

Sonning Common Parish Council
Minutes of the meeting of the PLANNING COMMITTEE held in the
Village Hall on Monday 04 April 2016 at 1915 hours.

- Present:** Mrs Lewis (chairman), Mr Rawlins, Mr Kedge, Mr Collings (Parish Clerk).
- P17/123** Apologies for absence: Mr Rust, Mr Richens, Mr Reynolds. Mr Kedge was co-opted onto the committee to form a quorum.
- P17/124** Declarations of interest: none.
- P17/125** Public consultation time: four residents of Inglewood Close attended and raised many concerns about the application for number three (P16/S0794/HH). All concerns were discussed. Their concerns about the effects of construction on parking and access were taken for transmission to South Oxfordshire District Council (see email attached).
- P17/126** New applications:
- 126.01/P16/S0794/HH. Alterations and extensions to include raising a roof section with new dormer windows and roof lights at 3 Inglewood Close RG4 9SY. After discussion the committee voted to record no strong views on the application itself but to record concerns about parking and construction traffic (see email attached).
- 126.02/P16/S0684/HH. A rear, single-storey flat roof extension at 3 Grove Road RG4 9RH. After discussion the committee voted to recommend approval of the application.
- 126.03/P16/S0783/HH. The construction of a three-bay, oak-framed garage at Keeper's Corner, Kennylands Road RG4 9JP. After discussion the committee voted to recommend approval of the application.
- 126.04/P16/S0758/HH. A single-storey rear extension with a pitched clay tile roof including velux windows in the roof, a window and patio doors at 94 Wood Lane RG4 9SL. After discussion the committee voted to recommend approval of the application.
- P17/127** Appeal dismissed:
- APP/Q3115/W/15/3134943. The appeal is dismissed against the refusal of planning permission for a new dwelling at 67 Woodlands Road RG4 9TD. Noted.
- P17/128** Application granted:
- P15/S4310/HH. A single-storey extension at 15 Elm Court RG4 9ND. Noted.
- P17/129** To note:

P16/S0852/PDH. South Oxfordshire District Council is currently processing an application to construct rear 8m and side 6.8m extensions under permitted development rights at The Bungalow, Kennylands Road RG4 9JX. Noted.

P17/130 Suggestions for future agenda items: the outline application to construct two new dwellings and garages, with new vehicular access at Bishopswood Camp, Gallowstree Common RG4 9BT.

P17/131 An extra motion to agree a new disabled parking space in Ashford Avenue.

The meeting closed at 2036.

Date of next meeting: Monday 18 April 2016 at 1915.

Chairman: Dated:

Reference P16/S0794/HH. Alterations and extensions to include raising a roof section with new dormer windows and roof lights at 3 Inglewood Close RG4 9SY.

Please find attached the response from our Planning Committee.

Although the committee expresses no strong views in relation to the application itself they have serious concerns about the effects of the granting of permission as follows:

1. During construction it is certain that there will be serious problems for neighbours as there is not room for contractors' vehicles to park or manoeuvre without blocking in neighbours.
2. It is not possible for large vehicles to turn in front of the property and they will therefore be obliged to reverse out onto the busy Peppard Road with consequent risks to the public.
3. Any contractors' vehicles that are parked on Peppard Road (B481) will cause traffic hazards and congestion.
4. There is not adequate ongoing parking provision for residents and visitors to the property.
5. Inglewood Close is not adopted and residents are seriously concerned that the costs of any repairs to the roadway or the services beneath it that are needed as a result of the construction activities will fall on them. They would like, and in the committee's view deserve, to be guaranteed reimbursement for such costs by the applicant.

The committee would like to be assured that the Planning Officer has or will have visited the site to consider these matters before determining the application and applied appropriate conditions to any consent.

Please advise.

Regards

Philip Collings
Clerk to Sonning Common Parish Council
01189723616