

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall,
Wood Lane, on Monday 06 September 2021 at 1915 hrs.

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

- P22/057 Apologies for absence.
- P22/058 Declarations of interest.
- P22/059 Public question time. Members of the public may raise questions about and comment on general matters and/or items on the agenda. This session is limited to 15 minutes (3 minutes per person).
- P22/060 New applications:
- 060.01/P21/S3877/FUL. Demolition of the existing dwelling and the construction of two detached dwellings with parking and amenity space at 1 Kennylands Road RG4 9JR.
- 060.02/P21/S3763/HH. Demolition of the lean to and the erection of an attached garage, amendments to the front elevation and windows, plus the addition of a porch and the creation of a first-floor gable extension at the Old Barn, Peppard Road RG4 9NJ.
- 060.03/P21/S3814/HH. The relocation of the rear kitchen wall to extend the kitchen and dining area, the replacement of the pitched roof with a flat roof structure plus glazed bi-fold rear doors along with a dormer window on the front roof at 10 Woodlands Road RG4 9TE.
- 060.04/P21/S3659/HH. A garage conversion with a new pitched roof over the single-storey rear extension at 20 Westleigh Drive RG4 9LB.
- 060.05/P21/S3719/HH. The variation of condition 1 (approved plans) on planning application P20/S1245/HH for the erection of a two-bay garage (retrospective) at 15 Peppard Road RG4 9SS.
- 060.06/P21/S3869/DIS. The discharge of condition 7 (boundary fence) in application P20/S2526/FUL to undertake groundworks and construct a multi-use games area at Kidmore End Memorial Hall, Reade's Lane RG4 9LL.
- 060.07/P20/S4912/FUL. Lighting on the proposed multi-use games area and lighting around the site for wayfaring and access (as amended by plans received on 21 August 2021) at Kidmore End Memorial Hall, Reade's Lane RG4 9LL.
- P22/061 Applications granted:
- 060.01/P21/S3132/HH. A single-storey side extension at 10 Elm Court RG4 9ND.
- 060.02/P21/S3293/HH. The demolition of the existing garage and the erection of a double-storey side extension, new windows and doors throughout and areas of new timber cladding at Kedge, Peppard Road RG4 9NJ.
- P22/062 Matters for future agendas.
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- P22/051 Apologies for absence: Mr Giles.
- P22/052 Declarations of interest: none.
- P22/053 Public question time: none present.
- P22/054 New applications:

054.01/P21/S3525/O. To remove the existing garages and fencing and to build a three-bedroom two-storey pitched roof house with new fencing, gates and landscaping at the rear of V K Mini Market, 26 Peppard Road RG4 9SU.

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

(Mrs Diwell joined the meeting at the end of the discussion of this item).

054.02/P21/S3675/HH. To build a single-storey side extension at 6 Newfield Road RG4 9TB.

After discussion members resolved that they had no objections to the application.

054.03/P21/S3631/LDP. To build a single-storey side extension at 10 Kidmore Lane RG4 9SH under permitted development rights.

After discussion members resolved that they had no objections to the application.

P22/055 Application granted:

P21/S1703/DIS. The discharge of conditions 3 (materials), 4 (arboricultural statement), 12 (surface water drainage), 13 (energy statement) and 14 (foul drainage works) on planning application P20/S4263/FUL for the demolition of the existing outbuilding and part of the existing dwelling and the construction of a detached dwelling with parking and amenity space at 1B Kennylands Road RG4 9JR. Noted.

P22/056 Matters for future agendas.

Concerns were raised about a substantial extension underway at 51 Peppard Road. Mr Rawlins agreed to investigate it and report back to the committee.

Response to the Local Plan 2050. Mr Rawlins agreed to prepare a draft response to this public consultation on behalf of the Planning Committee for discussion at the next committee meeting.

The meeting closed at 20:00

Date of next meeting: Monday 20 September 2021 at 19:15.

Chairman:

Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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

Clerk – Philip Collings

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Dear Mr Pullen

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

P21/S3525/O. To remove the existing garages and fencing and to build a three-bedroom two-storey pitched roof house with new fencing, gates and landscaping at the rear of V K Mini Market, 26 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 cramped and of poor design.**
- 3. It would have a detrimental effect on the privacy and amenity of existing neighbours.**
- 4. Existing, neighbouring flats would overlook the proposed new dwelling, again undermining the privacy and amenity of future residents.**
- 5. Inadequacy of the proposed parking and access arrangements.**
- 6. 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)