

# Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall,  
Sonning Common, on Monday 17 February 2020 at 1900 hrs.

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

P20/138 Apologies for absence: Mr Rawlins.

P20/139 Declarations of interest: none.

P20/140 Public consultation time: none present.

P20/141 New applications:

141.01/P19/S1925/FUL. The construction of a detached dwelling with access, parking and amenity green space (as amended to use the existing access off Kennylands Road and revise the layout and design of the proposed dwelling) at 1 Kennylands Road RG4 9JR.

After discussion the committee resolved that it had no objections to the application, subject to approval by the district council's tree officer and a condition being imposed that construction vehicles must remain on-site.

141.02/P20/S0022/O. An outline application for the construction of three new dwellings with primary access off the Peppard Road on land adjoining Reddish Manor, Peppard Road RG4 9NP.

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

141.03/P19/S4108/FUL. The demolition of the existing dwelling and the construction of two detached four-bedroom dwellings with a garage at Indaba Lodge, Peppard Road RG4 9NJ.

After discussion the committee resolved that it had no objections to the application, subject to Highways' concerns being addressed.

141.04/P20/S0392/HH. The construction of a single-storey rear extension at 96 Kennylands Road RG4 9JX.

After discussion the committee resolved to fully support the application.

P20/142 Applications granted:

142.01/P19/S4371/HH. The construction of a garage conversion and back/side extension at Small Mead, 6 Wood Lane RG4 9SL. Noted.

142.02/P19/S4636/DIS. The discharge of conditions 3 (materials) and 10 (landscaping) agreed on planning application P19/S0010/FUL for the demolition of the existing detached dwelling and its replacement with a pair of two-storey semi-detached and one detached dwelling at 24 Woodlands Road RG4 9TE. Noted.

P20/143 Application refused:

The construction of a three-bedroom dwelling with a new access off Hazel Gardens and associated external works on land to the rear of 4-6 Woodlands Road. Noted.

P20/144 Appeal dismissed:

Appeal APP/Q3115/W/19/3238097 dismissed against the refusal of planning permission on application P18/S3763/FUL for the demolition of the existing dwelling, annex and outbuildings and the construction of two, two-bedroom dwellings with a new access road off Hazel Gardens on land at 2A Woodlands Road RG4 9TE. Noted.

P20/145 Report of the last Planning Committee meeting on 03 February 2020 at which hybrid planning application P19/S4576/O was unanimously recommended for refusal for the development of a continuing care retirement community care village on land at Little Sparrows, off the Blounts Court Road.

It was resolved that committee representatives should attend future meetings of South Oxfordshire District Council's Planning Committee, if this application was being discussed.

P20/146 Matters for future agendas: none raised.

The meeting closed at 1950.

Date of next meeting: Monday 03 March 2020 at 1915.

Chairman: .....

Date: .....

# SONNING COMMON PARISH COUNCIL

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

Monday 17 February 2020

Dear Ms Clarke

**Re: P20/S0022/O. An outline application for the construction of three new dwellings with primary access off the Peppard Road on land adjoining Reddish Manor, Peppard Road RG4 9NP.**

The council's Planning Committee considered this outline application at its meeting of Monday 17 February 2020. Members unanimously resolved to object strongly to the application.

They recommend the rejection of the application on the following grounds:

**1. Inappropriate infill**

The proposal does not meet planning policy criteria for appropriate infill in a larger village. The site is not closely surrounded by other buildings and the proposed development does not constitute the filling in of a gap in an otherwise built-up frontage. Consequently, the application conflicts with both the district's and the adopted Sonning Common Neighbourhood Plan's policies on appropriate infill for larger villages. Thus, the principle of the development of this site has not been established.

**2. Extension of the settlement boundary beyond the built limits of Sonning Common**

This proposal would extend Sonning Common's settlement boundary into unspoiled countryside – contrary to policies G2, G4 and C4 as well as the Neighbourhood Plan's housing and infill policies.

**3. Adverse impact on the AONB setting and the adjoining AONB**

The proposal would have a detrimental effect on the AONB setting of Sonning Common and on the adjoining Chilterns AONB – contrary to national, district and local planning policies.

**4. It is not an allocated site within the Sonning Common Neighbourhood Plan**

This site was evaluated and rejected for inclusion as an allocated site within the current Sonning Common Neighbourhood Plan for the reasons detailed above.

The committee urges SODC to refuse this proposed inappropriate development of the countryside surrounding Sonning Common. Please do keep the committee informed of the progress of this application. If officers are considering approving it, the committee requests that the application is referred to SODC's Planning Committee for a decision.

Yours sincerely



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