

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall on Monday 18 February 2019 at 1915.

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

P19/121 Apologies for absence: Mrs Lewis, Mr Stoves.

P19/122 Declarations of interest: none.

P19/123 Public consultation time: two members of the public attended the meeting in relation to agenda item 124.01.

P19/124 New applications:

124.01/P19/S0010/FUL. The demolition of the existing, single detached dwelling and its replacement with two pairs of two-storey semi-detached dwellings at 24 Woodlands Road RG4 9TE.

Mr and Mrs Thompson, of Woodlands Road, represented the immediate neighbours of the application site, Mr and Mrs Brewer. They objected to the proposal on the grounds of over-development; the proposed new development being forward of the existing building line; and the harm they considered it would cause to 26 Woodlands Road by blocking out light and reducing privacy. They pointed out that the garage adjoining number 26 was not represented on the plans.

After discussion the committee unanimously resolved to object to the application (see attached letter).

NB. Mrs Diwell arrived late and did not participate in the discussion or voting.

124.02/P18/S4256/FUL. A change of use and the extension of 31 Wood Lane RG4 9SJ from offices to six residential dwellings (Class C3).

After discussion the committee unanimously resolved to recommend the application for approval, subject to the resolution of Oxfordshire County Council's parking issue and the dwellings being of an acceptable size (against UK Government standards) with sufficient amenity space.

124.03/P19/S0182/HH. The demolition of the existing garage and the construction of proposed new single-storey side and rear extensions at 15 Kennylands Road RG4 9JR.

After discussion the committee unanimously resolved to recommend the application for approval

124.04/P19/S0367/HH. The erection of a single-storey rear extension at 30 Newfield Road RG4 9TB.

After discussion the committee unanimously resolved to recommend the application for approval

124.05/P19/S0325/A. The replacement of an externally-illuminated sign above the frontage and the erection of signs on the front elevation and side extension together with a free-standing sign and a sign displayed inside the building at 2c Green Lane RG4 9NA.

After discussion the committee unanimously resolved to object to the application on the grounds that the signage was erected prior to planning consent being granted and that it was excessive, garish and out of character with Green Lane.

P19/125 Applications granted:

125.01/P18/S2631/FUL. The construction of 25 dwellings together with associated landscaping and public open space, with access to the site from 42-44 Kennylands Road (as amended by plans received on 09 November 2018), on land to the rear of 44 Kennylands Road RG4 9JT. Noted.

125.02/P18/S4001/HH. The erection of a summer house to the rear of the existing dwelling at 17 Peppard Road RG4 9SS. Noted.

125.03/P17/S4122/DIS. The discharge of conditions 3 (materials & finishes), 6 (landscaping), 7 (trees) on planning application P14/S3089/FUL for the construction of a new four-bed dwelling at 102 Wood Lane RG4 9SL. Noted.

125.04/P18/S4014/FUL. A rear single-storey flat roof extension at Sonning Common Health Centre Wood Lane RG4 9SW. Noted.

125.05/P18/S3979/HH. The erection of two dormer windows to the front elevation of 10 Sedgewell Road RG4 9TA. Noted.

125.06/P18/S3896/DIS. Discharge details agreed for conditions 3 (materials), 4 (vehicular access), 5 (close existing access), 6 & 7 (vision splay), 8 (parking and manoeuvring areas) and 10 (landscaping) on application P17/S4386/FUL for the replacement of the existing dwelling with two semi-detached dwellings at Sonsglow, Peppard Road RG4 9NJ. Noted.

P19/126 Application withdrawn:
P18/S4051/LDP. The construction of a single-storey side extension at 1A Baskerville Road RG4 9LS. Noted.

P19/127 Applications refused:
None. Noted.

P19/128 Updates on:
128.01. The implementation of landscaping planning conditions at Lea Meadow.
Members resolved that the deputy clerk should write to the managing director of Bewley Homes to request that the outstanding landscaping issues should be resolved as per the approved plans.
128.02. The Neighbourhood Plan public meeting in the Village Hall (02.02.19)
It was agreed to defer this matter until the following Full Council meeting.
128.03. Public consultation on the proposed Local Plan 2034 (closes 18 February).
Members were informed that a helpsheet had been prepared by a small resident working group to assist other residents with responding to the Local Plan consultation and that this had been publicised via the Neighbourhood Plan database.
128.04. The transfer of Memorial Hall Field, off Reades Lane, to the Parish Council for the construction of new sport and recreation facilities.
Mr Rawlins raised concerns over a break in the proposed soft landscaping in the corner of SON 2.

P19/129 Matters for future agendas.
Mr Rawlins informed the committee that Mr Stone, the owner of Jalna, Peppard Road, had requested to meet with the Planning Committee to outline some ideas for a potential future planning application. It was agreed that the committee would accommodate his request.

The meeting closed at 1955.

Date of next meeting: Monday 04 March 2019 at 1915.

Chairman:

Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

VILLAGE HALL, WOOD LANE
SONNING COMMON, OXON, RG4 9SL

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Ms Victoria Clarke
SODC Planning Officer
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

Tuesday 19 February 2019

Dear Ms Clarke

Re: P19/S0010/FUL. The demolition of the existing single, detached dwelling and its replacement with two pairs of two-storey semi-detached dwellings at 24 Woodlands Road RG4 9TE.

Sonning Common Parish Council's Planning Committee discussed the above application at its meeting of Monday 18 February 2019. Members unanimously resolved to vigorously object to the application.

Members consider that this overbearing proposal is contrary to current planning policy (SOLP 2011, Core Strategy and Sonning Common Neighbourhood Plan) on the grounds that:

- it would represent a significant over-development of the site in terms of mass and density. The density of the proposed development – at approximately 40 dwellings per hectare (dph) - is above the district's policy level of 25dph
- it would have a detrimental effect on the amenity value of 26 Woodlands Road by overlooking the neighbouring property, blocking out light and compromising the privacy of existing residents. Being forward of the building line of the garage of no. 26, which is not even represented on the plans, the proposed construction would overshadow the neighbouring south-facing property
- the proposal is at odds with the existing street scene which is characterised by medium to large detached dwellings in single plots with driveways, bordered by hedgerows and trees. (The example of 31a Woodlands Road, cited in the design and access statement, is of bad design and itself undermines the prevalent character of Woodlands Road)
- the proposed development would result in the removal of most of the soft landscaping from the site to be replaced by four full-height two storey dwellings with harsh, urban-style parking forecourts for eight cars
- nowhere else in Woodlands Road - one of the oldest and most established roads in the village – exists such an intensive development on this scale.

The proposal is against the infill, design, housing and landscaping policies of the adopted Sonning Common Neighbourhood Plan.

1. Under Policy H3 (infill) of the Neighbourhood Plan, suitable schemes should respond to the prevailing size, height, scale, mass, layout, density and access of the surrounding area. This does not.
2. They should reflect the existing character of the village and complement the green and wooded character of the local area. This harsh, intensive proposed development fails in this respect.

Developments should not adversely affect the amenities of neighbouring residents by being overbearing and leading to loss of light, as this would.

3. This proposal fails to meet the standards of good design under D1, D1a and D1b of the adopted Neighbourhood Plan. In Sonning Common good design means:
 - achieving high quality schemes which respect the scale, coverage and character of existing and surrounding buildings
 - respecting established building set back and arrangements of front gardens, walls, railings or hedges
 - using soft boundary treatments such as trees, hedges and other planting to enclose the front of plots
 - avoiding harsh, urban-style parking courts.
4. The proposal does not meet the standards required for new development under environmental policies ENV2, ENV2a and ENV2b of the Neighbourhood Plan.

Significantly, the committee considers that this proposal also breaches important Core Strategy and Local Plan 2011 policies - CSQ3, G2, D1, D4, H4.

The committee believes this proposal to be grossly in conflict with the character of the surrounding area. The approval of this scheme would set a precedent for further inappropriate and detrimental schemes.

Officers are urged to reject this overbearing scheme which would cause significant harm to the local area.

Please keep the Parish Council informed of all developments in relation to this proposal, particularly if you are considering approving the plan. In this case we ask that the application is referred to SODC's Planning Committee for a decision. Thank you.

Yours sincerely



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