

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 28 November 2016 at 1915 hrs.

Present: Mrs Lewis (chairman), Mr Fort, Mr Rawlins, Mr Rust, Mrs Varnes (Deputy Parish Clerk). Three members of the public.

P17/097 Apologies for absence: Mr Kedge, Mr Stoves.

P17/098 Declarations of interest: none.

P17/099 Public consultation time: Mr Greenwood, chairman of the Sonning Common Neighbourhood Plan Working Party, outlined a potential strategy for dealing with major new planning applications that were contrary to the Sonning Common Neighbourhood Plan. It was resolved to follow his advice in future, if necessary.

A discussion followed on next steps in relation to planning application P16/S3707/O - a proposed residential development of 30 dwellings together with associated landscaping and public open space on land behind 44 Kennylands Road RG4 9JT.

Mr Greenwood suggested meeting with South Oxfordshire District Council's (SODC's) Planning department to discuss the application prior to it being determined. It was agreed to request a meeting with the relevant SODC Planning officer.

Residents Mr Morris and Mr Skilton outlined their concerns in relation to application P16/S3707/O.

P17/100 New applications:

100.01/P16/S2280/FUL. The demolition of the existing building and the construction of 3 new units to create 6 new flats (amended building design, site layout and parking arrangement as shown on revised plans received 14 November 2016) at Natwest, 20 Peppard Road RG4 9SX. After discussion the committee unanimously resolved to recommend approval of the application.

100.02/P16/S3787/FUL. Alterations to the main site entrance to segregate pedestrians from vehicular traffic and to provide improved visibility for pedestrians and vehicles leaving the site at Johnson Matthey Technology Centre, Blounts Court Road RG4 9NH. After discussion the committee unanimously resolved to recommend approval of the application.

100.03/P16/S3782/HH. The construction of a front porch, side extension and loft conversion at Pengelly, Peppard Road RG4 9NU. After discussion the committee unanimously resolved to recommend approval of the application.

P17/101 Application granted:

P16/S3117/HH. The construction of a two-storey rear extension and associated alterations to 10 Grove Road RG4 9RL. Noted.

P17/102 To note:

102.01/P16/S3528/LDP. An application for a Certificate of Lawful Development for a new driveway at 21 Rowan Close RG4 9LD is currently under consideration by the district council. Noted.

102.02/P16/S3839/LDP. An application for a Certificate of Lawful Development for converting the loft space to form a habitable room incorporating a dormer window to the rear and two roof lights to the front elevation of 59 Orchard Avenue RG4 9LT is currently under consideration by the district council. Noted.

- P17/103 Review of the Planning Committee's protocol for handling major/significant applications. It was resolved to amend the protocol so that proponents of proposed major planning applications spoke before opponents of schemes.
- P17/104 Status of the Sonning Common Neighbourhood Plan in respect of on-going communication and attempts to seek clarification. Members were updated on recent correspondence in respect of the Plan's status.
- P17/105 Discussion of next steps in relation to P16/S3707/O, a proposed residential development of 30 dwellings together with associated landscaping and public open space on land behind 44 Kennylands Road RG4 9JT.

It was resolved to hold a single-issue Planning Committee meeting to discuss this application on Thursday 08 December 2016, at Sonning Common Village Hall, Wood Lane, at 7.30pm. Residents and the applicant/their agent would be invited to attend.

Members resolved to request a meeting with the SODC planning officer considering the application prior to it being determined.

- P17/106 Update on the Memorial Hall Field project (the planned provision of new sport, recreation and community facilities on SON 3, Memorial Hall Field, off Reades Lane). Members were advised that the next meeting was scheduled to take place on Thursday 01 December at Sonning Common Village Hall.
- P17/107 Matters for future agendas. Members resolved to ask the deputy parish clerk to make a formal complaint to Planning Enforcement at SODC regarding suspected infringements of planning consent for the new dwelling under construction at 31a Woodlands Road.

It was agreed that the current outline proposal by Gladman (P16/S3630/O) to build up to 245 new dwellings on land off the Peppard Road within the parish of Eye and Dunsden should feature on future planning agendas.

Meeting closed at 2045.

Date of next meeting: Thursday 08 December 2016 at 1930.

Chairman: Dated: