

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 03 July 2017 at 1915 hrs.

Present: Mr Rawlins, (chairman), Mrs Lewis, Mrs Phillips-Tilbury, Mr Kedge, Mr Stoves and Mrs Varnes (Deputy Parish Clerk).

P18/051 Apologies for absence: Mr Rust, Mr Fort.

P18/052 Declarations of interest: none.

P18/053 Public consultation time: around eight residents attended the meeting in relation to agenda item P18/054.01, the proposed construction of a new dwelling at Songslow, off Bird in Hand Lane.

P18/054 New applications:

054.01/P17/S1752/FUL. The proposed replacement of a single residential dwelling at Songslow (off Bird in Hand Lane), Peppard Road, RG4 9NU.

After much discussion members voted unanimously to recommend refusal of the application (see letter attached). They resolved to request that a planning officer visits the site to assess the impact of the proposed development on neighbouring properties.

Residents attending the meeting objected to the proposal on the grounds of it: being excessive in scale and bulk and an over-development of the area; compromising their privacy; resulting in a loss of light to their properties.

054.02/P17/S2163/HH. The construction of a side extension with a room in the roof at 47a Woodlands Road RG4 9TD.

After discussion members resolved to recommend approval of the application.

054.03/P17/S2197/HH. The construction of a two-storey side and first-floor side extensions at 2 Inglewood Close RG4 9SY.

After discussion members recorded no strong views on the application.

054.04/P17/S2182/HH. The construction of a single-storey side extension at 14a Pages Orchard RG4 9LW.

After discussion members resolved to recommend approval of the application.

054.05/P17/S2203/HH. The construction of a single-storey rear extension at 5 Bramley Crescent RG4 9LU.

After discussion members resolved to recommend approval of the application.

P18/055 Applications granted:

055.01/P17/S1549/FUL. The construction of 14 standard parking bays and one disabled bay at 2-24 Pages Orchard RG4 9LW. Noted.

055.02/P17/S1792/D. A notice has been approved for the demolition of the NatWest Bank, Peppard Road RG4 9SX. Noted.

P18/056 Applications refused: none.

P18/057 Updates on:

057.01. The inquiry into the breach of planning consent at 31a Woodlands Road and the current planning application to amend the planning conditions. The deputy clerk reported that she had visited the site with a planning enforcement officer and

discussed potential ways forward. She said that the outcome of SODC's consideration of the application to change the planning conditions was still awaited.

057.02. The planning enforcement inquiry at 23 Woodlands Road. The deputy clerk reported that a planning enforcement officer had measured the width of the parking and manoeuvring area at the front of the new property and found that it was being constructed within the terms of its planning consent.

057.03. The liaison with SODC over CIL (Community Infrastructure Levy) on the Lea Meadow development. No further update had been received from SODC.

057.04. The pre-application plans for new sport and recreation facilities on the Memorial Hall Field, off Reades Lane. It was reported that an outline plan was being submitted to SODC for some pre-application advice.

057.05. The response from SODC over the reinstatement of pavements post-development work. A response was received by the Parish Office (see attached).

P18/058 For information:

P16/S3707/O. Amendments have been received, dated 21 June 2017, relating to an outline application for 30 dwellings at 44 Kennylands Road RG4 9JT. These amendments relate to the width of pavements and depth of parking bays in specific areas of the site. Noted.

P18/059 Matters for future agendas.

It was suggested that the council's Tree Committee should look at replacing the recently-felled trees in the green open space area in Crowsley Way.

The meeting closed at 2052.

Date of next meeting: Monday 17 July 2017 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 Marc Pullen
SODC Planning Officer
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

Thursday 13 July 2017

Dear Mr Pullen

Re: P17/S1752/FUL. The proposed replacement of a single residential dwelling at Songlow, Peppard Road RG4 9NJ.

Members of Sonning Common Parish Council's Planning Committee considered the above application at its meeting on 03 July 2017. They resolved to recommend unanimously that the application be refused.

Their concern relates primarily to the siting of the proposed new dwelling's gable walls next to existing properties, and the fact that existing residents would be faced with views of brick walls from their windows and glass doors. Members request that you visit the site at your earliest opportunity to assess the impact of the proposed new dwelling on existing residents' properties.

Members also request that any new landscaping takes account of the site's sensitive setting next to the AONB.

Thank you for your consideration of this matter. Please inform us if you will be visiting the site.

Thank you very much.



Ros Varnes
Deputy Clerk, Sonning Common Parish Council

14 June 2017

Dear Mrs Varnes

Thank you for your letter and supporting documents to Adrian dated 5 June on behalf of Sonning Common Parish Council.

Adrian has asked me to thank you for your feedback on the development at Woodlands Road. We can certainly appreciate your concerns about the damage to the pavements.

The best way to follow up on this would be to contact Oxfordshire County Council (highwayenquiries@oxfordshire.gov.uk). The County Council, as the Highway Authority, is responsible for works within the public highway and the maintenance of the highway and they will therefore be the ones who have the authority to take action. The County Council has the power to recover repair costs from anyone who has damaged the highway if the appropriate evidence is available. In this regard it would be very helpful if you are able to provide any evidence to the County Council where the public highway, including pavements, has been damaged during the course of construction work.

We do not consider it would be reasonable to impose conditions for this as they wouldn't pass the relevant tests.

I hope that is helpful and I am sorry that we can't directly resolve this particular matter for you.

Many thanks and kind regards

Amanda

Amanda James – on behalf of Adrian Duffield, head of planning

Project & support officer

Planning

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Visit us at: www.southoxon.gov.uk and www.whitehorsedc.gov.uk