

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the village hall on Monday 17 March 2014 at 19.30 hrs.

Present: Ms Noble (Chairman), Mr Greenwood, Mrs Lewis, Mr Rawlins, Mr Reynolds, Mr Kedge (ex-officio), Mr Stoves (ex-officio), Ros Varnes (deputy clerk).

P14/138 Apologies for absence: none.

P14/139 Declarations of interest: none.

P14/140 Public question time: Mr and Mrs Smith, of 26 Grove Road, were present to express their opposition to P13/S3776/FUL .

P14/141 New applications:

141.01/P13/S3776/FUL. Construction of 3 two-bedroom, 1 three-bedroom, and 2 four-bedroom dwellings incorporating parking and turning areas on land to the rear of 19b-23 Wood Lane RG4 9SJ (as amended by drawings accompanying agent's email dated 19 February 2014). The committee resolved to recommend unanimously that this application be refused. (See accompanying letter).

Mr and Mrs Smith, of 26 Grove Road, expressed their concerns that the proposed development was overbearing and would have a significant negative impact on their privacy and enjoyment of their property. They were further concerned about traffic impacts on Wood Lane and the possibility of further backland development in this area.

141.02/P14/S0581/FUL. Two-storey four-bedroom single family dwelling with detached garage and new vehicular access on land at the Ridgeway, Bird in Hand Lane RG4 9JY. The committee resolved to recommend that this application be approved.

P14/142 Applications granted: none.

P14/143 Applications refused: none.

P14/144 Draft protocol for dealing with large/significant applications, which are in the public interest: Agreed.

P14/145 Matters for future consideration. Mention was made of a forthcoming application (R3.0023/14) to construct a MUGA (Multi-user Games Area) at Sonning Common Primary School.

Chairman: Dated:

Planning Department
South Oxfordshire District Council
Benson Lane
Crowmarsh Gifford
Wallingford
OX108NJ

Tuesday 18 March, 2014

Dear Planning

RE: P13/S3776/FUL

Please find attached a unanimous recommendation by Sonning Common Parish Council's Planning Committee that the above amended application – P13/S3776/FUL – be refused. The Planning Committee considered this application at its meeting on Monday 17 March, 2014.

Members believe these amended plans present no significant material change from the previous application discussed at the planning meeting of 3 February, in which unanimous refusal of the plans was also recommended. (See letter accompanying previous response, also attached).

The committee re-iterates its opinion that this proposal represents a significant over-development of the site and would have a considerable negative impact on the privacy of and light to neighbouring properties.

Parking and traffic issues arising from the development of this site are also a significant concern. The access road to this site leads from one of the busiest areas on Wood Lane, in the village centre. This area is already frequently congested and, with potential overspill from parked cars associated with this site, members are concerned about the safety of residents and road users.

The committee recognises that planning permission for six dwellings has already been granted by the Inspector, on appeal. However, members feel, very strongly, that the impact of any development on this site should be minimised as far as possible for the sake of the village character and neighbouring residents and that all reasonable design steps should be taken to protect the privacy of existing residents.

The Planning Committee believes the existing consent must be accepted and respected.

Yours sincerely

Gail Noble
Chairman, Planning Committee, Sonning Common Parish Council