

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall,
Wood Lane, on Monday 14 February 2022.

Present: Mr Rawlins, Mrs Diwell, Mr Howe, Mrs Pearman and Mr Stoves Plus Mr Collings, Parish Clerk and one resident.

P22/101 Apologies for absence – Mrs Lewis. No declarations of interest. It was resolved to co-opt Mr Stoves on to the committee.

P22/102 Public question time. None.

P22/103 New applications:

103.01/P22/SO173/FUL. The proposed demolition of the existing bungalow to be replaced by a pair of two-storey, four-bedroom, semi-detached dwellings at 51 Wood Lane RG4 9SJ. After hearing from a representative of the neighbours and full discussion, members unanimously resolved to recommend the refusal of the application with a letter to be sent to SODC setting out their reasons which include:

1. It represents a significant over-development of the site – replacing a small bungalow with eight bedrooms in two new dwellings.
2. The character and scale the proposed properties is overbearing and out of keeping with the local area.
3. The proposal is squashed into the site with a parking layout and access arrangements that will create problems in use leading to overspill on to Wood Lane.
4. It is counter to the infill policies and design guidelines in our Neighbourhood Plan – detail attached.
5. It would have a detrimental effect on the privacy and amenity of existing neighbours – in particular loss of light to downstairs rooms.
6. Loss of hedging and biodiversity.

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

103.02/P22/SO107/HH. The construction of a ground floor single-storey rear and side extension to provide an open plan kitchen/dining area and utility room at 23 Kennylands Road RG4 9JR. Committee supported this application.

103.03/P22/SO324/HH. A proposed single-storey rear extension at 6 Paddock Close RG4 9JT. Committee supported this application.

103.04/P22/SO353/HH. The construction of a proposed single-storey lean-to side extension, a two-storey front extension with a single-storey porch and a single-storey rear extension incorporating roof lights at 5 Reade's Lane RG4 9LL. Committee supported this application.

103.05/P22/SO416/HH. A proposed single-storey front extension at 24 Wood Lane RG4 9SL. Committee supported this application.

P22/104 Discharge of conditions as below were noted.

P22/SO148/DIS. The discharge of conditions 3 (levels), 4 (materials), 8 (energy statement), 9 (heat pumps and photovoltaic cells) 14 (landscaping and hard surfacing), 15 (tree protection), 17 (surface water drainage) and 18 (foul water drainage) on application P21/SO278/FUL for the demolition of Dysynni Cottage and the erection of two detached dwellings and a detached garage at The Old Barn, Dysynni Cottage, Peppard Road RG4 9NJ.

P22/105 Applications granted and noted were:

105.01/P21/S5058/HH. An amended application for a proposed two-storey side, single-storey rear and front extensions at The Elms, Blounts Court Road RG4 9RS

(as amended by plans received on 02 February showing the inclusion of red brickwork alongside the smooth painted render).

105.02/P21/S5319/HH. A side extension at 6 Crowsley Way RG4 9LY.

105.03/P21/S5212/HH. A single-storey side extension at 10 Orchard Avenue RG4 9LT.

105.04/P21/S4755/FUL. An extension to create a separate dwelling at 15 Wood Lane Close RG4 9SP.

P22/106 Application refusal noted:

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

P22/107 Applications withdrawn noted:

P21/S4617/O and P21/S4619/O. Outline applications for the construction of a new dwelling and a new drive and garage at 24 Reade's Lane RG4 9LP.

P22/108 Matters for future agendas.

The question of the frequency of meetings was discussed and it was agreed that we would try to reduce it to the same day as that of the full council meeting and only utilise a second date if required to deal with particular applications.

Meeting closed at 19.40. Next meeting on Monday 14 March with 28 February held in abeyance.

Chairman:

Dated: