

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 15 January 2018 at 1900 hrs.

Present: Mr Rust (chairman), Mrs Lewis, Mr Rawlins, Mr Kedge, Mrs Phillips-Tilbury, Mrs Varnes (Deputy Parish Clerk), Henley Standard representative plus approximately 12 members of the public.

P18/152 Apologies for absence: Mr Fort, Mr Stoves.

P18/153 Declarations of interest: none.

P18/154 Public consultation time: five residents plus the agent/developer attended the meeting in relation to agenda item P18/155; the remainder of the attendees were interested in agenda item P18/156.01.

P18/155 To discuss:

Pre-application advice on a new outline proposal for the demolition of 69 and 71 Peppard Road RG4 9RN and their replacement with six new dwellings.

Mark Groom, the agent and prospective developer of the site, presented his proposed, revised scheme and answered questions from residents and councillors. He was keen to gather views to inform amendments to his current application (P17/S3501/FUL) for eight two-bedroom dwellings on the site.

Mr Groom said he was confident that his new proposal for six dwellings (two two-bedroom, two three-bedroom and two four-bedroom) plus 15 parking spaces could be accommodated on the site and that infill development was preferable to the development of green field sites.

Comments from councillors included views that the density of the proposed development was still too high; parking courts were against Sonning Common Neighbourhood Plan policy; the adjacent AONB (Area of Outstanding Natural Beauty) would need to be adequately screened from the development; and that the ridge heights of the new dwellings should be low to reduce the impact of the new housing on the AONB. Residents queried the potential inclusion of cycle sheds in the plan. Mr Groom agreed to keep the ridge heights of the proposed new properties as low as possible to lessen their impact on the neighbouring AONB.

P18/156 New applications:

156.01/P17/S4386/FUL. The proposed replacement of the existing dwelling with a pair of semi-detached dwellings at Sonsglow, Peppard Road RG4 9NJ.

After discussion members resolved to recommend approval of the application subject to acceptance of the scheme by Oxfordshire County Council's Highways department and the withdrawal of permitted development rights to prevent over-development of the site (see letter attached).

156.02/P17/S4383/FUL. The construction of a new bungalow to the rear of Small Mead, 6 Wood Lane RG4 9SL to include the demolition of the side garage to provide access.

After discussion members unanimously resolved to recommend refusal of the scheme. They were concerned about the over-development of the site and the proposal's conflict with the Sonning Common Neighbourhood Plan's infill policy (see letter attached).

P18/157 Applications granted:

157.01/P17/S3656/FUL. The demolition of the existing dwelling, annex and outbuilding and the construction of 4 x 2, 3 x 3 and 2 x 4-bedroom dwellings, new access road off Hazel Gardens and associated external works at 2A Woodlands Road RG4 9TE. Noted.

157.02/P17/S2946/FUL. The erection of a first-floor extension over the existing ground floor, changes to doors and windows positioning and the addition of porches to the front elevations - amendment to P15/S0482/FUL retrospective –at Plots 1 & 2, Bird in Hand Lane RG4 9JY. Noted.

157.03/P17/S3733/FUL. The construction of a detached two-storey 4-bedroom dwelling and detached two-bay carport at The Butchers Arms, Blounts Court Road RG4 9RS. Noted.

Agenda item P18/158 was deferred to the following full council meeting.

P18/158 To update on:

158.01. The progression of the opposition campaign against the appeal by Gallagher Estates against the refusal of planning permission for the construction of 95 homes on SON 6, off Kennylands Road.

158.02. The response from Oxfordshire County Council's Highways department regarding its parking provision policy for properties near junctions.

158.03. The transfer of Memorial Hall Field, off Reades Lane, to the Parish Council for the construction of new sport and recreation facilities.

P18/159 Matters for future agendas: none.

The meeting closed at 2000.

Date of next meeting: Monday 05 February 2018 at 1915.

Chairman: Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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

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Mr Marc Pullen
SODC Planning Officer

Tuesday 16 January 2018

Dear Mr Pullen

Re: P17/S4386/FUL. The proposed replacement of the existing dwelling with two semi-detached dwellings at Songlow, Peppard Road RG4 9NJ.

Members of Sonning Common Parish Council's Planning Committee discussed the above application at their meeting of 15 January 2018.

They voted to recommend approval of the application, subject to certain conditions:

- that the proposed parking provision and arrangements for access to and egress from the site meet Highways requirements. Our members are concerned about road users being put at substantial potential risk from cars reversing out of the site
- that permitted development rights are withdrawn to prevent further over-development of the site.

Please contact me if you would like to discuss further any of the points raised.

Thank you.

Best wishes



Ros Varnes
Deputy Clerk, Sonning Common Parish Council

cc Thomas Cockhill, Highways Area Liaison Officer, Oxfordshire County Council

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Mr Marc Pullen
SODC Planning Officer

Tuesday 16 January 2018

Dear Mr Pullen

Re: P17/S4383/FUL. A new bungalow to the rear of Small Mead, 6 Wood Lane, Sonning Common, with the demolition of the side garage to allow access.

Members of Sonning Common Parish Council's Planning Committee discussed the above application at their meeting of 15 January 2018.

They voted unanimously to recommend refusal of the application, judging the application to represent a gross-overdevelopment of the site and to be in contravention of the adopted Sonning Common Neighbourhood Plan's infill policy.

I attach the relevant Sonning Common Neighbourhood Plan policies for your information.

We hope that in consideration of our recommendation you will refuse this unsuitable application. However, if you are minded to approve it, we ask that it is called in to SODC's Planning Committee for a decision.

Please advise us of how you intend to proceed.

Thank you.

Best wishes



Ros Varnes
Deputy Clerk, Sonning Common Parish Council

cc Cllr Paul Harrison, SODC