

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL
PLANNING COMMITTEE HELD ON MONDAY 21 SEPTEMBER 2015 AT
7.00PM THE PAVILION, POUND LANE, SONNING.**

PRESENT: Ian Runnalls (Chairman), Anthony Farnese, Trefor Fisher. Lesley Bates (Clerk).
2 Visitors.

APOLOGIES: Apologies had been received from Mr Morrison who was abroad.

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 1 September 2015 to approve.
- e) Updates.
- f) Berkshire Sports (152174). Full application to replace existing walkover pathway lights and bollards with 5no galvanised lamp posts. To agree comments. (Deadline 30/09/2015).
- g) The Great House (152126). Proposed erection of a canopy to restaurant terrace. (152129). Non-material amendment to planning consent F/2015/0333 to allow minor amendments to the porch, main entrance and terrace steps. To agree comments. (Deadline 30/09/15)
- h) 29 Old Bath Road (150735). Two storey front and rear extensions, single storey front and rear extensions to include alteration of roof space to additional habitable accommodation, erection of low level wall and railings. To agree comments. (Deadline 21/09/15).
- i) Foxhill 29 West Drive (152218). Proposed erection of 1no dwelling. Demolition of existing dwelling. To agree comments. (Deadline 06/10/15).
- j) May Tree House (152239). Application for variation of conditions 5 & 6 of approved planning application F/2014/1946: 5. Restriction of permitted development rights 6. Restriction of permitted development rights - windows. For information only.
- k) Conservation Area Assessment a) Any Update.
- l) Any matters considered urgent by the Chairman.
- m) Date of the Next Meeting.

1497. DECLARATION OF INTEREST/DISPENSATIONS.

There were no declarations.

1498. MINUTES.

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

1499. UPDATES.

Biricha Parkway Drive, (F/2015/1242) and 15 Sonning Meadows, (159920) had both been approved. Network Rail had applied to raise the height of the bridge parapets, to comply with electrification regulations at Bath Road A4 Relief Road (Bridge No: MIn1 3348) (152297) at Sonning Cutting.

1500. BERKSHIRE SPORTS (152174).

Mr Fisher had met Miss Carol Miles, who had submitted the application on behalf of Berkshire Sports and, separately, the two neighbours. The proposal was to replace existing walkover pathway lights and bollards with 5no galvanised lamp posts. The existing, ground level, walkover lights were to illuminate the walkway from the clubhouse to the all-weather

pitch, the proposed lighting would be 4 metres high. The need to replace the walkover lights had arisen due to their failure after they had been submerged under water for some time during bad weather in 2013. The application stressed the health and safety aspect of having reliable lighting. Mr Barker (neighbour) pointed out that the plans were incorrect and Mr Forsyth (neighbour) also pointed out that the proposed lights would shine into his ground floor bedroom, a back shield might address this. Mr Fisher said that in conversation with Miss Miles she had indicated that the position of the lights would not be as shown on the plans and would be positioned away from the boundary, following the established tarmac path. This was likely to produce more light in the area as the lights would not be screened, as they would be if located on the tree lined boundary. Following discussion it was agreed to object to the proposal for the following reasons: excessive height in relation to the need: the Council understand that the lights would not be located according to the plans: the proposed lighting would increase the light pollution in the rural location adjoining the Conservation Area: the lights would be too prominent and therefore visible from the Conservation Area: the additional illumination provided by the proposed lights, would have a detrimental effect, by increasing the level of lighting over an established pathway (which provided access to the pond in the adjoining LNR) for the resident greater crested newt population: question the rationale for abandoning the existing walkover lighting and whether the failure was due to poor quality lighting and installation (good quality walkover lighting should not fail under the conditions cited in the application) and suggest that the solution was to install good quality walkover lighting and robust installation.

1501. THE GREAT HOUSE (152126 & 152129)).

152126. Following discussion it was agreed to say no comment.

152129. Councillors had all had the opportunity of viewing the location from the Wharf at a recent meeting. The Chairman said that the proposal was for an electrically controlled, retractable canopy system, to allow the terrace to be better used in inclement weather. However there was a need for a permanent structure to support the canopy, which could not be retracted. In discussion it was agreed that, what was described by the applicant as *'just a simple, relatively small section framework that will make only a limited impact on the character and amenity of the hotel'* was unacceptable, located as it would be in the Conservation Area and highly visible from the River. The Sonning Conservation Area was one of Wokingham's designated heritage assets and the hotel overlooked a particularly lovely stretch of the River Thames and had been the subject of numerous paintings. The Wokingham Borough Development Plan under TB24 stated that *'the Borough Council will conserve and seek the enhancement of designated heritage assets'*. TB24 2a and TB24 2b explained this quite clearly. It was therefore agreed to object to the proposal for the above reasons and that the applicant's justification was for a commercial need rather than a heritage or public need. The Chairman showed a sketch plan prepared by a parishioner showing a more traditional glass canopy, which it was agreed, would be more in keeping with the principles outlined in TB24 2a and 2b and acceptable to the Council. The Chairman would take the drawing to show the hotel manager, explaining the Council's concerns and offer it as a possible alternative.

1502. 29 OLD BATH ROAD (150735).

This was for a large extension to an existing large house but was not dissimilar to other previously approved applications in the same area. Following discussion it was agreed to say no comment.

1503. FOXHILL 21 WEST DRIVE (152218)

The Chairman had visited the site and spoken to the neighbour, who was unaware of the proposal and alarmed that the plan was to include a garage which would project further

forward that the existing building line. Following discussion it was agreed to object to the proposal as the proposal included a large garage to the front to the property, which projected in front of the building line. The proposal also included substantially more windows in the rear elevation than in the rear elevation of the existing dwelling. These would increase the potential for overlooking and impact on the amenity currently enjoyed by the neighbour.

1504. MAY TREE HOUSE (153329)

This application was to vary conditions on their existing planning permission and comments were not required.

1505: CONSERVATION AREA ASSESSMENT

The Clerk had heard from the Conservation Officer that *'following the meeting with Clare and John Spurling (Planning Policy Manager), my colleagues in planning policy are working on the draft so that it can be prepared for public consultation (insertion of maps, photos, formatting etc.). I'm meeting them tomorrow to discuss this and hope to get an indication of timescales (for both the production of a consultation version and subsequent consultation timescales). We've been set back a little by the loss of team members in the policy team and the need for their replacements to get up to speed'*. The Clerk would send a copy to Mr Hamblin (Chairman of the S&SE Society planning panel).

1506. MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

The Chairman had spoken to the planning officer about the very large COPPA sign, which had been erected on the Great House without planning permission. on the roof of the restaurant/bar and was now illuminated. Mr Farnese said that a vehicle could be driven through the gap that had appeared on the boundary between the Wharf and the Great House garden. He was of the opinion that a new fence should be erected to re-establish the boundary between the two properties and this should be discussed at the next full Council meeting.

1507. DATE OF THE OF THE NEXT MEETING. The next meeting would be held on Monday 5 October at 7.00pm.

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