

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 19 March 2018 at 1900 hrs.

Present: Mr Rust (chairman), Mr Rawlins, Mr Kedge, Mrs Phillips-Tilbury, Mr Stoves, Mrs Varnes (Deputy Parish Clerk). Four members of the public.

P18/185 Apologies for absence: Mrs Lewis, Mr Fort.

P18/186 Declarations of interest: none.

P18/187 Public consultation time. Four residents of Kidmore Lane attended the meeting in relation to agenda item 188.02.

P18/188 New applications:

188.01/P15/S4119/FUL. The construction of a residential development of 50 dwellings, access, public open space and landscaping together with the provision of land for community sports/recreation facilities (as amended by information received on 08 December 2016 and 16 December 2017) at Bishopswood Middle Field and Memorial Hall RG4 9LL.

After consideration the committee unanimously agreed to recommend this application for approval.

188.02/P18/S0177/FUL. A change of use of land and the construction of a building to provide a commercial cattery (as amended by information received on 22 February 2018) at 17 Kidmore Lane RG4 9SH.

Neighbour Mr Wickham-Bishop shared his key objections to the application including traffic and safety issues, loss of privacy, noise and disturbance and security risks. Concerns over pollution from cleaning chemicals were also raised.

After consideration the committee unanimously agreed to recommend this application for refusal (see letter attached).

188.03/P18/S0063/HH. A proposed rear extension and front porch alterations (as revised by plans received on 06 March 2018) at 50 Wood Lane RG4 9SL.

After consideration the committee unanimously agreed to recommend this application for approval.

188.04/P18/S0809/HH. The construction of a single-storey side extension (resubmission of application P17/S2163/HH) at 47a Woodlands Road RG4 9TD.

After consideration the committee unanimously agreed to recommend this application for approval.

P18/189 Application granted:

189.01/P17/S1939/HH. A two-storey extension and garage at 17 Shiplake Bottom, Peppard Common RG9 5HH. Noted.

P18/190 Applications refused: none.

P18/191 To discuss and agree:

Parish council representation at South Oxfordshire District Council's Planning Committee on Tuesday 20 March, 6pm, at Fountain Conference Centre, Howbery Park, Benson Lane, Crowmarsh Gifford, OX10 8BA in relation to: application P17/S4383/FUL - the construction of a new bungalow to the rear of Small Mead, 6 Wood Lane.

Mr Stoves confirmed that he would represent the Planning Committee's objections to the application at the district council's planning meeting.

P18/192 Updates on:

192.01. The opposition campaign to the appeal by Gallagher Estates against the refusal of planning permission for the construction of 95 homes on SON 6, off Kennylands Road.

The deputy clerk reported that documents outlining the Parish Council's case had been submitted to the Planning Inspectorate prior to the public inquiry from 10-13 April for which preparation was progressing well. She confirmed that the district council had decided to hold the public inquiry at Henley Rugby Club instead of Sonning Common Primary School as the Parish Council had hoped.

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

It was reported that the Section 106 Agreement, governing the land transfer, was close to being signed.

P18/193 Matters for future agendas.

Publicity and transportation requirements for the forthcoming public inquiry on SON 6.

The meeting closed at 1955.

Date of next meeting: Monday 16 April 2018 at 1915.

Chairman: Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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Mr Simon Kitson
Planning Officer
SODC

Thursday 22 March 2018

Dear Mr Kitson

Re: P18/S0177/FUL. A change of use of land and the construction of a building to provide a commercial cattery (as amended by information received on 22 February 2018) at 17 Kidmore Lane RG4 9SH.

Sonning Common Parish Council's Planning Committee considered the above application at its meeting on Monday 19 March 2018. Members unanimously decided to recommend to SODC refusal of this inappropriate application.

Councillors are extremely concerned about this plan to locate a commercial cattery in a residential area due to the noise and disturbance it would create, the traffic implications for the single-lane, rural Kidmore Lane and the adverse effect on the environment.

They consider it to be contrary to policies G2, G3, G4, T1, T2, EP1 and EP2 of the Local Plan.

Members note that OCC Highways has made a holding objection to this application. Kidmore Lane is one of the main accesses to Kidmore End Primary School. Around school drop-off and pick-up time the lane is particularly busy with cars unable to pass each other properly.

The Planning Committee is concerned that peak school traffic times on Kidmore Lane would coincide with the times that most people would be expected to attend the proposed cattery for dropping off and picking up animals.

As cats are nocturnal creatures they will be more active at night when neighbouring residents most seek peace and quiet. The potential level of noise and disturbance emanating from up to 20 cats kept in unfamiliar surroundings is considered to be entirely unacceptable.

The proposed location of the cattery building within this large site would create a maximum adverse impact on neighbouring residents in terms of loss of privacy and noise and disturbance. Their enjoyment of their properties would be seriously compromised.

The committee considers that drainage issues have not been properly addressed by this application. It is not acceptable for chemicals routinely used for cleaning the cattery to go into soakaways on-site as they would eventually reach the water supply.

Members sincerely hope you will agree that this application represents an ill thought-through adverse development in an inappropriate location. However, if you are minded to approve it they seek a referral to SODC's Planning Committee for a decision.

Thank you very much.

Best wishes

A handwritten signature in black ink that reads "Ros Varnes". The signature is written in a cursive, flowing style.

Ros Varnes
Deputy Parish Clerk

cc Paul Harrison