

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL
PLANNING COMMITTEE HELD ON WEDNESDAY 19 NOVEMBER 2014
AT 7.00PM IN THE PAVILION, POUND LANE, SONNING.**

PRESENT: Pat Doyle (Chairman), Mr A E Farnese, Mr P Morrison, Mr I Runnalls
Lesley Bates (Clerk). 3 Visitors.

APOLOGIES: There were no apologies.

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 3 November 2014 to approve.
- e) Updates.
- f) South Meadow Cottage – Appeal. Against refusal of Certificate of Lawfulness (caravan)
- g) 29 Sonning Meadows (F/2014/2444) Conversion of existing loft space to additional accommodation to include erection of a rear and front dormer extension to dwelling.
- h) Conservation Area Assessment a) Update.
- i) Any matters considered urgent by the Chairman.
- j) Date of the Next Meeting.

1373. DECLARATION OF INTEREST/DISPENSATIONS.

There were no declarations of Interest. As there were two parishioners who wished to speak about the proposals for Little Cottage in the High Street, which adjoined their property, it was agreed to hear their views under Any Matters.

1374. MINUTES OF 3 NOVEMBER.

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

1375. UPDATES.

The Chairman said that there was to be an S106 update meeting on 27 November, which he and the Clerk would attend.

The WBC planning training day on 26 November was oversubscribed so the maximum number of Councillors that could attend per Parish was two. Mr Farnese said that Claire Lawrence would introduce the meeting and this would take ten minutes.

The Chairman had attended the meeting with Lafarge with Mr Hargrave. SODC and Oxon CC were represented but Henley TC were not. There was discussion about the new extraction, which would commence in January 2016, the planning permission would allow them to work between 7.00am and 5 pm without a break. Work to prepare the site for extraction would begin in 2015 but preparation would take approximately one year to complete. A new access from the Henley/Shiplake Road would be formed plus a separate exit onto the same road. Lorries exiting from the Playhatch depot could only turn left towards the Henley Road due to the restriction on Sonning Bridge. The new extraction was an eighteen year project, with 118,000 lorry loads leaving the site and 118,000 empty lorries returning to the site. The lorries would have to cross the Thames at either Caversham or Henley. There were local concerns about the excavation affecting ground water and the ecological impact on the area. When the project was completed all the equipment would be removed and fresh soil would be brought in as the existing soil was of poor quality. Lafarge had made good the previous excavations site off the Henley Road, in the Reading direction. The Chairman said that Acre Field had been sold to the developers who owned the August Field site.

1376. SOUTH MEADOW COTTAGE - APPEAL

WBC would forward the Council's comments onto the Inspectorate. As there were no new issues to raise it was agreed not to make further comment.

1377. SONNING CONSERVATION AREA ASESMENT.

The Chairman said that he had attended the meeting with the Conservation Architect, Giles Stephens, along with Mr Thorpe to discuss the draft Assessment. Mr Stephens had approved the document but asked that some personal comments should be removed and also the section on Local Plans, at the back of the document, which he felt were not appropriate to Sonning.

1378. 33 SONNING MEADOWS (F/2014/2444)

The applicant had not held pre application discussions with WBC. It was agreed that the large rear dormer widow was fairly large but there was a similar dormer close by. Following discussion it was agreed to say no comment.

1379 MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

The Chairman asked Mr McHale to speak. Mr McHale said that Little Cottage adjoined his property, Country Cottage in the High Street. Mr McHale had contacted the Conservation Architect, Mr Stephens, about the proposed extension but had not heard back yet. He had also spoken to other High Street residents and twelve to fourteen would be objecting to the application. Mr McHale said that the applicant had spoken to him and assured him that the extension complied with the 45 degree rule, however this was not the issue. Extending the existing single storey extension, to the rear of Little Cottage, to make it two storey, would make the inner courtyard on his property very dark. The proposed extension would create a modern roof between two listed buildings (his property Country Cottage and the Malt House) and would result in overlooking and a loss of privacy to the Malt House. The single storey rear building on Mr McHale's site was an original building but had been separate to the main cottage and had served as an old bakery. When the cottage had been renovated in 2008 the outbuilding had been linked to the main cottage, forming an internal courtyard. Mr Runnalls had been looking at the proposal in relation to National and WBC policies (National Planning Policy Framework section 12: WBC Borough Design Guide 15 section 4: WBC Core Strategy CP3: Wokingham Borough Development Plan TB06). Following discussion it was agreed that Mr Runnalls and the Chairman would visit the site and bring recommendations to the next planning meeting on 1 December ready to submit any comments by the deadline of 4 December.

1380 DATE OF THE NEXT MEETING. The next meeting would be held on Monday 1 December at 7.00pm.

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