

# Sonning Common Parish Council

## Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Wood Lane, on Monday 17 January 2022.

Present: Mr Rawlins, Mr Cann, Mrs Diwell, Mrs Lewis, Mr Settle and Mr Stoves Plus Mr Collings, Parish Clerk and five residents.

P22/091 Apologies for absence. None.

P22/092 Declarations of interest. None

P22/093 Public question time.

P22/094 New applications:

094.01/P21/S5308/FUL. The demolition of the existing bungalow and the construction of a pair of semi-detached houses with associated landscaping and parking at 32 Kennylands Road RG4 9JT.

The Committee heard and strongly agreed with the detail of the representations made by the neighbours at 30 and 34 Kennylands Road. Two other residents attended and objected. All pointed out the many errors in the application documents. After discussion, Members unanimously resolved to reject to this application on the following grounds:

1. It represents a significant over-development of the site – replacing a two-bedroomed bungalow with ten bedrooms in two new dwellings.
2. The character, scale and massing of the proposed property is completely out of keeping with the local area.
3. The proposal is squashed into the site with inadequate parking and access arrangements. The lack of parking will result in overspill onto a dangerous bend in the road opposite a busy BT cabinet that is attended almost daily.
4. It is counter to the design guidelines in our Neighbourhood Plan.
5. It would have a detrimental effect on the privacy and amenity of existing neighbours. The drawing of the 45-degree angle is completely erroneous.
6. Impact on hedging and biodiversity.

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

094.02/P21/S5384/AG. The construction of a barn for storing hay and equipment on land at Bishopswood Farm, Horsepond Road, Gallowstree Common RG4 9BT. After discussion, Members unanimously resolved to object to this planning application on the grounds that it would represent a significant intrusion into the AONB that surrounds this village, it is overbearing in size and its proximity to the Tennis Club it will cause afternoon shade on to the courts. The Planning Committee considered that this application is inappropriate and urged SODC to reject it.

094.03/P21/S5319/HH. The construction of a side extension at 6 Crowsley Way RG4 9LY. The committee had no strong views about this application.

094.04/P21/S5388/HH. The construction of a new garage, carport, workshop and store with rooflights at 50 Peppard Road RG4 9SU. The committee had no strong views about this application.

P22/095 Applications granted: None.

- P22/096 Application refused: P21/S4766/O. The refusal of outline planning permission to remove the existing buildings and scrub to construct a new three-bedroom chalet-style house with fencing and landscaping at 26A Peppard Road RG4 9SU – noted.
- P22/097 To agree a response to the public consultation on a proposal for a public art sculpture at the new residential development site, SON 6, off the Kennylands Road – item to be resent to members for next meeting.
- P22/098 Noted that the NDP team will meet with Strutt and Parker, the agent for landowner L&Q Estates, on 18 January regarding a proposal for residential development in the northern part of SON 26, off the Kennylands Road.
- P22/099 Matters for future agendas: Frequency of meetings and to discuss the setting up a vehicle for affordable housing (e.g. CLT) and possibly become a "Registered Provider" of social housing.

Meeting closed at 19.59. Next meeting: Monday 14 February 2022 at 1915.

Chairman: ..... Dated: .....