

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held via video conference on Monday 02 November 2020 at 1900 hrs.

Due to the exceptional circumstances surrounding the Covid-19 outbreak and in line with local government policy, this meeting was conducted via video conference among committee members and a council officer.

Present: Mr Rawlins (chairman), Mr Kedge, Mrs Lewis, Mr Fort, Mr Stoves, Mrs Diwell, Mr Giles and Ros Varnes, Deputy Parish Clerk.

P21/081 Apologies for absence: none.

P21/082 Declarations of interest: none.

P21/083 New applications:

083.01/P20/S3587/FUL. A replacement retail unit, including attached one-bedroom accommodation, following the demolition of the existing retail unit and associated buildings at Brambles Floristry, 42A Wood Lane RG4 9SL.

After discussion members resolved to fully support this application (see letter attached).

083.02/P20/S3725/HH. Proposed alterations and the construction of a single-storey flat roof extension to form a new kitchen/family room at 40 Grove Road RG4 9RL.

After discussion members resolved to fully support this application.

083.03/P20/S3698/HH. The construction of a new front porch at 16 Kidmore Lane RG4 9SH.

After discussion members resolved to fully support this application.

P21/084 Application withdrawn:

P20/S2969/FUL/. The proposed construction of a new three-storey, three-bedroom property within the grounds of 53 Wood Lane RG4 9ST. Noted.

P21/085 Updates on:

085.01/The emerging South Oxfordshire Local Plan and the Parish Council's response to the public consultation on it.

The committee's response to the public consultation on the emerging South Oxfordshire Local Plan was finalised to be submitted subsequently by the Deputy Clerk.

085.02/The Parish Council's response to the public consultation on the Government's White Paper, Planning for the Future.

The Deputy Clerk confirmed that she had made a response to the public consultation on White Paper, Planning for the Future, on behalf of the Planning Committee.

P21/086 Matters for future agendas: none raised.

The meeting closed at 1945.

Date of next meeting: Monday 07 December 2020 at 1900

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

Mr Simon Kitson
Planning Officer, SODC
135 Eastern Avenue
Milton Park
Abingdon OX14 4SB

Thursday 12 November 2020

Dear Mr Kitson

Re: P20/S3587/FUL. A replacement retail unit, including attached one-bedroom accommodation, following the demolition of the existing retail unit and associated buildings at Brambles Floristry, 42A Wood Lane RG4 9SL.

Sonning Common Parish Council's Planning Committee considered the above application at its meeting of Monday 02 November 2020. Members were unanimous in resolving to fully support this application and in recommending to SODC that it be granted.

Brambles Floristry is an integral part of the village providing valued products and services to residents within an accessible location at the heart of the village centre. It is a prime example of a local business serving not just Sonning Common residents but those in outlying villages, thereby helping to fulfil our role as a large village and service centre.

We note from the pre-application advice provided that SODC may have some concerns relating to a potential adverse impact from the proposal on the adjacent bungalow, design, amenity and Highways issues.

We also note that, to date, Highways has not recorded any objections to the proposal. Neither have any neighbours.

Members are grateful for SODC's desire to ensure that the application complies with the Sonning Common Neighbourhood Plan (SCNP), complements the character of Woodlands Road and creates no adverse impacts on neighbours, the landscape or on the public highway. We share those commitments.

On careful consideration of the plans members believe that the proposal is compliant with the SCNP; represents appropriate infill development; and is of good design. They consider that the high quality materials listed would enhance the entrance to Woodlands Road and they support the plan to retain soft landscaping around the site. They also welcome the applicant's proposed solution to help with longstanding drainage problems in that area of the road.

Our SCNP supports the retention of employment use and the extension and improvement of existing retail uses, as exemplified by this application. Our research has shown that Sonning Common requires more one and two-bedroom accommodation, of the type provided by this proposal. Members are satisfied that sufficient amenity space would be available for a one-bedroom dwelling at this location.

In summary, members:

C:\Users\mike\AppData\Local\Temp\20_11_02 planning minutes.docx

- approve of the principle of the development of this site for dual retail and residential use
- consider the proposal to be appropriate in terms of design, height, scale, materials and in keeping with the street scene
- consider it would have no adverse impact on neighbouring amenity, light, outlook and privacy, landscape features, or on the public highway (access would be the same as it is currently; parking capacity would be doubled and cycle storage provided under the plans).

For the reasons outlined above members strongly recommend to SODC that this application be granted. If you have not already done so, we recommend that you conduct a site visit which will hopefully help with your determination of the proposal and allay some of your concerns.

Please do keep the Planning Committee updated on the progress of this application.

With best wishes

Roslyn Varnes
Deputy Clerk, Sonning Common Parish Council (on behalf of the Planning Committee)