

Sonning Common Parish Council
Minutes of the meeting of the PLANNING COMMITTEE held in the
Village Hall on Monday 01 June 2015 at 1915 hours.

Present: Mrs Lewis (chairman), Mr Rawlins, Mr Richens, Mr Kedge (ex-officio), Mrs Varnes (Deputy Parish Clerk).

P16/019 Apologies for absence: Mr Reynolds, Mr Stoves, Mr Rust.

P16/020 Mr Kedge was elected as a voting member for the purposes of the meeting.

P16/021 Election of chairman and vice-chairman: Mrs Lewis was elected as chairman and Mr Rawlins as vice-chairman of the committee.

P16/022 Declarations of interest: none.

P16/023 Public question time: none present.

P16/024 New applications:

024.01/P15/S0922/HH. A two-storey rear extension (revised plans submitted on 6 May 2015 showing the height of roof lowered by 0.5m) at 10 Sedgewell Road RG4 9TA. After discussion the committee resolved to recommend unanimously that the application be approved on the basis of good design.

024.02/P15/S0725/FUL. Amended plan to extend the existing dwelling and create a new, attached dwelling at 58 Wood Lane RG4 9SL (as amended by agent's email of 1 May 2015). After discussion the committee resolved to recommend unanimously that the application be refused (see letter attached).

024.03/P15/S1403/HH. The construction of a single-storey rear extension to replace the existing conservatory at 1 Carling Road RG4 9TD. After discussion the committee resolved to recommend unanimously that the application be approved on the basis of good design.

024.04/P15/S1315/HH. The construction of a single-storey rear extension and link to a converted garden outbuilding plus internal alterations and a bay to the side extension of 7 Sedgewell Road RG4 9TA. After discussion the committee recorded no strong views on the application.

024.05/P15/S1503/HH. A single-storey rear/side extension and garage conversion at 22 Churchill Crescent RG4 9RX. After discussion the committee resolved to recommend unanimously that the application be approved on the basis of good design.

024.06/P14/S3230/O. Amended outline planning application for the erection of 33 dwellings including means of access and layout on land at Kennylands Road RG4 9JT (as clarified by Enims ecological information dated 11 December 2014 and amended by 27922-A-04-001-P2 (Site Section) 208.004 Rev B (Tree Protection Plan), Arboricultural Impact Assessment, Transport Statement and Landscape and Visual Impact Assessment accompanying agent's letter of 27 February 2015) and further amended by Drawing No: 27922-A-02-LP-P3 (Location Plan) and Design and Access Statement accompanying agent's email of 23 March 2015 and then by Drawing Number: 27922-A-02-001-P7 (Site Plan), 3d Perspective drawing and letter from landscape consultant accompanying agent's letter of 27 April 2015). After discussion the committee resolved to recommend unanimously that the application be refused (see letter attached).

- P16/025 Applications granted:**
 025.01/P15/S0567/HH. The construction of a side extension and single-storey rear extension to the existing house at 96 Wood Lane RG4 9SL (as amended by a plan received on 6 May 2015 showing the existing garage to be retained in the rear garden and a shed proposed for the front garden). Noted.
 025.02/P15/S0584/FUL. The installation of an ATM within a secure Bastion Unit and illuminated ATM surround to the front of the village hall, Wood Lane RG4 9SL. Noted.
 025.03/P15/S0710/HH. Single-storey extensions and loft conversion and extension at 51 Woodlands Road RG4 9TD. Noted.
- P16/026 Applications refused:**
 026.01/P15/S0708/HH. The construction of a detached garage at 17 Peppard Road. Noted.
 026.02/P15/S0482/FUL. The erection of two four-bedroom semi-detached dwellings with accommodation in the roof space adjoining the Ridgeway, Bird in Hand Lane RG4 9JY. Noted.
- P16/027 Matters for future consideration:** It was resolved to add to the agenda for the next meeting the project to compile a list of suitable street names for future residential areas in the village.

The meeting closed at 2045.

Date of next meeting: Monday 15 June 2015 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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Mr Simon Kitson
Planning Department
Abbey House
Abbey Close
Abingdon OX14 3JE

Thursday 4 June 2015

Dear Mr Kitson

Reference: P15/S0725/FUL (58 Wood Land, Sonning Common RG4 9SL)

The Planning Committee of Sonning Common Parish Council considered the above application at its meeting of Monday 01 June 2015. Members voted unanimously to recommend that this proposal be refused on the grounds that:

- The proposed parking in front of the property would be detrimental to the street scene and the character of the village centre – contrary to policies G2 and D1.
- The application provides inadequate vision splays leading to concerns over community safety – contrary to policies D6, T1 and T2.
- The proposed development impinges upon the root protection zone of the mature tree in the front garden – contrary to policy C4.

For all of the above reasons we urge you to reject this unsuitable and detrimental application. In view of our recommendation of refusal we ask that you inform us if you intend to approve this application, particularly without referring it to your own planning committee for due democratic process first.

Yours sincerely



Ros Varnes
Deputy Clerk, Sonning Common Parish Council

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Mr Peter Brampton
Senior Planning Officer, Major Projects
SODC Planning Department

Tuesday 02 June 2015

Dear Mr Brampton

Reference: P14/S3230/O Land at Kennylands Road, Sonning Common RG4 9JT

The Planning Committee of Sonning Common Parish Council considered the above application at its meeting on Monday 01 June 2015. Members unanimously voted to recommend that this proposal be refused. All of the parish council's objections outlined in its letters to SODC of 02 April 2015 and 25 November 2014 still stand.

In addition, there is no doubt that this application should be refused because it is contrary to SODC's Core Strategy and five-year land supply strategy. The Draft Sonning Common Neighbourhood Development Plan – currently out to public consultation – has already identified suitable sites for development to allow the village to fulfil its obligation to provide 138 new homes from 2017.

This site, known locally as SON5, was rejected by residents and the NDP Working Party primarily because it is outside the built limits of the village; would have an adverse impact on the adjacent AONB; and extend development southwards towards Reading and westwards towards Kidmore End, thereby decreasing the village's separation from neighbouring conurbations, this separation being essential to maintain Sonning Common's unique character as a village.

The danger of spreading potential development towards Reading should not be underestimated. The parish council has received an outline concept statement from a developer who is keen to develop a 2.1 hectare site at Burwood Farm (behind the existing property at 110 Kennylands Road, which would have to be removed). Allowing the development of SON5 would set an unwelcome precedent for further unwelcome developments in the south of the village towards Reading.

It would also have a serious detrimental impact Sonning Common's NDP – the product of three years extremely hard work, research and consultation. Part of SODC's role, surely, is to uphold and protect the philosophy behind the Localism Bill.

In addition to our comments from 25 November 2014 the parish council's Planning Committee objects to this application because:

1. It increases the intensity of the development from 30 to 33 homes.

2. The proposed housing mix does not meet local needs. It is contrary to the body of evidence compiled for the NDP and the 2011 census results, which indicate a need for one and two bedroom homes primarily and some three and four bedroom properties.
3. It would extend the built area of the village.
4. The proposed affordable housing is in one location on-site and not 'pepper-potted' throughout the site, contrary to SODC's and the emerging NDP's policies.
5. The revised application has reduced the buffer zones between the AONB and existing residents' properties.
6. The proposed amenity area is now directly behind residents of 38-42 Kennylands Road leading to additional noise disturbance and loss of privacy.
7. The narrow access to the site is inadequate and contrary to policies T1 and D6. The narrowing of the access road within the site would make ingress and egress from the site more difficult. Should cars be trying to enter the site at the same time as others are leaving, traffic would inevitably build up on the Kennylands Road.

For all of the reasons outlined above this application should be refused.

Yours sincerely

A handwritten signature in black ink that reads "A James". The signature is written in a cursive style with a large initial 'A'.

Deputy Clerk, Sonning Common Parish Council
(On behalf of the Planning Committee)