

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall on Monday 17 September 2018.

Present: Mr Rawlins (Chairman); Mr Fort; Mr Kedge; Mrs Lewis and Mr Stoves. Also Mrs Varnes, Deputy Parish Clerk.

P19/046 Apologies for absence: Mrs Godfrey.

P19/047 Declarations of interest: none.

P19/048 Public consultation time: none present.

P19/049 New application:

P18/S2812/HH. The construction of a single-storey rear extension at 23 Kennylands Road RG4 9JR.

After discussion members resolved to unanimously support the application.

P19/050 Applications granted:

050.01/P18/P18/S2127/HH. The demolition of the existing and its replacement with a new porch at Willow House, Peppard Road. Noted.

050.02/P18/S2259/LDP. A single-storey rear extension at 10 Pages Orchard RG4 9LW. Noted.

050.03/P18/S2216/HH. A single-storey rear extension, front porch and internal alterations at 19 Newfield Road RG4 9TB. Noted.

050.04/P18/S2337/HH. The demolition of the garage and the construction of a single-storey side extension at 9 Lea Road RG4 9LH. Noted.

P19/051 Applications refused: none.

P19/052 Review of amended application P18/S1366/FUL for the construction of a single-storey vehicle workshop/MoT testing centre at Kidby's Yard.

After much discussion of the proposal, the mitigations put forward by the applicant and the advice of the planning officer, members resolved to unanimously support the application and to send a statement to that effect to planning officer, Marc Pullen (see attached letter).

P19/053 Updates on:

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

The deputy clerk reported that a meeting with Linden Homes was being planned shortly to finalise matters.

053.02. The planning inquiry into the appeal by Gladman against the refusal of planning permission for the construction of up to 245 homes, off Peppard Road, Eye and Dunsden.

Cllr Rawlins reported that the participation of the parish at the appeal, in opposition to Gladman's proposal, had gone well. Members gave a vote of thanks to Cllr Rawlins for his outstanding contribution to the appeal hearing on behalf of the council.

P19/054 Matters for future agendas: none raised.

Meeting closed at 19.40. Date of next meeting: Monday 01 October 2018 at 19.15.

Chairman:

Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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Mr Marc Pullen
SODC Planning Officer

Friday 21 September 2018

Dear Mr Pullen

Re: Parish review of P18/S1366/FUL (Kidby's Yard)

The Parish Council's Planning Committee reviewed the above application at its meeting of 17 September 2018 and have the following statement to make in respect of the application.

“After much consideration and discussion of planning application P18/S1366/FUL among councillors, residents, the applicant and his agents, members of Sonning Common Parish Council's Planning Committee resolved to unanimously support the application at its meeting of 17 September 2018.

“The Planning Committee is satisfied that the application respects the spirit of the Neighbourhood Plan to promote local business opportunities while being compatible with appropriate standards of residential adjacency. Members noted the planning officer's advice that the mitigations and evidence submitted by the applicant make the proposal compliant with those standards.

“Based on the above, it judges this application to be a special case of B2 light industrial use next to a residential area. However, this case should not be allowed to automatically set a precedent for B2 industrial use next to a residential area in the village, if the impact of proposed, future developments would be detrimental to neighbours. All applications should be evaluated on their individual characteristics.

“Councillors consider that the proposed mitigations put forward by the applicant will satisfy the spirit and intent of the Neighbourhood Plan. However, the committee requests that SODC considers imposing the following conditions on the development to further reduce its impact:

- Restrict hours of operation to Monday to Friday 8am-5pm and Saturday 8am-1pm
- Limit noise to residential limits as per the applicant's acoustic report
- Limit the use of the building to the present applicant's use only (since this is a special case) and not to general B2 use or other uses that would be inappropriate
- Apply an appropriate works' management programme for the construction period.

Thank you very much.

With best wishes



Ros Varnes
Deputy Clerk, Sonning Common Parish Council
(On behalf of the Planning Committee)