

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall
on Monday 03 December 2018 at 1915.

Present: Mr Rawlins (Chairman), Mrs Lewis, Mr Kedge, Mr Fort, Mr Stoves and Mrs Diwell,
also Mrs Varnes, Deputy Parish Clerk and two members of the public.

P19/082 Apologies for absence: Mrs Godfrey.

P19/083 Declarations of interest: none.

P19/084 Public consultation time: none present at time.

P19/085 New applications:

085.01/P18/S3763/FUL. The demolition of the existing dwelling, annex and outbuildings and the construction of 2 x 2-bedroom dwellings with a new access road off Hazel Gardens (alternative scheme to P18/S1774/FUL) at 2A Woodlands Road RG4 9TE.

Mr Michael Muston, of Knowle Homes Ltd., explained that the application was to create a more balanced lay-out of dwellings on-site, not to increase floor space.

After discussion members agreed to recommend refusal of the application because they were concerned about the impact of reducing landscaping between the site and the adjacent Hazel Gardens and the impact this would have on the character of the area, as per Sonning Common Neighbourhood Plan policy.

085.02/P18/S3766/FUL. The variation of conditions 5 (landscaping) and 12 (tree protection) of planning permission P18/S1774/FUL for the demolition of the existing dwelling and the erection of 4 x 2-bedroom, 3 x 3-bedroom and 2 x 4-bedroom dwellings with a new access at 2A Woodlands Road RG4 9TE.

After discussion members agreed to request a site visit from the council's tree officer to provide some advice, particularly on the mature ash trees, and to defer a recommendation on the application until specialist advice had been obtained.

(Mr Kedge and Mrs Diwell joined the meeting part-way through the discussion of agenda items 085.01 and 085.02, so did not vote on the matters).

085.03/P18/S3852/HH. The construction of single-storey front, side and rear extensions at 15 Reades Lane RG4 9LL.

Members unanimously voted to recommend approval of the application on the basis of good design.

085.04/P18/S3726/FUL. The construction of an annex at 59 Kennylands Road RG4 9JR.

After discussion members unanimously voted to recommend refusal of the application. They considered that the proposal was not for an annex to the main building but for a detached dwelling in the garden that was inappropriate, would impact negatively on neighbours and set an unwelcome precedent for future backland development.

085.05/P18/S3896/DIS. The discharge of conditions 3 (materials), 4 (vehicular access), 5 (close existing access), 6 & 7 (vision splay), 8 (parking and manoeuvring) and 10 (landscaping) on planning permission P17/S4386/FUL for the replacement of the existing dwelling with two semi-detached dwellings at Songslow, Peppard Road RG4 9NJ.

Members unanimously voted to recommend approval of the application subject to being satisfied that hedging would be provided along the Peppard Road boundary.

P19/086 Applications granted:

086.01/P18/S3102/HH. A single-storey front entrance porch at 42 Kennylands Road RG4 9JT. Noted.

o86.02/P18/S2955/DIS. Discharge details agreed for application P16/S3126/FUL for conditions 2 (materials), 4 (levels), 8 (landscaping) and 9 (tree protection) for the construction of 2 x 3-bedroom houses at Brinds Close RG4 9SR. Noted.

P19/087 Applications refused: none.

P19/088 Update on:

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

The chairman reported that matters were moving forward but had not been finalised yet.

P19/089 Matters for future agendas: none.

The meeting closed at 2030.

Date of next meeting: Monday 17 December 2018 at 19.15.

Chairman:

Dated: