

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL
PLANNING COMMITTEE HELD ON MONDAY 5 MARCH 2015 AT
7.00PM IN THE PAVILION, POUND LANE, SONNING.**

PRESENT: Pat Doyle (Chairman), Mr P Morrison, Mrs P Pownall, Mr I Runnalls,
Lesley Bates (Clerk.1 Visitor).

APOLOGIES: Apologies were accepted from Mr A E Farnese.

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 18 February 2015 to approve.
- e) Updates.
- f) August Field (F/2015/0235). Erection of seven dwellings with associated access parking and landscaping following the demolition of existing dwellings and outbuildings. To agree comments. Deadline 10/03/15
- g) Land Adjacent to Keepers Cottage (F/2015/0322) Erection of 2no semi - detached dwellings and associated works. To agree Comments. Deadline 13/03/15
- h) August Field & Acre Field (F/2015/0354). Demolition consent in a conservation area of the existing dwellings August Field and Acre Field as defined in the attached plan 2023/0. Deadline 18/03/2015.
- i) Conservation Area Assessment a) Update.
- j) Any matters considered urgent by the Chairman.
- k) Date of the Next Meeting.

1413. DECLARATION OF INTEREST/DISPENSATIONS.

Mr Morrison said that he should declare an interest as a member of the Golf Club. It was agreed that this was not a pecuniary interest.

1414. MINUTES OF 18 FEBRUARY.

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

1415. UPDATES.

The Chairman said that, although not a planning matter, he had been informed by Mr Wrigley that there had been a break-in at the Fire Station. WBC had informed the builders that they would need a licence for the dropped curb and traffic lights might be required while they installed the curb. The bell pole, which had been removed from the site to protect it, had been renovated and would be re-installed, week commencing 8 March. WBC had decided that it should be repositioned behind the trees. One house had been sold and the contract required the new owner to retain the bell tower.

1416. AUGUST FIELD (F/2015/0235 & F/2015/0354).

The Chairman said that this included the Acre Field site and was for 7 dwellings. The applicants already had permission for 4 dwellings on the August Field site and, although SPC had been against the previous application, WBC had approved it. The new application had a similar layout to the approved application but the properties had larger gardens and the service road to the rear of the plots was now shown. The most significant addition was the large detached dwelling located close to the access road. This raised the question about the effect this would have on this dwellings amenity another question was if the new proposal was in keeping with the area. Birchley, which was in a more suburban area and

1416. AUGUST FIELD (F/2015/0235 & F/2015/0354) Cont'd.

not in the Conservation Area and where the applicant had applied for four dwellings to replace one, had been refused by WBC. The grounds included back-land development, create a more urban character, out of keeping with surrounding area, contrary to CP1, CP3 CC01 and TBO6. The applicant had also failed to make sufficient provision for infrastructure and affordable housing. The proposed density on August Field/Acre Field application was greater than that on Birchley. It had been suggested that the August Field application reflected the barn development opposite but that had utilised existing buildings while the August Field proposal was entirely new. Seven new dwellings on a site that had previously only supported two would exacerbate the pressure on the existing, vulnerable, Victorian drainage system in Sonning. All the foul drainage would end up in Thames Street where the sewage regularly erupted into the street and into Appletree's garden. Despite the improvements the latest proposal still represented over development, massing and scale and was out of keeping with the area. Mr Runnalls said that the Inspector dealing with a previous appeal had said that the site represented a 'green buffer'. Following discussion it was agreed that the Chairman should draft comments along these lines and those previously made to WBC. These would be circulated for any comments so the Clerk could submit to WBC by the deadline of 10 March. The Chairman said that there were no rules regarding density in the WBC Core Strategy. It was also agreed that without a suitable application in place the application for demolition, F/2015/0354, could not be approved. Comments to this effect would also be made.

The Chairman invited Mr Bates to speak. Mr Bates said that he and Mr Hart (Chairman S&SE Society) had met the developer and had been shown the proposed plans. As the Society had not met to discuss the plans at that time Mr Hart and Mr Bates could not comment on the proposal but did cite the failings of previous new developments relating to the use of materials and details. Mr Bates and Mr Hart felt this was an opportunity to address these previous failings by working with the developer over these details and had shown the developer other developments which illustrated the failings. The developer had been open to this suggestion. Mr Bates said that the Society would be suggesting to WBC, if the current application were approved, that all parties should work with the developer to ensure that suitable details and materials were used. Mr Bates asked if SPC could include similar comments. It was agreed that this should be done as a small way of reducing the impact any development would have.

1417. KEEPERS COTTAGE (F/2015/0322).

This was in the grounds of Sonning Golf Club, next to the Duffield Road railway bridge, and was to build two new dwellings near the listed Keepers Cottage. The cottage had been rescued from demolition when the Golf Club had applied to do this on the grounds that it was in poor condition. Mr Runnalls had spoken to English Heritage and they had quickly listed it as an early Hall House. It was agreed that this new proposal would not be detrimental to the cottage and its environment would be improved by screening from new hedging. However the land was outside the development area and also in the countryside, where no development was usually allowed. Following discussion it was agreed to object to the proposal as it was contrary to CP11. It was also agreed to ask that, if WBC were of a mind to grant the application, that highways should look carefully at the new access onto this very busy, single lane road.

1418. SONNING CONSERVATION AREA ASESMENT.

The Chairman said that Mr Thorpe's family had all suffered from the bad flu virus and this had delayed him further.

1419. MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

There were no matters arising. Mrs Pownall agreed to give Mr Farnese the plans for 65 Pound Lane the following day. The Clerk would send a copy of WBC's reply regarding extending the 20mph zone in Pound Lane to Mrs Pownall so that she could forward to the parishioner who had raised the suggestion.

1420. DATE OF THE NEXT MEETING. The next meeting would be held on Wednesday 18 March at 7.00pm.

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