

Sonning Common Parish Council
Minutes of the meeting of the PLANNING COMMITTEE held in the
Village Hall on Monday 15 August 2016 at 1915 hours.

- Present:** Mrs Lewis (chairman), Mr Rawlins, Mr Rust, Mr Kedge, Mr Fort, Mr Stoves, Mrs Varnes (Deputy Clerk).
- P17/044** Apologies for absence: none.
- P17/045** Declarations of interest: Mr Fort declared an interest, as a neighbour, in relation to P16/S2676/HH, (the demolition of the existing garage and the construction of a replacement garage and loft at 25 Wood Lane, Sonning Common RG4 9SJ), and left the meeting before the matter was discussed.
- P17/046** Public consultation time: the applicant in relation to application P16/S2280/FUL (the demolition of the existing building and the erection of 3 new units to create 6 new flats at the former Natwest Bank, 20 Peppard Road Sonning Common RG4 9SX) attended the meeting to explain his plans in more detail and ask/answer questions. A Henley Standard representative also attended.
- P17/047** New applications:
- 047.01/P16/S2280/FUL. Demolition of the existing building and the erection of 3 new units to create 6 new flats at the former Natwest Bank, 20 Peppard Road Sonning Common RG4 9SX. After discussion members unanimously voted to approve the application on the basis of it being of good design and thoughtfully considered in relation to the village environment.
- 047.02/P16/S2676/HH. Demolition of the existing garage and the construction of a replacement garage and loft at 25 Wood Lane, Sonning Common RG4 9SJ. After discussion members unanimously voted to recommend refusal of the application (see attached letter).
- 047.03/P16/S2628/FUL. Erection of a part two-storey, part single-storey extension to provide a café, including kitchen, office, toilets and craft rooms, at The Herb Farm, Peppard Road, Sonning Common RG4 9NJ. After discussion members unanimously voted to record no strong views on the application (see attached letter).
- P17/048** Applications granted:
- P16/S2015/FUL. Single storey extension (83sqm) of existing A1 supermarket at: 44 Wood Lane, Sonning Common. Noted.
- P17/049** Suggestions for future agenda items: progress with plans for the development of new recreational facilities on Memorial Hall Field, Sonning Common.

The meeting closed at 2025.

Date of next meeting: Tuesday 30 August 2016 at 1915.

Chairman: **Dated:**

SONNING COMMON PARISH COUNCIL

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

Clerk – Philip Collings

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

Monday 22 August 2016

Dear Ms Butterworth

Re: P16/S2676/HH (the demolition of the existing garage and the construction of a replacement garage and loft) at 25 Wood Lane RG4 9SJ).

I am writing with regard to the above application which was discussed at Sonning Common Parish Council's Planning Committee meeting on Monday 15 August 2016.

The committee strongly objects to this proposal and recommends refusal of it on the following grounds:

1. This application is over-specified for a garage, with the proposed inclusion of a WC, loft, lobby, stairs, porch and patio doors, and could potentially become residential accommodation.
2. The proposed development is over-bearing and unduly intrusive on neighbouring properties – contrary to policies D1, D3 and D4.
3. It would set an unwelcome precedent for further back garden development in the service and retail heart of the village.

The committee urges SODC to refuse this detrimental application, which is not simply a garage, and could be viewed as an attempt at creeping back garden development.

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

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

Monday 22 August 2016

Dear Ms Sarac

Re: P16/S2628/FUL (the erection of a part two-storey, part single-storey extension to provide a café, including kitchen, office, toilets and craft rooms at The Herb Farm, Peppard Road RG4 9NJ).

I am writing with regard to the above application which was discussed at Sonning Common Parish Council's Planning Committee meeting on Monday 15 August 2016.

The committee voted unanimously to record no strong views on the application. Members welcome the business and employment opportunities provided by this site and have no objection to the design, in principle.

They request that future landscaping provides adequate screening around the proposed extension in view of the high quality AONB directly opposite, which is a prized village feature.

Yours sincerely



Ros Varnes
Deputy Clerk, Sonning Common Parish Council