

# Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall,  
Wood Lane, on Monday 06 December 2021 at 19:15.

Present: Mr Rawlins, Mrs Lewis, Mr Settle, Mrs Diwell, and Mrs Varnes, Deputy Parish Clerk.

P22/076 Apologies for absence: Mr Cann.

P22/077 Declarations of interest: none.

P22/078 Public question time: none present.

P22/079 New applications:

079.01/P21/S4766/O. The removal of the existing buildings and scrub and the construction of a new three-bedroom chalet-style house with fencing and landscaping at 26A Peppard Road RG4 9SU.

After discussion members unanimously resolved to object to this application (see letter attached).

079.02/P21/S4755/FUL. The construction of a proposed extension to create a separate dwelling plus alterations to the retained dwelling at 15 Wood Lane Close RG4 9SP.

After discussion this application was recommended for approval.

P22/080 To note:

P21/S2032/RM. Discussions are underway with SODC on reserved matters (appearance, landscaping, layout and scale) pursuant to outline permission P19/S4350/O for 26 dwellings on land to the south of Kennylands Road RG4 9JT. Noted.

P22/081 To note the following discharges of conditions:

081.01/P21/S4922/DIS. The discharge of conditions 6 (landscaping), 8 (surface water drainage works) and 9 (energy statement) in application P20/S3587/FUL for the replacement of a 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. Noted.

081.02/P21/S4876/DIS. The discharge of conditions 5 (levels), 6 (landscaping and boundary treatment), 7 (landscape management plan), 11 (details of development), 12 (new estate roads), 19 (surface water drainage works) and 20 (foul drainage works) as well as P21/S4713/DIS for the discharge of conditions 14 (construction traffic management), 16 (archaeology), 18 (surface water drainage) and 21 (remediation method statement and verification report) on outline planning application P19/S4350/O for 26 dwellings on land to the south of Kennylands Road RG4 9JT. Noted.

081.03/P21/S4689/DIS. The discharge of conditions 4 (energy statement), 5 (drainage works) and 6 (foul water) on application P20/S4837/FUL for the construction of a new three-bedroom property within the curtilage of 53 Wood Lane RG4 9SJ. Noted.

P22/081 Applications granted:

081.01/P21/S4912/FUL. Lighting on the multi-use games area and around the site for wayfaring and access (as amended by plans received on 21 August 2021) at Kidmore End War Memorial Hall, Reade's Lane RG4 9LL. Noted.

081.02/P21/S3975/HH. An extension to the side and rear of the single detached dwelling plus modifications to the garage at 46 Baskerville Road RG4 9LS. Noted.

P22/082 For information:

Update from Mr Rawlins on the Local Plan 2050 and the Oxford-Cambridge Arc public consultations.

Mr Rawlins updated members on the above consultations.

P22/083 An update, if available, on developments at 1A Kennylands Road in relation to the unauthorised access at the corner of Kennylands Road and Wood Lane.

Mrs Varnes advised that, so far, there was no sign of the occupation of 1A Kennylands Road so there was nothing further to report to SODC.

The meeting closed at 20:00.

Date of next meeting: Monday 20 December 2021 at 1915.

Chairman: .....

Dated: .....

# SONNING COMMON PARISH COUNCIL

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Dear Mr Pullen

Sonning Common Parish Council's Planning Committee considered the following application at its meeting of 06 December 2021:

*P21/S4766/O. The removal of the existing buildings and scrub and the construction of a new three-bedroom chalet-style house with fencing and landscaping at 26A Peppard Road RG4 9SU.*

Members unanimously resolved to object to this planning application on the following grounds:

1. It represents an over-development of the site.
2. The proposal is not compliant with housing, design and infill policies within the adopted Sonning Common Neighbourhood Development Plan.
3. The proposal is cramped, of poor design and contrary to the character of surrounding properties.
4. This proposed two-storey development would have a detrimental effect on the privacy and amenity of existing neighbours.
5. Separation distances between existing properties and the proposal are insufficient.
6. Proposed parking and turning arrangements are inadequate.
7. Practical considerations relating to the continued operation of the mini market while proposed construction work was taking place.

**The Planning Committee considers that this application is completely inappropriate for the location and urges SODC – in the strongest terms – to reject it.**

Yours sincerely

Signed by

Ros Varnes

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