

**Sonning Common Parish Council**  
**Minutes of the meeting of the PLANNING COMMITTEE held in the**  
**Village Hall on Monday 05 January 2015 at 1915 hours.**

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

**P15/111** Apologies for absence: Mr Greenwood.

**P15/112** Declarations of interest: none.

**P15/113** Public question time: Ten members of the public were present – five residents in relation to land adjacent to 31 Woodlands Road plus the proposed project's agent and architect; Mr and Mrs Cartwright of 54 Woodlands Road; and Mr Wagstaff in connection with the 55 Kennylands Road application.

**P15/114** New applications:

**114.01/P14/S3819/FUL.** The demolition of an existing bungalow and the construction of two two-storey five-bedroom dwellings at 55 Kennylands Road RG4 9JR. After discussion the committee voted unanimously to recommend that this application be approved on the basis of good design. Members requested that the retention of the hedge to the front of the site be made a condition of planning consent.

**114.02/S3419/FUL.** The erection of a two-storey dwelling with accommodation in the roof space, parking provision and associated landscaping (as amended by documentation received on 16/12/14 from the applicant/agent) on land adjacent to 31 Woodlands Road RG4 9TD. After discussion members voted unanimously to recommend that this amended application be rejected on the grounds that it represented over-development of the site; was out of character with the area, particularly due to the shared access; would intrude on the privacy of existing residents; and would risk overloading the existing drainage system.

**114.03/P14/S3966/HH.** The construction of a single-storey front extension to provide a porch and enlarged cloakroom (amendment to previous permission P08/E0781 – rear extension now implemented) at The Birches, Peppard Road RG4 9NU. After discussion members voted unanimously to recommend that this application be approved on the basis of good design.

**114.04/P14/S3995/O.** The demolition of an existing garage and the erection of a single residential dwelling on land adjacent to 54 Woodlands Road RG4 9TE. After discussion members voted unanimously to recommend that this application be rejected on the grounds that the proposal was inappropriate to the site and its surroundings; would impact negatively on the woodland landscape; extend the built area of the village; and intrude upon the privacy of residents at number 54. Members also considered that the proposed access was inadequate and traffic to/from the site posed a potential danger to nearby public footpath users.

Mr and Mrs Cartwright, of 54 Woodlands Road, highlighted concerns over the potential impact on their privacy, the narrow access to the site and its proximity to the public footpath.

P15/115 Applications granted:

115.01/P14/S3324/HH. The construction of a single-storey conservatory to the rear of 6 Gardeners Copse RG4 9JJ. Noted.

115.02/P14/S3089/FUL. The erection of a new, four-bedroom dwelling on land adjoining 102 Wood Lane RG4 9SL. (Approved by South Oxfordshire District Council's Planning Committee on 17 December 2014). Noted.

P15/116 Applications refused: none.

P15/117 Matters for future consideration:

117.01/P14/S3792/LDP. To note that South Oxfordshire District Council is considering an application for a Lawful Development Certificate for a single-storey side extension at 18 Ashford Avenue RG4 9LR. Noted.

The meeting closed at 2030.

Chairman: ..... Dated: .....