

**Sonning Common Parish Council**  
**Minutes of the meeting of the PLANNING COMMITTEE held in the Village**  
**Hall on Monday 05 October 2015 at 1930 hours.**

**Present:** Mr Rawlins (chairman), Mr Rust, Mr Richens, Mrs Varnes (Deputy Parish Clerk).

**P16/067** Apologies for absence: Mrs Lewis, Mr Reynolds, Mr Kedge.

**P16/068** Declarations of interest: none.

**P16/069** Public consultation time: Mr McNeill, Of 112 Kennylands Road, spoke in relation to agenda item 070.01 (110 Kennylands Road). He expressed opposition to the application, saying the site could not be classed as infill since it was not closely surrounded by other buildings. He was also concerned about plans for the boundary line between his and the neighbouring property, which was currently protected by trees and hedgerow affording him some privacy. He acknowledged that the proposed dwelling was smaller than had been previously proposed.

**P16/070** New applications:

070.01/P15/S3099/FUL. The construction of a four-bedroom property with associated parking at Winters Folly, 110 Kennylands Road RG4 9JX. After discussion the committee unanimously agreed to recommend that the application be refused (see attached letter).

070.02/P15/S2432/HH. A conversion of the existing loft and the erection of a single-storey rear boot room at 40 Kennylands Road RG4 9JT. After discussion the committee unanimously agreed to recommend approval of the application on the basis of good design.

070.03/P15/S3161/HH. The construction of a two-storey side and rear extension plus a garage side extension at 23 Woodlands Road RG4 9TD. After discussion the committee unanimously agreed to recommend approval of the application on the basis of good design.

070.04/P15/S3106/FUL. The removal of condition 8 (code for sustainable homes) of planning permission P12/S3091/O (the demolition of 15 Baskerville Road and the erection of three chalet bungalows, access and parking as amended by drawing accompanying the agent's letter dated 15 January 2013). The committee recorded no response on the application because members were unsure about the consultation requirement.

**P16/071** Applications granted:

071.01/P15/S0725/FUL. An extension to the existing dwelling and the creation of a new attached dwelling (parking provision and visibility splays as amended by site plan accompanying agent's email received 1 May 2015. Position of the dwelling as amended by revised plans accompanying agent's email dated 8 June 2015) at 58 Wood Lane RG4 9SL. Noted.

071.02/P15/S2710/FUL. Change of use of the existing building from office use Class B1 (a1) and café Class A3 to dwelling house Class C3 at 25 Wood Lane RG4 9SJ. Noted.

**P16/072** Matters to note:

072.01/P15/S2778/FUL. The Deputy Clerk has forwarded to SODC a list of potential tree-planting sites in Sonning Common, as recommended by the parish council, for consideration by the planning officer (subject to the landowner's consent). Noted.

072.02. The Parish Clerk is discussing preliminary designs with an architect for the potential development of Brinds Copse corner. Noted.

**P16/073** Suggestions for future agenda items: None.

The meeting closed at 2035.

Date of next meeting: Monday 19 October 2015 at 1915.

Chairman: ..... Dated: .....

# SONNING COMMON PARISH COUNCIL

Parish Office

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Mr Tom Wyatt  
Planning Officer  
SODC Planning  
135 Eastern Avenue  
Milton Park  
Abingdon  
OXON OX14 4SB

Thursday 08 October 2015

Dear Mr Wyatt

**Re: P15/S3099/FUL (Proposal to build a four-bedroom property with associated parking at Winters Folly, 110 Kennylands Road RG4 9JX).**

At its meeting on 05 October 2015, Sonning Common Parish Council's Planning Committee unanimously agreed to recommend that the above application be refused.

The committee is opposed strongly to the principle of development on this site. This backland development does not fulfil the criteria of policy H4 relating to permitted infill. Previously, in planning decisions, SODC has determined that Burwood Farm and its buildings are part of the countryside and are **outside** the built form of Sonning Common. Given that premise, such farm buildings cannot be used within the meaning of policy H4 to suggest that development is backland infill within the built-up area of Sonning Common.

This development is not closely surrounded by buildings that form part of the built-up area of Sonning Common. Therefore this proposed development does not qualify as infill.

The committee is further opposed to the application on the grounds that:

1. It would extend development into the countryside and have an adverse impact on the countryside, landscape setting and character of the area – contrary to policies G2, G4, C4 and C6. The proposed development site borders a popular and well-used public footpath. A new dwelling in the garden of Winters Folly would dominate the view from the public footpath (given the plan to remove the dense hedgerow screening from the site's border and replace it with a four-foot fence to accommodate the proposed new access).
2. The proposed dwelling is contrary to the principles of good design – D1 – in that it does not respect the existing settlement pattern nor the character of the existing landscape.
3. The proposed dwelling would have an adverse impact on the privacy of neighbouring properties given its prominence and would affect their amenity value – contrary to policies D3 and D4.

The garden of the proposed new four-bedroom dwelling is modest in size and heavily overshadowed by existing trees. This will cause pressure to remove those trees and hedgerow, which, in turn, would further reduce screening from the surrounding countryside and reduce wildlife habitat/corridors.

If development is allowed behind 110 Kennylands Road it would enable a case for similar development behind 108 and then 106 and so on. By that stage it will be possible to define a third line of depth behind Kennylands Road - with a new development between Burwood Farm and the new development behind 108 – and so on.

This process is not in keeping with infill and would be a licence to enable windfall sprawl into the countryside, to cause conurbation of settlements and risk conurbation with Reading. All of this would be against both SODC's Core Strategy and the Sonning Common NDP – which has been in development for four years now.

The committee urges you to refuse this unsuitable and detrimental application. In view of our recommendation of refusal, we ask that you inform us if you are minded to approve this application, particularly if you don't intend to refer it to your own planning committee for due democratic process first. Thank you.

Yours sincerely

A handwritten signature in black ink that reads "Ros Varnes". The signature is written in a cursive, slightly slanted style.

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