

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 17 July 2017 at 1915 hrs.

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

P18/060 Apologies for absence: Mr Fort.

P18/061 Declarations of interest: none.

P18/062 Public consultation time: 10 residents attended the meeting in relation to agenda item P18/067, a breach of planning consent at Bird in Hand Lane. A Henley Standard reporter was also present.

P18/063 New applications:

063.01/P17/S2225/HH. The construction of a single-storey glazed extension at 1 The Hawthorns, Baskerville Road RG4 9LS.

After discussion this application was recommended for approval.

063.02/P17/S2172/HH. The construction of a two-storey side and single-storey rear extension at 78 Peppard Road RG4 9RP.

After discussion this application was recommended unanimously for approval.

063.03. P17/S2115/DIS. The discharge of condition 3 (brick samples) of planning permission P15/S4257/FUL in relation to the development of 65 dwellings at Lea Meadow RG4 9NJ.

The discharge of this condition was noted by members who commented that it was late given that the houses had already been built.

063.04. A new premises licence application for Sonning Common Newsagents, 26 Peppard Road RG4 9SU.

Members resolved to recommend approval of this application (see letter attached).

P18/064 To note:

P16/S3707/O. Amended details for an outline application for the residential development of 30 dwellings (with the reference to floor areas removed as shown on the amended plan received on 06 July 2017) at 44 Kennylands Road RG4 9JT.

The amended details were noted. The deputy clerk advised members that she had provided the Planning Committee's formal response on the application to South Oxfordshire District Council (SODC) – a recommendation of refusal - and written separately to construction company T A Fisher requesting that they consider submitting a new, full application for 25 houses with a redesigned site layout.

P18/065 Applications granted:

P17/S1693/HH. The erection of a single-storey car port at 13A Kidmore Lane RG4 9SH. Noted.

P18/066 Applications refused: none.

P18/067 For discussion:

P15/S0482/FUL. Breach of planning consent and allegations of breaches of health and safety and highways legislation relating to the construction of two four-bedroom semi-detached dwellings with accommodation in the roofspaces and a new vehicular access to Bird in Hand Lane on land adjoining the Ridgeway, Bird in Hand Lane RG4 9JY.

Members heard concerns from neighbouring residents about the construction of unconsented two-storey extensions behind the pair of semi-detached houses. Neighbours also brought to the committee's attention the lack of sanitation on-site and said workers were using neighbours' hedges and the adjacent Millennium Field (public recreation space) as latrines. Photographs taken by residents were displayed.

Members were extremely concerned and resolved to object – in the strongest possible terms – to the breach of planning consent and to raise the lack of sanitation on-site with SODC's Environmental Health team. They also agreed to raise the alleged disregard by workers of health and safety regulations with the Health and Safety Executive.

Members discussed the apparent link between this development and the development at 31a Woodlands Road, which also breached its planning consent and resolved to bring this to SODC's attention.

At 2000 the meeting was postponed and reconvened after the full council meeting at 2130.

P18/068 Updates on:

068.01. The liaison with SODC over CIL (Community Infrastructure Levy) on the Lea Meadow development. The deputy clerk reported that no update had been provided by SODC.

068.02. The pre-application plans for new sport and recreation facilities on the Memorial Hall Field, off Reades Lane. The deputy clerk advised that the project's architect would be seeking pre-application advice on a draft design for the site shortly.

068.03. P17/S1241/FUL. Application to vary conditions 4 (landscape), 5 (planting), 6 (manoeuvring) and 7 (window) of planning permission P14/S3419/FUL – the construction of a two-storey dwelling with accommodation in the roof space, parking provision and associated landscaping at 31a Woodlands Road RG4 9TD.

The deputy clerk advised that she had received no further update from SODC on this application but would raise the committee's concerns again about the precedent set by this development which had been found to be in breach of its planning consent and to seek further updates.

P18/069 Matters for future agendas.

The forthcoming application to build a new house at 54 Woodlands Road (P17/S2323/FUL) was mentioned as coming up at the next meeting.

The deputy clerk reminded members of the public consultation on the Didcot Garden Town proposed delivery plan consultation.

The deputy clerk drew members' attention to a letter from John Howell MP, dated 11 July 2017, in which he said he would be happy to meet parish council representatives concerning neighbouring planning matters. It was resolved to request the deputy clerk to arrange such a meeting.

The meeting closed at 2146.

Date of next meeting: Monday 07 August 2017 at 1915.

Chairman: **Dated:**

SONNING COMMON PARISH COUNCIL

Parish Office

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Wednesday 19 July 2017

Dear Sir/Madam

Re: Application for a new premises licence for Sonning Common Newsagents, 26 Peppard Road
RG4 9SU

At its meeting on Monday 17 July 2017, Sonning Common Parish Council's Planning Committee considered the above application. Members resolved to recommend it for approval.

Yours faithfully



Ros Varnes
Deputy Clerk, Sonning Common Parish Council