

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held via video conference on Tuesday 06 April 2021 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), Mrs Lewis, Mr Giles, Mr Stoves, Mrs Diwell and Ros Varnes, Deputy Parish Clerk. Also present were John and Peter Neville, of Elegant Homes and resident Gaye Rice.

P22/001 Apologies for absence: Mr Fort.

P22/002 Declarations of interest:

Mr Giles declared that he was a member of the congregation of Christ the King Church, the site of which is adjacent to the application site under agenda item 003.01.

P22/003 New applications:

003.01/P21/S0915/FUL. The demolition of the vehicle repair garage and the construction of four semi-detached dwellings with associated access arrangements and amenity space at 21 Sedgewell Road RG4 9TA.

John Neville, of Elegant Homes, promoted the proposal as being a low impact and sensitive development which would provide one to three-bedroom housing of the sort desired in the village. He said the ridge heights of the proposed properties would be a maximum of 7.5m.

Woodlands Road resident, Mrs Rice, whose 300-year-old cottage abutts the site, said she was concerned about any diminution of the landscape screening between her property and the application site. She sought reassurances from the proposed developer that a good level of screening would be maintained and planted.

After discussion members resolved to support the proposal, subject to adequate landscape screening between new and existing properties being provided.

003.02/P21/S1177/HH. The construction of a single-storey rear extension at 34A Woodlands Road RG4 9TE.

After discussion members resolved to support the proposal.

003.03/P21/S1093/HH. The construction of a single-storey extension to provide larger living accommodation in the form of an open plan kitchen, dining and living area at The Old Stables, Pond Farm, Blackmore Lane RG4 9NU.

After discussion members resolved to support the proposal.

003.04/P21/S0728/HH. The construction of a single-storey front extension at 12 Green Lane RG4 9NA.

Members noted that this application had been already discussed at an earlier Planning Committee meeting, so it was removed from the agenda.

003.05/P21/S0419/HH. The construction of a garage and store on the driveway (as amended by plans received on 24 March 2021) at Woodvale, 49 Shiplake Bottom Peppard Common RG9 5HH.

Members resolved that they had no strong views on the application.

003.06/P21/S0930/DIS. The discharge of conditions 4 (mitigation strategy for badgers) and 5 (construction management plan) on planning application P20/S2526/FUL for ground works at Memorial Hall Field, Reade's Lane RG4 9LL.

Members resolved to support this proposal.

P22/004 Applications granted:

004.01/P20/S4837/FUL. The construction of a new three-bedroom property within the curtilage of 53 Wood Lane RG4 9SJ. Noted.

004.02/P21/S0120/FUL. The construction of a three-bedroom house at 58 Wood Lane RG4 9SL. Noted.

004.03/P20/S3265/FUL. The variation of condition 2 (approved plans) on planning application P19/S4108/FUL for the demolition of the existing dwelling and the erection of two four-bedroom detached dwellings at Indaba Lodge, Peppard Road RG4 9NJ. Noted.

004.04/P21/S0045/LDE. The granting of a Certificate of Lawful Use or Development for land to be used for the storage of motor vehicles at the former kennel car parking area at Blounts Farm, Blounts Court Road RG4 9PA. Noted.

004.05/S0411/HH. A replacement garden shed (as amended by plans received on 23 February 2021) at 72 Peppard Road RG4 9RP. Noted.

004.06/P20/S4655/DIS. The discharge of conditions 22 (surface water drainage works) and 23 (foul drainage works) on application P20/S0626/FUL plus the variation of condition 2 (approved plans) on application P18/S2631/FUL for the construction of 25 dwellings, together with associated landscaping and public open space on land to the rear of 44 Kennylands Road RG4 9JT. Noted.

P22/005 Applications refused:

None. Noted.

P22/006 Matters for future agendas.

Mrs Lewis recommended that the committee look into the nature of development work taking place at 15 Peppard Road following planning consent P20/S1245/HH for a double garage.

The meeting closed at 2000.

Date of next meeting: Monday 19 April 2021 at 1900.

Chairman:

Dated: