

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall on Monday 21 January 2019 at 1915.

Present: Mr Rawlins (Chairman), Mrs Lewis, Mr Kedge, Mr Fort, Mr Stoves, Mrs Diwell as well as Deputy Parish Clerk Mrs Varnes, 15 members of the public and a Henley Standard representative.

- P19/110 Apologies for absence: Mrs Godfrey. Mrs Varnes informed the meeting that Mrs Godfrey had decided to step down from the Planning Committee with immediate effect.
- P19/111 Declarations of interest: none.
- P19/112 Public consultation time. Fifteen members of the public were present in relation to agenda items P19/113.03 and P19/116.
- P19/113 New applications:
- 113.01/P19/S0017/HH. The addition of a single-storey conservatory to the side and rear elevation of 4 Gardeners Copse RG4 9JJ. After discussion the committee agreed to unanimously support the application on the basis of good design.
- 113.02/P19/S0051/HH. The construction of a single-storey rear extension to replace the existing conservatory at 22 Birch Close RG4 9LE. After discussion the committee agreed to unanimously support the application on the basis of good design.
- 113.03/P18/S2245/FUL. The construction of single and two-storey extensions plus the erection of a new, detached two-storey three-bedroom house (as amended by plans received on 24 August, 9 October and 2 January – the latest amendments proposing that the single-storey ground floor extension be reduced to 3m to be in line with the neighbours' conservatory) at Jalna, Peppard Road RG4 9NJ.
- Agent for the applicant, Mr Keen, explained that the size of the proposed conservatory had been reduced to make it “more neighbourly” and that the privacy of neighbouring residents would not be adversely affected by the plan. However, neighbour Mr Varnals said that he remained “strongly and vigorously” opposed to the application because he considered that the over-development of the site would lead to a loss of light at his property.
- After discussion the committee unanimously decided to object to the application (see attached letter).
- P19/114 Application granted:
- P18/S3852/HH. The construction of single-storey front, side and rear extensions at 15 Reades Lane RG4 9LL. Noted.
- P19/115 Applications refused:
- None. Noted.
- P19/116 To discuss and agree next steps to ensure that landscaping planning conditions are met at the Bewley residential development at Lea Meadow.
- It was agreed that the deputy clerk should write to senior management at Bewley Homes and Planning Enforcement at South Oxfordshire District Council to explain the concerns of the Planning Committee and residents about landscaping at the new development.
- P19/117 Update on the public meeting, scheduled for 10am to 1pm, on 02 February 2019, in the Village Hall, to promote the Neighbourhood Plan revision.
- Cllr Fort updated the committee on plans for the forthcoming open day.

- P19/118 To discuss and recommend ways to promote the current public consultation on the district's proposed new Local Plan.
The committee was informed that the public consultation on the draft Local Plan would be promoted at the Neighbourhood Plan open day on 02 February.
- P19/119 Update on the transfer of Memorial Hall Field, off Reades Lane, to the Parish Council for the construction of new sport and recreation facilities.
Cllr Rawlins confirmed that the contract with Linden Homes was on the point of being signed.
- P19/120 Matters for future agendas. None.

The meeting closed at 1955.

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

Chairman:

Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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

Clerk – Philip Collings

Tel 0118 972 3616

Email: clerk@sonningcommonparishcouncil.org.uk

Ms Davina Sarac
SODC Planning Officer
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

Tuesday 22 January 2019

Dear Ms Sarac

Re: P18/S2245/FUL. The construction of a single and two-storey extension and the erection of a detached two-storey three-bedroom house (as amended by plans submitted on 24 August and 9 October 2018 and 2 January 2019) at Jalna, Peppard Road.

Sonning Common Parish Council's Planning Committee discussed the above amended application at its meeting of Monday 21 January 2019. Members unanimously resolved to vigorously object to the application.

Members recognised the attempt by the applicant to reduce the impact of the proposed development by reducing the size of the extension but felt, strongly, that it nevertheless represented an over-development of the site that was contrary to policies H3 and D1 within the adopted Neighbourhood Plan and with Local Plan policies relating to density, good design and protecting the district from harm.

The addition of a new house and extended, original property would be at odds with the design and layout of neighbouring properties, they felt, since along that section of the Peppard Road single dwellings are set in generous plots.

They recommend to SODC that the proposal be rejected. The committee's concerns, raised in previous correspondence with SODC, relating to access, traffic and highways safety, remain.

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

