

Sonning Common Parish Council

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

Present: Mr Rawlins, Mr Settle, Mrs Diwell, Mr Cann and Mrs Varnes, Deputy Parish Clerk plus one member.

P22/069 Apologies for absence: Mrs Lewis.

P22/070 Declarations of interest: none.

P22/071 Public question time: one member of the public was present in relation to agenda item 072.01.

P22/072 New applications:

072.01/P21/S4596/HH. The construction of a first-floor extension, ground floor front, bay and rear extensions plus a new detached garage at 1 Westleigh Drive RG4 9LA.

Neighbour Mrs Goodeve outlined her concerns about the proposed application and the detrimental impact it would have on her property.

After discussion members resolved that they had no strong views on the application but wished SODC planning officers to note some specific concerns (see attached letter).

072.02/P21/S4459/FUL. A change of use and the extension of 31 Wood Lane RG4 9SJ from offices (use class B1a) to 8 residential dwellings (use class C3).

After discussion members unanimously resolved to recommend the refusal of the application (see attached letter).

072.03/P21/S4617/O. An outline application for the construction of a new dwelling at 24 Reade's Lane RG4 9LP plus

072.04/P21/S4619/O. An outline application for a new drive and garage at 24 Reade's Lane RG4 9LP.

After discussion members unanimously resolved to recommend the refusal of the two linked applications (see attached letter).

072.05/S4530/HH. The construction of a ground floor rear single-storey extension with a flat roof including a skylight at 19 Orchard Avenue RG4 9LT.

After discussion members unanimously resolved to recommend the approval of the application.

P22/073 Application withdrawn:

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

P22/074 Applications granted:

074.01/P21/S4570/DIS. The discharge of condition 5 (landscaping) on planning application P21/S1093/HH for a single-storey extension to provide larger living accommodation at the Old Stables, Pond Farm, Blackmore Lane RG4 9NU. Noted.

074.02/P21/S4047/HH. The erection of a double garage at Woodside House, 56 Woodlands Road RG4 9TE. Noted.

074.03/P21/S3763/HH. The demolition of the lean to and the erection of an attached garage, amendments to the front elevation, a porch and first-floor gable extension at the Old Barn, Peppard Road RG4 9NJ. Noted.

074.04/P21/S4059/HH. A single-storey rear extension with internal alterations at 13 Widmore Lane RG4 9RR. Noted.

074.05/P21/S3814/HH. Internal alterations plus a new flat roof structure with glazed bi-fold rear doors and a new dormer window at 10 Woodlands Road RG4 9TE. Noted.

074.06/P21/S3869/DIS. Discharge details agreed on condition 7 (boundary fence) under planning application P20/S2526/FUL for groundworks to construct new sport and recreation facilities at Kidmore End Memorial Hall, Reade's Lane RG4 9LL. Noted.

074.07/P21/S1980/DIS. Discharge details agreed on condition 6 (MUGA fence) under planning application P20/S2526/FUL at the above location. Noted.

074.08/P21/S3719/HH. The variation of condition 1 (approved plans) on planning application P20/S1245/HH for the construction of a two-bay garage at 15 Peppard Road RG4 9SS. Noted.

074.09/P21/S3631/LDP. A certificate of lawful use for the development for a single-storey side extension at 10 Kidmore Lane RG4 9SH. Noted.

P22/075 Matters for future agendas.

Public consultations on the Local Plan 2050 and the Oxford-Cambridge Arc.

The meeting closed at 19:45.

Date of next meeting: Monday 06 December 2021 at 19:15.

Chairman:

Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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

Clerk – Philip Collings

Tel 0118 972 3616

Email: clerk@sonningcommonparishcouncil.org.uk

Dear SODC Planning

Sonning Common Parish Council's Planning Committee considered the following application at its meeting of 15 November 2021:

P21/S4596/HH. The construction of a first-floor extension, ground floor front, bay and rear extensions plus a new detached garage at 1 Westleigh Drive RG4 9LA.

Members determined that they had no strong views on the application. However, they wished to draw SODC's attention the poor quality of the plans, the impact on the character of the area (particularly the height of the proposed extension in an area with predominantly bungalows) and the impact on the neighbour's amenity through loss of privacy to two bedrooms and a side garden as well as the loss of light to her property.

Yours sincerely

Signed by

Ros Varnes

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

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Sonning Common Parish Council's Planning Committee considered the following application at its meeting of 15 November 2021:

P21/S4459/FUL. A change of use and the extension of 31 Wood Lane RG4 9SJ from offices (use class B1a) to 8 residential dwellings (use class C3).

Members unanimously decided to recommend the refusal of the application on the following grounds:

- Over-development. A development of this size in this space would be extremely cramped and of poor design, contrary to local housing policies, including those within the Sonning Common Neighbourhood Plan.
- Lack of amenity. The poor size and standard of the proposed living accommodation is a major concern.
- Lack of adequate parking arrangements (any parking overspill from the site onto Wood Lane, the main road through the centre of Sonning Common, would cause significant traffic safety issues).

The Planning Committee wishes to be informed if officers are considering approving this application, in which case it requests that the case be referred to SODC's Planning Committee for a decision.

Thank you very much.

Yours sincerely

Signed by

Ros Varnes

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Dear SODC Planning

Sonning Common Parish Council's Planning Committee considered the following applications at its meeting of 15 November 2021:

P21/S4617/O. An outline application for the construction of a new dwelling & P21/S4619/O an outline application for a new drive and garage at 24 Reade's Lane RG4 9LP.

Members unanimously decided to recommend the refusal of the application on the following grounds:

- the proposed development is contrary to the housing, design and infill policies within the approved Sonning Common Neighbourhood Development Plan.
- it does not respect the settlement pattern.
- it would have a detrimental impact on neighbours' amenity spaces, particularly caused by traffic to the site.
- it would impact negatively on the landscaping of the area and biodiversity.
- separation distances between the proposed new dwelling and existing properties in Ashford Avenue and Pages Orchard are insufficient.

The Planning Committee wishes to be informed if officers are considering approving this application, in which case it requests that the case be referred to SODC's Planning Committee for a decision.

Thank you very much.

Yours sincerely

Signed by

Ros Varnes

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