

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL
PLANNING COMMITTEE HELD ON WEDNESDAY 18 NOVEMBER 2015
AT 7.00PM THE PAVILION, POUND LANE, SONNING.**

PRESENT: Mr Farnese (Chairman), Trefor Fisher, Peter Morrison. Lesley Bates (Clerk). 1 Visitor.

APOLOGIES: Apologies had been received from Mr Runnalls.

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 2 November 2015 to approve.
- e) Updates.
- f) Birchley Old Bath Road (152701). F/2014/1879 Full application for the proposed erection of 4no dwellings, plus parking, access and landscaping following demolition of the existing dwelling. To agree comments. Deadline 24/11/15.
- g) 20 Old Bath Road (152751). Two storey side and rear extension to dwelling plus conversion of loft space to create habitable accommodation and erection of a new garage. To agree comments. (Deadline 25/11/15).
- h) 8 Glebe Lane (152826). Proposed single storey rear conservatory to existing dwelling. To agree comments. (Deadline 01/12/15).
- i) Conservation Area Assessment a) Any Update.
- j) Response on WBC Draft Proposed CIL Agreement
- k) Any matters considered urgent by the Chairman.
- l) Date of the Next Meeting.

1532. DECLARATION OF INTEREST/DISPENSATIONS.

There were no declarations.

1533. MINUTES.

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

1534. UPDATES.

The Chairman said that the following applications had been approved: The Great House at Sonning (152126), Foxhill 21 West Drive (152218). There had been a split decision on Reading Blue Coat School Sonning Lane (152342). The following new applications had been received, 8 Glebe Lane (152826), single storey rear conservatory to existing dwelling: May Tree House (152259), application for variation of conditions 2 and 3 of approved planning application F/2014/1946. 2. approved details. 3, external materials: Manor Barn Charvil Lane (153045), single storey side extension to dwelling, and enclosure of existing carport to form a garage.

1535. BIRCHLEY (152701).

The Chairman said that WBC had robustly refused the original application (the current application was an exact replica of that) and the appeal had been refused, due to the CIL payment not being previously agreed. The Inspector had dismissed all other objections (including WBC's and SPC's) so unless there were new objections WBC could not refuse the current application, subject to a satisfactory CIL agreement. It was agreed that SPC still objected on their original grounds but the Inspector had not upheld these. Following discussion it was agreed to say that SPC were disappointed with the outcome of the appeal.

1536. 20 OLD BATH ROAD (152751).

Mr Fisher said that he had visited the site and spoken to two of the neighbours. The neighbour in 18 Old Bath Road thought the proposal was too large and would be objecting. The side elevation was very close to his boundary and the proposed garage extended beyond the building line. Looking at the plans it was agreed that the proposal resulted in a very large dwelling, which included raising the roof, leading to concerns about scale, massing and height. Although not directly on the boundary with 18 Old Bath Road the two storey side extension would dominate the neighbour’s boundary and would result in a very cramped form of design with potential for overlooking. It was also less than two metres away from the boundary contrary to the WBC Design Guide 4. Following discussion it was agreed to object to the proposal for the above reasons.

1537: 8 GLEBE LANE (152826).

This was for a rear conservatory. Following discussion it was agreed to say no comment.

1538: CONSERVATION AREA ASSESSMENT.

There was no further update.

1539: RESPONSE ON WBC DRAFT PROPOSED CIL AGREEMENT.

Due to time constraints it was agreed to defer this item until the main meeting on 8 December. The Clerk would inform WBC.

1540: MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

There were no matters.

1541: DATE OF THE OF THE NEXT MEETING. The next meeting would be held on Monday 20 December at 7.00pm.

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