

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall,
Wood Lane, on Monday 27 September 2021 at 1900 hrs.

Present: Mr Rawlins, Mrs Diwell, Mr Cann, Mrs Varnes, Deputy Parish Clerk plus two members of the public.

P22/063 Apologies for absence.

P22/064 Declarations of interest.

P22/065 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).

P22/066 New applications:

066.01/P21/S4059/HH. The construction of a single-storey rear extension with internal alterations at 13 Widmore Lane RG4 9RR.

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

066.03/P21/S3975/HH. Extensions to the side and rear of 46 Baskerville Road RG4 9LS plus modifications to the garage.

P22/067 Applications granted:

067.01/P21/S3659/HH. A garage conversion and single-storey rear extension at 20 Westleigh Drive RG4 9LB.

067.02/P21/S3675/HH. A single-storey side extension at 6 Newfield Road RG4 9TB.

067.03/P21/S3263/HH. A single-storey front/side extension at 60 Essex Way RG4 9RG.

P22/068 Matters for future agendas.

Date of next meeting: Monday 01 November 2021 at 1915.

Signed by Philip Collings, Parish Clerk

P22/057 Apologies for absence: Mrs Lewis, Mr Giles, Mr Settle.

P22/058 Declarations of interest: none.

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). Two members of the public were present to object to planning application P21/S3877/FUL (agenda item 060.01).

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.

After discussion members resolved to object strongly to the application (see letter attached).

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.

After discussion members resolved to support the application.

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.

After discussion members resolved to support the application.

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.

After discussion members resolved that they had no strong views on the application.

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.

After discussion members resolved that they had no strong views on the application.

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.

After discussion members resolved to support the application.

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.

After discussion members resolved to support the application.

P22/061 Applications granted:

060.01/P21/S3132/HH. A single-storey side extension at 10 Elm Court RG4 9ND. Noted.

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. Noted.

P22/062 Matters for future agendas.

Members noted the need for a new Planning Committee member after Mr Fort had stepped down.

The meeting closed at 2040.

Date of next meeting: Monday 04 October 2021 at 1915.

Chairman:

Dated:

SONNING COMMON PARISH COUNCIL

Parish Office

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Mr Tom Wyatt
Planning Officer
South Oxfordshire District Council (SODC)

Thursday 30 September 2021

Dear Mr Wyatt

Sonning Common Parish Council's Planning Committee considered the following application at its meeting of 27 September 2021:

P21/S3877/FUL. The demolition of the existing dwelling and the construction of two detached dwellings with parking and amenity space at 1 Kennylands Road RG4 9JR.

Members unanimously resolved to strenuously object to the proposal for the following reasons:

1. **The proposal would involve the destruction of an historic house of great character and a village landmark.**

Many residents consider this property, thought to Edwardian, to be an important village landmark on a site of strategic importance on the main entrance to the village centre. They regard it with great affection and believe that its demolition would be of considerable detriment to the village's character.

The applicant's Design and Access Statement claims that, "The proposals would respect and preserve the character and appearance of the area".

The Planning Committee cannot possibly see how this could be the case.

2. Over-development of the site.

One dwelling was originally built on this site. Consent was approved for two additional dwellings under planning applications P20/S4263/FUL and P19/S1925/FUL – to be built alongside the original house. Now this current application is seeking to demolish the original historic house and replace it with two identical dwellings, bringing the total number of properties on the site to four.

While a spacious site for one dwelling, it would be extremely cramped with four. The latest proposals allow for a separation distance of only 1m between the two new dwellings.

The Planning Committee considers that four properties with ridge heights of up to 8.5m would be over-dominant on this strategically important site. This excessive proposal would lead to an intensification of use of the site which would have a significant negative impact on local amenity and the character of the area.

3. Inadequate parking arrangements of poor design.

The applicant's Design and Access Statement claims that, "The proposals are acceptable in terms of access and parking arrangements." Members of the Planning Committee vehemently disagree.

The developer has provisioned only eight parking places to serve four, four-bedroom properties. That is a total of eight parking spaces for a site with properties offering 16 bedrooms, some of which would be doubly occupied.

No provision has been made for parking visitor, delivery or service and maintenance vehicles on the site, which is at a busy corner with limited visibility. Any over-spill of vehicles on to the road - due to the inadequate parking arrangements - would have potentially dangerous consequences for the many motorists, pedestrians and cyclists who use this main road and bus route into the village.

The proposed parking spaces would be positioned at the front of the properties, leading to a harsh, urbanising 'parking court' arrangement, which is contrary to the design principles of the approved Sonning Common Neighbourhood Plan.

4. The proposals are of poor design.

The proposals conflict with policies DES1 and DES2 of the South Oxfordshire Local Plan which collectively provide that all new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings.

The plans are contrary to paragraphs 127 and 130 of the National Planning Policy Framework which state that planning decisions should ensure that developments are sympathetic to local character and that permission should be refused for developments of poor design that fail to improve the character and quality of an area in which they sit.

For all the reasons outlined above the Planning Committee urges South Oxfordshire District Council (SODC) to refuse this most damaging and inappropriate development.

On another matter, the Planning Committee and residents are extremely alarmed to see that a secondary access to the site, right on the corner between Kennylands Road and Wood Lane, appears to have been recently opened up and attractively-laid out (please see the attached photo).

Planning condition 4 under the consent for the first application P19/S1925/FUL clearly states that: "The existing access onto Kennylands Road, as shown to be removed on the plans hereby approved, shall be permanently stopped up by the means of the reinstatement of the highway verge and proposed planting to the approval of the local planning authority in accordance with the local highway authority's specifications."

The Parish Council will separately contact SODC's Planning Enforcement division to make them aware that this planning condition has not yet been met and to try to prevent any retrospective planning permission being given for this secondary access, which is contrary to the plans, and would be extremely dangerous for residents and road users.

The Planning Committee hopes that SODC will refuse this controversial and detrimental application but if officers are considering approving it then Sonning Common Parish Council

respectfully requests that the application is called in for determination by SODC's Planning Committee.

Thank you.

Yours sincerely

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