

# Sonning Common Parish Council

## Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 20 November 2017 at 1915 hrs.

Present: Mr Rust (chairman), Mrs Lewis, Mr Rawlins, Mr Fort, Mrs Phillips-Tilbury, Mr Stoves, Mrs Varnes (Deputy Parish Clerk), two residents and a Henley Standard reporter.

P18/125 Apologies for absence: Mr Kedge.

P18/126 Declarations of interest: none.

P18/127 Public consultation time: Veterinary surgeon Mrs Moffat explained that she is hoping to set up a veterinary surgery in Sonning Common for which she sought the committee's support, in principle. Mrs Starkey attended the meeting in relation to agenda item 128.03 (a pair of semi-detached dwellings in Bird in Hand Lane).

P18/128 New applications:

128.01/P17/S3908/HH. The construction of a two-storey rear extension at 2 Old Copse Gardens RG4 9TH.

After discussion members unanimously voted to recommend approval of the application.

128.02/P17/S2763/FUL. The construction of a two-storey detached house (as amended by revised plans received 02/11/17) at 58 Wood Lane RG4 9SL.

Members discussed issues concerning the safety of pedestrians and road users and the impact on traffic flow during the construction of the proposed two-storey house on Wood Lane, the main village thoroughfare and bus route. After discussion they resolved to recommend approval of the application, subject to restrictions to protect road users.

128.03/P17/S2946/FUL. The erection of a first-floor extension over the existing ground floor, changes to doors and windows positioning and the addition of porches to the front elevation – amendment to P15/S0482/FUL (as amended by revised Design and Access Statement and plans received 26/10/17) at Plots 1 & 2, Bird in Hand Lane RG4 9JY.

Members noted the holding objection from Oxfordshire County Council's Highways department due to the inadequacy of the proposed parking arrangements. Members unanimously voted to recommend refusal of the application due to their concerns that the proposed parking provisions were insufficient to meet the needs of the extended accommodation.

P18/129 Applications granted:

129.01/P17/S1241/FUL. Variation of conditions 2 (approved plans), 4 (landscaping), 5 (planting), 6 (parking and manoeuvring) and 7 (obscure glazing) at 31a Woodlands Road RG4 9TD. Noted.

129.02/P17/S1752/FUL. The replacement of a single residential dwelling (as amended by plans received 09/08/17) at Songlow, Peppard Road RG4 9NJ. Noted.

129.03/P17/S2662/DIS. The discharge of conditions 3 (materials) and 9 (traffic management) of planning permission P16/S2280/FUL for 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 arrangements as shown on revised plans received 14/11/17) at the NatWest, 20 Peppard Road RG4 9SX. Noted.

P18/130 Application refused:

P16/S3707/O. An outline application for a residential development of 30 dwellings with matters of access and layout for consideration and scale, appearance and landscaping reserved at 44 Kennylands Road RG4 9JT. Noted.

P18/131 Updates on:

131.01. The meeting between SCPC representatives and Paula Fox and Emma Turner, of South Oxfordshire District Council (SODC), on 07/11/17.

The deputy clerk reported that parish council representatives had had a constructive and positive meeting with SODC planners. The future appeal by Gallagher Estates into the refusal of planning permission for 95 homes on SON 6 was discussed along with planning enforcement issues. The deputy clerk appealed to planners for neighbouring residents and the parish council to be more closely consulted by SODC and potential developers over attempting to resolve issues with individual applications.

*The meeting was suspended for the full council meeting to begin at 2000.*

131.02. Investigation by SODC into an alleged breach of planning consent at 55 Kennylands Road where two new dwellings are being constructed (P14/S3819/FUL).

131.03. The outstanding payment of CIL (Community Infrastructure Levy) monies to the parish council for the construction of 95 new homes at Lea Meadow.

131.04. Investigation into the placement of the fence around the construction site at 2 Baskerville Road.

131.05. The transfer of Memorial Hall Field, off Reades Lane, to the Parish Council for the construction of new sport and recreation facilities.

P18/132 To discuss and resolve:

132.01. SON 6 appeal. Update by appeal manager Cllr Fort on progress to date and next steps in relation to the appeal.

132.02. Local Plan 2033 consultation. To agree the parish's response to the public consultation on the draft Local Plan 2033 (based on proposals by Cllr Rawlins).

P18/133 Matters for future agendas.

The meeting closed at 2000.

Date of next meeting: Monday 04 December 2017 at 1915.

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