

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Wood Lane, on Monday 05 July 2021 at 1900 hrs.

Present: Mr Cann, Mr Rawlins, Mrs Lewis, Mr Fort and Mr Collings, Parish Clerk and four members of the public.

- P22/032 Apologies for absence – Mr Giles and Mr Settle.
- P22/033 Declarations of interest – Mr Rawlins in item 22/035 from which he will recuse himself.
- P22/034 Public question time – no general questions.
- P22/035 New application:
P21/S2656/FUL. The construction of a two-bedroom dwelling on land to the rear of Woodlands Road, a new access road off Hazel Gardens and associated external works at 4 Woodlands Road RG4 9TE. Mrs Lewis took the chair for this item. A number of concerns were raised by neighbours, Mrs Gilroy and Mr & Mrs Rawlins, after which it was resolved to express no strong views and to accompany the response with a letter listing concerns – attached.
- P22/036 To discuss and decide on an appropriate response to the following appeal for which written responses should be submitted to the inspector by 02 August:
APPQ3115/W/3271734. Appeal against the refusal of outline planning permission P20/S0022 for three new dwellings with an access off the Peppard Road on land adjoining Reddish Manor, Peppard Road RG4 9NP. Mr & Mrs Geek spoke of their concerns about the application itself. After discussion it was agreed that no new SCPC comment is required.
- P22/037 Applications granted and noted:
037.01/P21/S1501/HH. The replacement of a porch at 3 Baskerville Road RG4 9LS.
037.02/P21/S1386/LDE. A single-storey outhouse in the rear garden of 9 Kidmore Lane RG4 9SH.
- P22/038 Matters for future agendas.
- Meeting closed at 20.01. Next meeting: Monday 19 July 2021 at 1915.

Chairman: Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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

Clerk – Philip Collings

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Wednesday 7 July 2021

Dear SODC Planning

Sonning Common Parish Council's Planning Committee considered the following application at its meeting of Monday 5 July 2021:

P21/S2656/FUL. The construction of a two-bedroom dwelling on land to the rear of Woodlands Road, a new access road off Hazel Gardens and associated external works at 4 Woodlands Road RG4 9TE.

In light of this being an application that replaces the previously approved application P20/S4279/FUL about which we wrote to you on 10 December 2020, members feel that it would be unproductive to do other than express No Strong Views whilst reiterating the same concerns about over-development of the plot and the resulting lack of amenity space and their concerns about inadequate vision splays. The conditions attached to the permission for P20/S4279/FUL should be reiterated here, especially that specifying no Permitted Development. In order to be in keeping with the street scene, especially that of The Orchards, opposite, the dormer windows at the front should be 'hatted', as previously, and not have flat roofs. They are also concerned that the building will be too close to 1 Heatherfield Place and that it does not encroach on the pedestrian access to Hazel Gardens.

Finally, it seems wrong for it to be referred to as 4 Woodlands Road when the access is from Hazel Gardens so it would be more appropriate to be given an address there.

Yours sincerely

Signed by

Ros Varnes

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