights for future development on green land.
- 053.04/P16/S2809/DIS.** The discharge of conditions 3 (sample materials); 9 (construction traffic management); 11 (provision for control of noise and dust); and 15 (foul drainage works) on application P15/S4257/FUL – a residential development of 65 dwellings with associated public open space, landscape planting and new access on to the Peppard Road at Lea Meadow RG4 9NJ.
- The committee resolved to write to the planning officer regarding condition 3 (sample materials) to request that the materials used for properties facing the AONB should blend in with natural screening and prevent the use of white soffits, guttering and windows and white or light-coloured rendered walls, both at the time of building and subsequently.
- 053.05/P16/S2614/DIS.** The discharge of conditions 6 (offsite highways works); 17 (landscape management plan); 18 (landscaping scheme); 19 (boundary wall); 20 (footpath details); 22 (tree protection); 23 (reptile mitigation); 24 (biodiversity); and 25 (children's play space) on application P15/S4257/FUL – a residential development of 65 dwellings with associated

public open space, landscape planting and new access on to the Peppard Road at Lea Meadow RG4 9NJ. Noted.

The committee resolved to write to the planning officer regarding conditions 17 and 18 to request that screening around the site, opposite the AONB, should be as dense as possible.

P17/054 Applications granted:

054.01/P16/S1655/HH. The erection of 1.5m high wooden gates on the front of the drive at 22 Reades Lane RG4 9LP. Noted.

054.02/P16/S2194/HH. The demolition of the existing single-storey garage and the erection of a two-storey side extension comprising a garage and first floor bedroom at 34 Ashford Avenue RG4 9LR. Noted.

054.03/P16/S1917/FUL. An extension to the rear of the building with new dormers to the side and a store building to the rear of 37 Wood Lane RG4 9SJ. Noted.

054.04/P16/S1690/HH. The construction of a white PVC-u conservatory at 8 Lambourne Road RG4 9LX. Noted.

054.05/P16/S1619/HH. The construction of a first-floor side extension above the garage and a part two-storey, part one-storey rear extension at 69 Orchard Avenue RG4 9LT. Noted.

054.06/P16/S1603/FUL. The conversion and extension of a stable block into a one-bedroom self-contained holiday accommodation unit at Pond Farm, Blackmore Lane RG4 9NU. Noted.

054.07/P16/S2057/LDP. A Certificate of Lawful Development has been granted for a side and rear extension to the existing dwelling at 12 Wood Lane RG4 9SP. Noted.

P17/055 To note:

P16/S2433/LDP. An application has been made to SODC for a Certificate of Lawful Development for the conversion of a loft space to include a rear dormer and the installation of three front and two rear roof lights together with the installation of a hipped roof (from the flat roof) on the existing side and rear extension as well as the removal of two windows at 37 Woodlands Road RG4 9TD. Noted.

P17/056 Progress with plans for proposed recreational development on Memorial Hall Field, off Reades Lane. The chairman reported that the first meeting of the Memorial Hall Field Working Party was set for Monday 08 September 2016.

It was resolved to seek clarity from SODC about its interpretation of the independent examiner's comments on the provision and laying out of Memorial Hall Field.

The meeting closed at 2040.

Chairman:

Date:

Date of next meeting: Monday 12 September 2016 at 1930.

SONNING COMMON PARISH COUNCIL

Parish Office

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

Clerk – Philip Collings

Tel 0118 972 3616

Email: clerk@sonningcommonparishcouncil.org.uk

Ms Davina Sarac
SODC Planning
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

Thursday 08 September 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 Tuesday 30 August 2016. The committee recorded no strong views on the application.

In determining the application the committee requests that you closely consider those policies in the Sonning Common Neighbourhood Plan relating to infill and good design, which are relevant in this case (see the extract from the Plan below).

After four years of preparation and extensive public consultation, the Plan will be put to a referendum among residents on Thursday 29 September 2016.

In view of the fact that both the independent examiner and SODC have approved this Plan and passed it for referendum, and due to the fact that specific policies within the Plan are relevant in relation to this proposed development, the committee requests that SODC defers a decision on this application until after the referendum.

The Plan allocates suitable new sites for housing development in Sonning Common which more than meet the village's obligations for new housing. It also clearly illustrates that one and two-bedroom properties are in short supply in the village. This is where our main housing need lies, much less so in three, four and five-bedroom properties.

The committee is aware that numerous residents have written to you in relation to this particular application and requests that you seriously consider their concerns before determining this application.

Extract from Sonning Common Neighbourhood Development Plan (Final Submission Version)

Housing infill

Any development must enhance the local character and distinctiveness, including its woodland and rural dimensions.

C:\Users\mh-p\AppData\Local\Temp\16_08_30 planning minutes.doc

Objective: To support infill development providing that it does not have an adverse impact on the character of the surrounding area.

Policy H3: Infill

Development proposals on infill sites (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) will be supported where they are of a design which:

- positively responds to, where appropriate, the prevailing size, height, scale and mass, materials, layout, density and access of the surrounding area;
- reflects the existing character of the village;
- demonstrates that the amenities of neighbouring residential occupiers will not be adversely affected through overbearing development and loss of light;
- includes an appropriate amount of landscaping which complements and enhances the green and wooded character of the local area.

The Sonning Common Character and Design Assessment 35 provides additional relevant background to Policy H3.

Design Policies

Good design is applicable to all new development, including but not limited to housing. Local character is rural with a strong woodland character. Trees are prevalent and often large – right into the centre of the village. Aerial photographs illustrate the extent of trees and this nature is of course sustainable and supportive to the wider environment. Hedges and plot enclosures, together with well planted rear gardens, add to the rural feel. The form of properties is generally quite mixed within streets thus avoiding a bland identikit character. Most development sites are ‘green field’, possessing low existing use values.

Sonning Common is a rural area with virtually no development originally built as more than 2 storey in form. Clearly there have been some reasonable loft extensions with dormer windows where this does not cause adverse effects for neighbours or the street scene. Generally flat roofed dormers have only been approved at the rear of properties and where they do not intrude on the street scene nor harm the amenity of neighbouring properties. High rise buildings which would urbanise and harm local character will not be appropriate.

Source: Sonning Common Character Assessment and Design Statement 2013
Sonning Common NDP

Objective: To ensure that new housing and development is designed and built to a high quality and respects the existing character of Sonning Common.

Policy D1: Design

All new development within Sonning Common must demonstrate good quality design. This should include respecting the scale and appearance of the existing built environment, responding to and integrating with local surroundings and landscape context. The development of the residential allocations should use soft boundary treatments such as trees, hedges or planting to enclose the front of plots and be in keeping with the character of the village street scenes, unless viability or other material considerations show a compelling justification for a different treatment. Every effort should be made to avoid harsh urban parking courts. Design should ensure that parking is provided in a discreet and sensitive manner.

Policy D1a: Design – storeys

In order to respect the rural character of Sonning Common, new buildings should be no more than 2 storeys plus roof (pitched or as normally acceptable) unless there is a robust justification for a taller

building. Such a justification will need to include evidence to demonstrate how the proposal addresses local character and residential amenity.

Policy D1b: Design on allocated and infill sites

Proposals to develop infill sites and the sites allocated in this Plan must be accompanied by a design brief that demonstrates how the proposal:

- reflects and positively responds to the good quality existing character of Sonning Common taking careful account of the Sonning Common Character Assessment and Design Statement and SODC Design Guide;
- complies with the relevant site specific allocation policy in this Plan.

In Sonning Common good design means:

- achieving high quality design that respects the scale, coverage and character of existing and surrounding buildings
- respecting established building set back and arrangements of front gardens, walls, railings or hedges
- using soft boundary treatments such as trees, hedges or planting to enclose the front of plots and be in keeping with the character of the street scene
- incorporating street lighting on new sites at a level compatible with the rural environment
- avoiding harsh urban parking courts
- ensuring proposals relate to established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street
- using good quality materials that complement the existing palette of materials used within Sonning Common
- adopting the principles of sustainable urban drainage systems (SUDS), where appropriate
- meeting the requirements of ‘Secure by Design’ to minimise the likelihood and fear of crime and
- using innovation to achieve low carbon sustainable design

This application is clearly contrary to many of the policies within the Sonning Common Neighbourhood Plan. The Plan should bear significant weight in determining 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