

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 20 February 2017 at 1915 hrs.

Present: Mrs Lewis, (chairman), Mr Rawlins, Mr Fort, Mr Kedge, Mr Rust, Mr Stoves and Mrs Varnes (Deputy Parish Clerk).

P17/151 Apologies for absence: none.

P17/152 Declarations of interest: none.

P17/153 Public consultation time: around six Reades Lane residents attended the meeting to raise issues regarding the proposed Linden Homes development of 50 new houses on SON 2, Memorial Hall Field (not on the agenda).

The chairman advised the gathering that a full list of residents' concerns regarding the proposed development had already been communicated to South Oxfordshire District Council's (SODC's) Planning Department. The Deputy Clerk recommended that residents should write to her with any additional concerns for passing on to SODC.

P17/154 New applications:

154.01/P17/S0522/HH. The demolition of the existing single-storey extension and the construction of a part two-storey, part single-storey rear extension, extension to the front porch/canopy and window alterations at 15 Wood Lane RG4 9SJ.

Following discussion the committee resolved to recommend approval of the application.

154.02/P17/S0180/HH. Two side ground floor extensions on either side of 7 Wychwood Close RG4 9SN.

Following discussion the committee resolved to recommend approval of the application.

154.03/P17/S0305/FUL. New fenced seating area and children's play area at the Butchers Arms, Blounts Court Road RG4 9RS.

Following discussion the committee resolved to recommend approval of the application, subject to suitable new landscaping being introduced to mitigate against visual and noise intrusion on the neighbouring property on Pond End Road (see attached letter).

P17/155 Application granted:

P16/S3492/FUL. The construction of a detached three-bedroom house in the garden of 23 Woodlands Road RG4 9TD. Noted.

P17/156 Appeal lodged:

APP/Q3115/W/16/3165188. Appeal lodged by Hazelwood Estates against the decision by South Oxfordshire District Council (SODC) to refuse planning permission for the construction of a detached two-storey, four-bedroom dwelling (with access on to Woodlands Road) in the garden of 2 Baskerville Road (P16/S2646/FUL). Noted.

P17/157 To resolve:

157/01. Next steps in relation to the appeal lodged above (APP/Q3115/W/16/3165188).

The committee resolved to make a submission objecting to the appeal at 2 Baskerville Road.

157/02. Next steps regarding a campaign of opposition against planning application P16/S3142/O (the construction of up to 95 dwellings including affordable housing, new public open space, landscaping, surface water attenuation, access, services, utilities and associated works on land off the Kennylands Road, adjacent to SON 6).

Plans were shared regarding the progress of the SON 6 campaign.

P17/158 To receive updates:

158.01. The investigation into the complaint to SODC by the Parish Council's Planning Committee into how planning application P16/S3492/FUL – the construction of a detached three-bedroom house in the garden of 23 Woodlands Road RG4 9TD – was determined.

The Deputy Clerk advised the committee that an SODC officer had re-measured the site in response to concerns from a neighbour and the Planning Committee that the measurements and site dimensions provided by the applicant were inaccurate. SODC subsequently decided to take no further action over the complaint. This was noted, with regret, by the committee.

158.02. The reinvestigation by SODC into a breach of planning consent for the construction of a new dwelling at 31a Woodlands Road.

The Deputy Clerk advised the committee that an SODC Planning Enforcement officer had conducted a second site visit in response to the Planning Committee's concerns that the new dwelling was higher and further forward of the building line than its planning consent permitted.

SODC decided to request the applicant to submit a retrospective planning application to cover the deviations from the plans but would take no further action over the breach of planning consent. The committee noted this with regret.

158.03. The Memorial Hall Field project (the planned provision of new sport, recreation and community facilities on SON 3, Memorial Hall Field, off Reades Lane).

Plans were shared regarding the progress of the Memorial Hall Field project.

158.04/P16/S3630/O. A residential development of up to 245 dwellings, structural planting and landscaping, informal public open space and children's play areas, vehicular access from Peppard Road and Kiln Road and associated ancillary works on land off Peppard Road, Emmer Green.

Plans were shared regarding the joint Parish Council and residents' groups campaign of opposition to the proposal.

P17/159 Matters for future agendas: none.

Meeting closed at 2000.

Date of next meeting: Monday 06 March 2017 at 1915.

Chairman: Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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Mr Paul Lucas
Planning Officer, SODC
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

Friday 24 February 2017

Dear Mr Lucas

Re: P17/S0305/FUL. A new fenced seating area and fenced children's play area at The Butcher's Arms, Blounts Court Road, Sonning Common RG4 9RS.

I am writing regarding the above proposal which was discussed at Sonning Common Parish Council's Planning Committee meeting on Monday 20 February 2017.

The committee resolved to recommend approval of the scheme subject to suitable new landscaping being put in place to mitigate against visual and noise intrusion on 2 Pond End Road.

The committee requests that you attach a landscaping condition should consent be given to the application.

Thank you very much.

With best wishes



Ros Varnes
Deputy Clerk, Sonning Common Parish Council