

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL
PLANNING COMMITTEE HELD ON WEDNESDAY 22 JANUARY 2014 AT
7.00PM IN THE PAVILION, POUND LANE, SONNING.**

PRESENT: Pat Doyle (Chairman), Anthony Farnese, Sid Liddiard, Ian Runnalls, Lesley Bates (Clerk). Two visitors.

APOLOGIES: There were no apologies.

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 6 January 2014 to approve.
- e) Updates.
- f) Model Farm Barn (F/2013/2526) Erection of single storey rear extension to existing building for B1 (a) office use. To consider comments. (Deadline 30/01/14).
- g) 32 West Drive (F/2013/2523). Erection of one detached dwelling (amendment to planning consent F/2012/1435). To consider comments. (Deadline 30/01/14)
- h) 35 Old Bath Road (F/2013/2546). Erection of a single storey front extension to dwelling. To consider comments. (Deadline 31/01/14)
- i) WBC Enforcement Monitoring Information.
- j) Conservation Area Assessment
- k) Any matters considered urgent by the Chairman.
- l) Date of the Next Meeting.

1242. DECLARATION OF INTEREST/DISPENSATIONS.

Mr Runnalls would have an interested in item (f) Model Farm Barn. The Chairman welcomed those present.

1243. MINUTES.

The Minutes, having been circulated, were taken as read and signed by the Chairman.

1244. UPDATES.

The Chairman said that he had been trying to establish the land ownership around the Marina, he would take the results to the main meeting or the following planning meeting.

Telephone Kiosk. A new backboard would be installed to allow instructions for the use of the defibrillator and information to be displayed. The defibrillator would be located to the side of this. The glazed 'telephone' signs would be replaced with 'information' signs, and leaflet holders containing local information would be installed. Ms Reeve said that she would need to 'register' the defibrillator and one this was done a 'code' to open the defibrillator would be provided (this would be changed following each use).

The Chairman said that the flashing 'school' warning signs outside the old Fire Station were to be removed but would not be replaced as WBC considered them to be unnecessary as there were duplicate signs closer to the crossing.

1244. UPDATES (Cont'd).

A FOI request had been made to WBC asking to see any papers relating to the S106 agreement for the Fire Station and the report where the S106 contribution had been reduced from £160,000 to zero.

A new guide for listed buildings was to be published by the government in April 2014 and also new terms for applications for Certificate of Lawfulness.

The Chairman and Mr Liddiard had attended the major Projects meeting at WBC. It would be necessary to carry out works to the bridge over the A4, which provided access to Thames Valley Park from the A329 (M), which would take three plus three weeks. Although Sonning Bridge had been opened once the floods had subsided, a section of the road between the Sonning Eye mini-roundabout and the gravel works was now one way due to subsidence. Temporary traffic lights were in place but this was causing traffic gridlock. Lafarge now had permission to extend their gravel extraction which would only increase traffic problems in Henley and Reading.

1245. MODEL FARM BARN (F/2013/2526).

Mr Liddiard said the existing development was nicely done and the site looked good. The proposed extension was behind the garage of the adjoining property and it was to accommodate B1 storage associated with the existing business use. Mr Liddiard questioned if this should be B8 but it was agreed that B1 was correct. The proposed hours of use were between 7.30am and 6.00pm, which was considered to be antisocial due to the proximity to two habitable dwellings. It was also noted that a condition of the original approval (F/2008/2387) was for a footpath to be installed to link the site to the bus stop on the A4 but this had not been carried out. The owner of 1 Model Farm Cottages asked about the existing storage site in the applicant's ownership and it was agreed that it was unsightly. Following discussion it was agreed to say no comment to the proposal itself but to say the hours of use were inappropriate for a residential location due to the impact on the amenity of the neighbours in the two adjoining properties and should be reduced to 8.00am to 5.00pm and mention that the footpath had not been installed.

1246. 32 WEST DRIVE (F/2013/2523)

Mr Farnese said the proposal had already been built and Mr Liddiard said the result was a somewhat cramped development but no worse than other developments in the immediate area. Following discussion it was agreed to say no comment.

1247. 35 OLD BATH ROAD (F/2013/2546).

Mr Runnalls said that the proposal would balance the front of the property but there were concerns about the effect the development might have on a large, existing tree, to the front of the property. As the property was situated at the top of a sloping site there was a need to dig out some of the existing bank close to the tree and this could impact on its root system. Following discussion it was agreed to say no comment but to mention the concerns about the tree. It was noted that a tree in Charvil Lane had been undermined when the new footpath had been installed and exposed its roots.

1248. WBC ENFORCEMENT MONITORING INFORMATION.

The Chairman said that WBC had circulated a report identifying recent enforcement successes. Mr Liddiard said he was perplexed as the photographs showing before and after seemed to be for different locations.

Mr Liddiard said he was becoming increasingly concerned about recent WBC planning decisions. Refusal of the non material amendment to 7 Old Bath Road and the planning

application for 35 Little Glebe were two recent decisions where SPC had expressed no concerns. The Chairman said that the Planning Inspector had criticised the existing extension to 1 Thames Terrace when allowing the extension to 1 Greendown Cottage, which SPC had objected to.

1249 CONSERVATION AREA ASSESSMENT

The Chairman said that he hoped to have an update for the next SPC meeting.

1250 MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

There were no urgent matters.

1251 DATE OF THE OF THE NEXT MEETING. The next meeting would be held on Monday 3 February at 7.00pm.

Signed.....Dated.....