

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the
Kidmore end Memorial Hall, on Monday 1 August 2022.

Present: Mr Rawlins (Chair), Mrs Diwell, Mrs Lewis, Mrs Pearman, Mr Stoves
and Mr Collings the Parish Clerk.

P23/034 Apologies for absence - Mr Howe, Mr Robinson

P23/035 Declarations of interest none.

P23/036 Public question time – none present.

P23/037 New applications:

037.01/P22/S2536/FUL - Demolition of existing garage. Erection of
new dwelling to side of existing No14 with associated works at 14
Rowan Close. Committee held no strong views but had some concerns
at lack of detail and measurements in the application plus that it may
overdevelop the site.

037.02/P22/S2349/HH - Single-storey rear extension to replace
existing single-storey extension at Bishopswood Farm Reades Lane.
Committee resolved to support this application.

037.03/P22/S2586/FUL - Application for sport mitigation measures
associated with adjacent residential application to include:
Construction of a replacement MUGA, alterations and extensions to
existing sports hall building and replacement of cricket strip at Chiltern
Edge Secondary School Reade's Lane. Committee has concerns related
to those made previously about P22/S2180/FUL these are all
incorporated in the letter attached hereto as Appendix A.

P23/038 Completing the SODC Settlement Assessment Questionnaire for Town
and Parish Councils. Decision deferred pending consideration by Mr
Rawlins.

P23/039 Consider SODC response re seeking £7.5 million from Inspired
Villages. This is not urgent and will be considered at a future meeting.

P23/040 Matters for future agendas – Elegant Homes request for advice re
SON8.

Date of next meeting: Monday 15 August 2022 at 19.15.

Chairman: Dated:

Appendix A
SONNING COMMON PARISH COUNCIL
SOUTH OXFORDSHIRE

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

Parish Clerk – Philip Collings

Tel 0118 972 3616

Email clerk@sonningcommonparishcouncil.gov.uk

8 August 2022

To: Sarah Chesshyre, SODC Planning

Regarding P22/S2586/FUL: Application for sport mitigation measures associated with adjacent residential application (reference P22/S2180/FUL) to include: Construction of a replacement Multi Use Games Area (MUGA), alterations and extensions to existing sports hall building and replacement of cricket strip at Chiltern Edge Secondary School Reade's Lane Sonning Common RG4 9LN.

This application was considered by our Planning Committee last Monday evening and members note that this is an “enabling” development on behalf of the school and school/community sports facilities.

We note that for some reason our letter to you dated 5 July 2022 has not appeared on your website and so it is appended hereto.

The concerns expressed therein remain and the committee, whilst fully supporting the school’s development in line with our NDP, has further concerns arising from this latest application. These are:

1. That the various proposals put forward regarding access and traffic management on Reade’s Lane have still been ignored.
2. The lack of sufficient car parking for school staff which adds pressure on the local area.
3. The lack of provision for pedestrians and cyclists as raised in our letter to Mr Peck.
4. We welcome the idea that there should be community access to facilities as part of the mitigation for loss of playing field area and welcome the idea of a community use agreement – in perpetuity. However, we are concerned that whilst community use is promised, there appears to be a lack of changing facilities to support safeguarding with appropriate child and adult facilities. We recognise that Sport England must be satisfied that the recreation facilities required meet an appropriate standard in approved proposals.

Whilst we support the principle of developing this site, an outcome of our NDP, we are extremely anxious that appropriate standards are applied – for the benefit of the environment and interest – including safety – of our residents and pupils alike. It is important to recognise the cumulative impact of all the new developments along Reade’s Lane.

Furthermore, it has been noted that in the Design Statement, under the section headed Benefits, it states that: ‘Deanfield will partner with an appropriate Registered Social Landlord and propose the provision of affordable housing on site to include

first homes, homes for social and affordable rent to include first homes etc. Deanfield will work with planning officers to consider the inclusion of key worker housing.'

Key worker housing has been frequently discussed by NDP members and is wholly supported by the Parish Council. The high cost of housing in South Oxfordshire causes shortages of accommodation for key workers which results in extra staffing difficulties.

Yours sincerely

Philip M M Collings
Parish Clerk & RFO

Below is the text of our comments on P22/S2180/FUL dated 5 July 2022

To: Sarah Chesshyre, SODC Planning

Regarding P22/S2180/FUL: Redevelopment of surplus playing fields.

This was considered by our Planning Committee last evening and, in addition to the response form, they expressed the following concerns about the plans as now put forward.

1. That the various proposals put forward regarding access and traffic management on Reade's Lane have been ignored. Our letter of 13 April 2022 to MECE and others is below.
2. The lack of defined footpaths provision that had been included, along with traffic measures, in the proposals put forward in public by Savills, attached.
3. The need to address the objections raised by Sport England.
4. Risks to the security and privacy of existing neighbours and their properties.
5. Doubts about the adequacy of proposed screening for the AONB.

This development is an outcome of our NDP and the council would rather that it be carried out as presented and consulted on by the school and Savills and not be cheese-pared by the developer to the detriment of the surrounding area and to the safety of residents and users of Reade's Lane.

Copy of our letter sent to Jonathan Peck, Chief Financial Officer, Maiden Erlegh Trust on 13 April 2022

SON 15 Chiltern Edge Top

The above site for housing development is situated on Reade's Lane. This road has been of concern for the residents and the Parish Council for many years. It is a country road but is used as a shortcut route through to the A4074 to Oxford. Vehicles travel at considerable speed and in the area of most concern, outside the school, there is only a pedestrian footpath on one side of the road.

Our very serious concern is about children's safety on Reade's Lane. The school is recruiting more and more children from the village to attend their local school. This we wholly support and wish to ensure it is a safe environment for them.

The NDP team who have been meeting with Savills over the years, did submit a scheme that Ben Hamilton Baillie, highways expert, produced during his work around the village. His was a design for Chiltern Place which would have slowed the traffic and afforded more safety. However, because it involved land the school owned it was deemed unworkable, especially as it brought the road closer to the school's entrance. Another scheme (see attached) was then worked on by Savills' expert highway planners which, it would appear, may not have been passed onto the developers Deanfield Homes.

Since this concern was first mooted the number of access roads into this area (about 60 metres of Reade's Lane) has increased, Memorial Park, the 2 school's staff (MECE and Bishopswood), Chiltern Edge Top (SON 15) and Sonning Grove. The vision sprints are quite poor on this part of Reade's Lane.

Memorial Park and the sports facilities on MECE, are intended to be a shared space. A Community Use Agreement is being developed and this is supported by Sport England, the health, activity and wellbeing very much the focus of the community of Sonning Common and its importance and provision is even more important post COVID and 'Active Travel'. It is therefore vital that the following shortcomings are addressed:

- The shared space between the school and Memorial Park has no footpath links.
- Speed of traffic is calmed by physical measures.
- Pedestrian access on this road is poor and cycling on the road is considered dangerous.
- The road is subject to frequent flooding and has been for years.

In the review of the Neighbourhood Plan 2022 is 'a presumption embodied in the NDP that traffic calming and a 20mph limit will be encouraged when development opportunities arise'.

There is an opportunity here, for real long-term benefit to the school, the users of the Memorial Park and the village in general which we should not allow to be lost for good.

The Parish Council urge you to re-visit the Savills highway plan and to incorporate that into any development scheme for SON 15 moving forward.

Philip M M Collings
Parish Clerk & RFO

Copied to:

Julia Mountford, Savills, julia.mountford@savills.com

Jon Sebbage, Savills, jon.sebbage@savills.com

Karl, MJA consulting karlg@mjaconsulting.co.uk

Andy Harvey, Deanfield Homes andrew.harvey@deanfieldhomes.co.uk

Andy Hartley, Headteacher, meceoffice@maidenerleghtrust.org

David Bartholomew, OCC Member, david.bartholomew@oxfordshire.gov.uk

Copy of proposed road layout presented to us by Savills and very different to that now proposed.

