

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 21 August 2017 at 1915 hrs.

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

P18/079 Apologies for absence: Mr Fort.

P18/080 Declarations of interest: none.

P18/081 Public consultation time. Nine members of the public were present; five in relation to agenda item 082.01; one regarding agenda item 082.02; and one regarding 082.03. Two Kennylands Road residents reported that a company had been surveying electricity pylon cables on SON 5 (Kennylands Paddock).

P18/082 New applications:

082.01/P17/S1752/FUL. The proposed replacement of a single residential dwelling (as amended by plans received 09/08/17 to reduce the width of the property by 1m and move the dwelling 1m further away from the northern boundary) at Sonsglow, Peppard Road RG4 9NJ.

Neighbouring residents to the site voiced concerns over the proximity of the proposed new dwelling to their adjacent properties; their shared view that it would be closer to their boundaries than shown on the submitted plans; and that this would impact adversely on them.

Members agreed that they could not judge the impact of the proposed new property on potentially inaccurate plans. They unanimously resolved to return the plans, without making a recommendation, and to ask the planning officer to survey the site from the adjacent properties to check the measurements provided.

082.02/P17/ S2763/FUL. The construction of a two-storey detached house at 58 Wood Lane RG4 9SL.

After discussion members resolved to recommend approval of the application, subject to objections by Oxfordshire County Council's Highways department - in relation to restricted visibility for cars caused by the adjacent telegraph pole - being resolved.

082.03/P17/S2899/HH. The construction of a two-storey side extension, first-floor rear extension and single-storey rear extension, front entrance porch and the replacement of the existing garage with a garden room and gym linked to the dwelling by a covered walkway at 45 Wood Lane RG4 9SJ.

After discussion members resolved to recommend approval of the application.

P18/083 Notification of:

P17/S2879/PDH. A proposal to build a single-storey rear extension (6m deep by 3.95m high) with velux roof lights at 2 Fords Cottages, Kennylands Road RG4 9JS under permitted development rights. Noted.

P18/084 Applications granted:

084.01/P17/S2197/HH. A two-storey side and first-floor side extension at 2 Inglewood Close RG4 9SY. Noted.

084.02/P17/S2203/HH. A single-storey rear extension at 5 Bramley Crescent RG4 9LU. Noted.

084.03/P17/S2182/HH. A single-storey side extension at 14a Pages Orchard RG4 9LW. Noted.

084.04/P17/S2081/LDP. Permission to increase the size of a dormer to create a larger bathroom and bedrooms at 2 Old Copse Gardens RG4 9TH. Noted.

P18/085 Applications refused: none.

P18/086

Updates on:

086.01/P15/S0482/FUL. Investigations into the breach of planning consent and alleged breaches of health and safety 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 were advised that a temporary toilet was available on-site for workers. They recommended seeking clarification from the planning enforcement officer on whether the footings constructed for the extension were suitable for a one-storey or two-storey extension, which might indicate whether the breach of planning permission was intentional or not.

086.02/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 no new retrospective application had been submitted, following the breach of planning permission.

086.03. The pre-application plans for new sport and recreation facilities on the Memorial Hall Field, off Reades Lane.

086.04. The opposition campaign in relation to outline planning application P16/S3630/O by Gladman to develop 245 new homes in Eye and Dunsden.

Mrs Lewis reported that the next opposition campaign meeting would be on 31 August and the application might be put before South Oxfordshire District Council's (SODC's) Planning Committee on 06 September 2017.

P18/087

Matters for future agendas.

Regarding planning application P16/S3707/O, (30 new homes on SON 5, Kennylands Road), members queried whether the SODC planning officer had yet informed the deputy clerk of his recommendation. The deputy clerk advised members that he had not and said that she would again seek an update from SODC on the progress of the application.

The deputy clerk advised that she was trying to arrange a meeting with SODC officers on 06/07 September 2017 to discuss planning enforcement issues in the village. Mrs Lewis, Mr Rust and Mr Kedge said they would be interested in attending such a meeting.

Mr Rawlins recommended that the Local Plan 2033 be added to future agendas.

The meeting closed at 2100.

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

Chairman:

Dated: