

Sonning Common Parish Council
Minutes of the meeting of the PLANNING COMMITTEE held
in the Village Hall on Monday 30 March 2015 at 1915 hours.

Present: Ms Noble (chairman), Mr Rawlins, Mr Greenwood, Mr Kedge (ex-officio), Mr Stoves (ex-officio), Mrs Varnes (Deputy Parish Clerk).

P15/145 Apologies for absence: Mrs Lewis, Mr Reynolds.

P15/146 Declarations of interest: none.

P15/147 Public question time: Seven members of the public attended the meeting, including Kidmore End residents. Mr Mullin, of 42 Kennylands Road and Mrs Atkinson, of 40 Kennylands Road, outlined their objections to the proposed application.

They were concerned about the size and nature of the proposed development, its proximity to their properties, the detrimental impact on their privacy, the reduction in the buffer zones, the negative impact on the adjacent AONB and traffic and safety issues concerning the narrow access to the proposed site. Mr Mullin was particularly worried that a subsequent application to the proposed outline plan could increase housing numbers and change the housing mix and lay-out of the proposed development.

P15/148 New application:

148.01/P14/S3230/O. Outline planning application for the erection of 33 dwellings including means of access and layout (as clarified by documents accompanying agent's email of 27 February 2015) on land at Kennylands Road RG4 9JT. The committee resolved unanimously to recommend that this application be rejected. (See attached letter).

The meeting closed at 1950.

Chairman: **Dated:**

SONNING COMMON PARISH COUNCIL

Parish Office

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Mr Peter Brampton
Senior Planning Officer, Major Projects
SODC Planning Department

Thursday 02 April 2015

Dear Mr Brampton

Reference: P14/S3230/O Land at Kennylands Road, Sonning Common RG4 9JT

The Planning Committee of Sonning Common Parish Council considered the above application at its meeting on Monday 30 March 2015. Members unanimously voted to recommend that this proposal be refused. All of the parish council's objections outlined in its letter to SODC of 25 November 2014 still stand.

In addition, there is no doubt that this application should be refused because it is contrary to SODC's Core Strategy and five-year land supply strategy. The Draft Sonning Common Neighbourhood Development Plan – currently out to public consultation – has already identified suitable sites for development to allow the village to fulfil its obligation to provide 138 new homes from 2017.

This site, known locally as SON5, was rejected by residents and the NDP Working Party primarily because it is outside the built limits of the village; would have an adverse impact on the adjacent AONB; and extend development southwards towards Reading and westwards towards Kidmore End, thereby decreasing the village's separation from neighbouring conurbations, this separation being essential to maintain Sonning Common's unique character as a village.

The danger of spreading potential development towards Reading should not be underestimated. The parish council has received an outline concept statement from a developer who is keen to develop a 2.1 hectare site at Burwood Farm (behind the existing property at 110 Kennylands Road, which would have to be removed). Allowing the development of SON5 would set an unwelcome precedent for further unwelcome developments in the south of the village towards Reading.

It would also have a serious detrimental impact Sonning Common's NDP – the product of three years extremely hard work, research and consultation. Part of SODC's role, surely, is to uphold and protect the philosophy behind the Localism Bill.

In addition to our comments from 25 November 2014 the parish council's Planning Committee objects to this application because:

1. It increases the intensity of the development from 30 to 33 homes.

2. The proposed housing mix does not meet local needs. It is contrary to the body of evidence compiled for the NDP and the 2011 census results, which indicate a need for one and two bedroom homes primarily and some three and four bedroom properties.
3. It would extend the built area of the village.
4. The proposed affordable housing is in one location on-site and not 'pepper-potted' throughout the site, contrary to SODC's and the emerging NDP's policies.
5. The revised application has reduced the buffer zones between the AONB and existing residents' properties.
6. The proposed amenity area is now directly behind residents of 38-42 Kennylands Road leading to additional noise disturbance and loss of privacy.
7. The narrow access to the site is inadequate and contrary to policies T1 and D6. The narrowing of the access road within the site would make ingress and egress from the site more difficult. Should cars be trying to enter the site at the same time as others are leaving, traffic would inevitably build up on the Kennylands Road.

For all of the reasons outlined above this application should be refused.

Yours sincerely

A handwritten signature in black ink that reads "A James". The signature is written in a cursive, slightly slanted style.

Deputy Clerk, Sonning Common Parish Council
(On behalf of the Planning Committee)