

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL  
PLANNING COMMITTEE HELD ON MONDAY 17 AUGUST 2015 AT  
7.00PM THE PAVILION, POUND LANE, SONNING.**

**PRESENT:** Ian Runnalls (Chairman), Anthony Farnese, Trefor Fisher, Lesley Bates (Clerk).  
1 Visitor.

**APOLOGIES:** Mr Morison had offered his apologies as he was on holiday.

**AGENDA**

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 6 July 2015 to approve.
- e) Updates.
- f) Star Court (150014). Erection of garage annexe accommodation (Ancillary Use). To agree comments. (Deadline 28/08/2015).
- g) 51 West Drive (150116). Proposed single storey side extension incorporating garage and workshop / garden store. To agree comments (Deadline 01/09/15)
- h) Sonning Golf Club Appeal (APP/X0360/15/3106084). Erection of 2no semi-detached dwellings and associated works and change of use of land from golf course to residential. To agree any additional comments (Deadline 26/08/15)
- i) CIL
- j) Conservation Area Assessment a) Update.
- k) Any matters considered urgent by the Chairman.
- l) Date of the Next Meeting.

**1477. DECLARATION OF INTEREST/DISPENSATIONS.**

There were no Declarations of Interest.

**1478. MINUTES.**

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

**1479. UPDATES.**

The Chairman said that the Holme Park (RBCS) and the Great House applications had been approved. The Golf Club had submitted an outline application for 17 dwellings. The Clerk had been given an extension of time to comment as the deadline was 1 September, the date of the next meeting. WBC had introduced a new planning system, which had caused confusion, instead of identifying the application by a letter (F, LB etc.), year and number they were now just being identified by a number.

**1480. STAR COURT (150014).**

This proposal was located in a secluded position and would not affect the neighbouring properties. The applicant had mentioned the proximity of the development to an established tree on the application form but had stated that the tree would not be affected. Mr Doyle had spoken to the Clerk about his concerns i.e. the proposal was out of proportion to, and separate to the existing dwelling, it would result in a courtyard development, the property was approached through a narrow entrance onto a busy part of Thames Street, and would result in additional traffic to the property. The question of how the proposal could be exempt from the CIL contribution and be classified as self-build when it was owned by a company rather than an individual, was raised and the Clerk would ask Clare Lawrence to clarify

this and mention it in the comments. Following discussion it was agreed to recommend refusal as the proposal represented overdevelopment: it would be overbearing on the existing property and would result in a courtyard development: that it could potentially become a separate dwelling: that it would put additional pressure on the existing, poor vehicular access.

1481. 51 WEST DRIVE (150116).

The Chairman said that the applicant had believed the proposal could be carried out under permitted development, however permitted development rights had been withdrawn as part of the original planning permission. The proposed extension was just under a metre from the boundary with 49 West Drive but the overhang from the roof and guttering would reduce this gap. The side elevation of 49 West Drive had two existing windows and the extension would have an impact on the amenity these currently provided. Following discussion it was agreed to recommend refusal on the following grounds: too close to the boundary considering the existing site conditions: overlapping roof: impact on the existing amenity enjoyed by 49 West Drive. The neighbours would ask the officer for a site visit.

1482. SONNING GOLF CLUB APPEAL (APP/X0360/15/3106084).

The Chairman said that the Golf Club was classed as being in the Countryside/Green Belt where normally no development would be considered. There were exceptions but none of these applied. Following discussion it was agreed to write to the Planning Inspectorate asking that the appeal be dismissed for the following reasons: allowing the appeal would set a precedent for future development in the countryside: there was nothing in the appeal that would mitigate the harm this development would create.

1483. COMMUNITY INFRASTRUCTURE LEVEY (CIL) – WBC INFORMATION

WBC were holding an information evening at the beginning of September, the Clerk and one Councillor were invited to attend. The Chairman would accompany the Clerk and they would agree the most suitable dates. Mr Farnese said that Arborfield were planning to allow their highway allocation to go towards highway improvements in adjoining parishes that would be affected by the housing development in Arborfield. CIL would generate £340 per square metre per dwelling.

1484. CONSERVATION AREA ASSESSMENT

There was no update but the Clerk would check with Mr Thorpe.

1485. MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

The Clerk said that the outline application at the Golf Club had generated a lot of public concern. In view of this it was agreed to ask Cllr Haines to put a precautionary listing on the application. Mr Farnese said that a resident in Paddick Close wished to change an old shed on his council property but it belonged to WBC and contained asbestos. Mr Farnese was looking into this as WBC were claiming it was the resident's responsibility.

1486. DATE OF THE OF THE NEXT MEETING. The next meeting would be held on Tuesday 1 September at 7.00pm.

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