

# Sonning Common Parish Council

## Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall, Sonning Common, on Monday 06 November 2017 at 1900 hrs.

Present: Mr Rust (chairman), Mrs Lewis, Mr Rawlins, Mr Fort, Mr Kedge, Mrs Phillips-Tilbury, Mr Stoves and Mrs Varnes (Deputy Parish Clerk).

P18/115 Apologies for absence: none.

P18/116 Declarations of interest: Cllr Rawlins declared that he lived close to the site of the proposed development off Hazel Gardens (agenda item 118.01), although his property was not directly adjacent to it.

P18/117 Public consultation time: 40-45 people attended the meeting in relation to agenda items 118.01, 118.02 and 122.01. The agent and developer of the 2A Woodlands Road proposal were also present as was a representative of the Henley Standard.

The agent for the proposed development at 2A Woodlands Road, Duncan Gibson, explained that 24 car parking spaces would be provided – two per dwelling plus some visitors' spaces. He said that landscaping to provide screening around the site would be bolstered, as necessary; new trees would be planted on-site to replace any taken down; and that the site could accommodate the number of houses being proposed.

Residents of Hazel Gardens, Woodlands Road and Wood Lane Close commented on the proposal to build nine new houses at 2A Woodlands Road. Their concerns included excessive housing density, increased traffic in Hazel Gardens, the adverse effect on the area's character, overlooking, landscaping and the planned removal of trees – some with tree protection orders on them – to make way for the proposed vehicular and pedestrian access into Hazel Gardens.

Mr Newton and Mrs Soal, neighbours of the proposed development of eight new dwellings along Peppard Road, raised concerns over inadequate parking on-site, traffic and safety issues around the access, over-development of the site, overlooking and the impact of proposed outbuildings on the adjacent AONB (Area of Outstanding Natural Beauty).

Residents spoke about the appeal by Gallagher Estates against the refusal of planning permission for 95 homes on SON 6 (off Kennylands Road) instead of the 26 new homes allowed for in the Sonning Common Neighbourhood Plan (SCNP).

Mr Winchester, of Kennylands Road, said that the additional development of SON 6 was unsustainable and would overload the village's infrastructure. He stressed that Sonning Common's neighbourhood plan should be respected and that crowd-funding towards the parish fight against the appeal should be considered.

Mrs Gough, of Old Copse Gardens, Mrs Frayling-Cork, of Redhouse Drive, and Mr Drew, of Kennylands Road, said that 95 homes would result in an over-development of the site, contrary to the adopted neighbourhood plan. Concerns were raised over increased traffic and parking problems in the village centre and additional strains on village resources, including the health centre.

P18/118 New applications:

118.01/P17/S3656/FUL. The demolition of the existing dwelling, annex and outbuildings and the construction of 4 x 2-bedroom, 3 x 3-bedroom and 2 x 4-bedroom dwellings, with a new access road off Hazel Gardens and associated works, at 2A Woodlands Road RG4 9TE.

After discussion members unanimously resolved to recommend the application for approval, arguing that there were insufficient planning grounds on which to refuse it; two and three-bedroom houses were required in the village; and the site was well screened. They added that safety issues for pedestrians using the joint

vehicular/pedestrian access needed to be resolved and recommended that new tree-planting should take place along the new access road (see letter attached).

118.02/P17/S3501/FUL. The demolition of 69 and 71 Peppard Road and the construction of 8 x 2-bedroom dwellings at 69-71 Peppard Road RG4 9RN.

After discussion members unanimously resolved to recommend refusal of the application, citing over-development, impact on the adjacent AONB, insufficient parking on-site leading to cars potentially parking on the busy Peppard Road as their main concerns (see letter attached).

118.03/P17/S3733/FUL. The construction of a detached dwelling and car barn (renewal of planning permission P14/S1263) at The Butchers Arms, Blounts Court Road RG4 9RS.

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

P18/119 Application granted:

P17/S2323/FUL. The construction of a new 4-bedroom dwelling house with a detached double garage (as amended by plans received on 25 September 2017) at 54 Woodlands Road RG4 9TE. Noted.

P18/120 Updates on:

120.01. The transfer of Memorial Hall Field, off Reades Lane, to the Parish Council for the construction of new sport and recreation facilities. The deputy clerk reported that there was no further update since the last meeting.

120.02. Investigation by SODC into an alleged breach of planning consent at 55 Kennylands Road where two new dwellings are being constructed (P14/S3819/FUL). According to SODC these issues had been resolved to the neighbour's satisfaction, the deputy clerk said.

120.03. The outstanding payment of CIL (Community Infrastructure Levy) monies to the parish council for the construction of 95 new homes at Lea Meadow. The deputy clerk confirmed that SODC said the Parish Council would receive 25 per cent of the levy.

120.04. Investigation into the placement of the fence around the construction site at 2 Baskerville Road. The deputy clerk advised members that she would try to seek clarification on the ownership of the grass verge outside the development site.

P18/121 Appeals notified:

121.01. APP/Q3115/W/17/3185997. An appeal by Gladman Developments Ltd. against the refusal of outline planning permission for the construction of up to 245 residential dwellings on land off Peppard Road, Emmer Green (P16/S3630/O). All representations to be received by 8 December 2017.

Noted. Cllr Lewis reported that the next meeting of CAGE (Campaign Against Gladman Estates) would take place on 14 November 2017.

121.02. APP/Q3115/W/17/3183391. An appeal by Gallagher Estates Ltd. against the refusal of outline planning permission for up to 95 dwellings on land off the Kennylands Road (P16/S3142/O). All representations to be received by 24 November 2017.

Noted.

P18/122 To discuss and resolve:

122.01/SON 6 Appeal. To agree the parish's initial response to the appeal by Gallagher Estates against the refusal of planning permission for the construction of 95 new homes on SON 6 (see minute 121.02 above). To notify contact information for the appeals inspectorate. To elect an appeal manager to oversee the Parish Council's consultation response.

Cllr Tom Fort was elected as SON 6 Appeal Manager. Cllr Rawlins queried whether the public consultation period could be extended. Cllr Lewis said it was imperative to defend the village's neighbourhood plan and fight the Gallagher appeal. Cllr Stoves agreed.

122.02/Local Plan 2033 consultation. To agree the parish's response to the public consultation on the draft Local Plan 2033 (based on proposals by Cllr Rawlins).

Cllr Rawlins handed round an initial draft response to the Local Plan 2033 consultation. Cllr Kedge thanked him for his hard work and asked that the proposed response be shortened and simplified for clarity purposes for the next meeting.

P18/123 Matters for future agendas.

The Local Plan 2033.

P18/124 Resolution to move to confidential session and for the press and public to be temporarily excluded.

The meeting was suspended at 2055 to move to confidential session.

The meeting closed at 2125.

Date of next meeting: Monday 20 November 2017 at 1915.

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

# SONNING COMMON PARISH COUNCIL

Parish Office

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

**Clerk – Philip Collings**

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Ms Tracy Smith  
SODC Planning

Monday 20 November 2017

Dear Ms Smith

**Re: P17/S3656/FUL. The demolition of the existing dwelling, annex and outbuildings and the erection of 4 x 2-bedroom, 3 x 3-bedroom and 2 x 4-bedroom dwellings, new access road off Hazel Gardens and associated external works at 2A Woodlands Road RG4 9TE.**

The Planning Committee of Sonning Common Parish Council considered the above application at its meeting on Monday 06 November 2017.

Members voted unanimously to recommend approval of the application but seek assurances from SODC that adequate provision will be made for pedestrians to enter and exit the site safely on pavements, if possible. They also recommend that additional tree-planting takes place along the new access.

Thank you.



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

cc Paul Harrison

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Mr Paul Lucas  
SODC Planning

Monday 20 November 2017

Dear Mr Lucas

**Re: P17/S3501/FUL. The demolition of 69 and 71 Peppard Road to allow for the building of eight new two-bedroom dwellings at 69-71 Peppard Road RG4 9RN.**

The Planning Committee of Sonning Common Parish Council considered the above application at its meeting on Monday 06 November 2017.

Members voted unanimously to recommend refusal of the application. While two-bedroom houses are needed and welcomed in Sonning Common, members consider this application to be a gross over-development of the site. They believe this application is excessive in scale and bulk, would impact adversely on the adjacent AONB and lead to cars potentially parking on Peppard Road – a main access road to Sonning Common – due to there being inadequate parking on-site.

They request that SODC works with the proposed developer, Parish Council and residents to overcome these concerns by presenting a scaled-down proposal which meets local housing need, provides adequate parking on-site and respects the adjacent AONB.

If, however, SODC is minded to approve this application in its current format they request that it is called in to SODC's Planning Committee for a decision.

Thank you.



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

cc Paul Harrison