

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL
PLANNING COMMITTEE HELD ON MONDAY 15 AUGUST 2016 AT
6.30PM THE PAVILION, POUND LANE, SONNING.**

PRESENT: Mr A E Farnese (Chairman), Mrs S Jacobs, Mr P Morrison, Mrs P Pownall.
3 Visitors. Mrs L Bates (Clerk).

APOLOGIES: Apologies were received from Mr T Fisher (conflicting appointment), and Mr I Runnalls (personal).

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 1 August 2016 to approve.
- e) Updates.
- f) Fairlawn, Thames Street (162015). Full application for the proposed erection of a 1no detached dwelling with integral double garage, following demolition of existing double garage and creation of new access to existing bungalow. To agree comments. Deadline 15/08/16.
- g) The Great House (161871 & 161872). Full planning and Listed Building applications for the proposed changes to fenestration in the main house and Coach House; pitched roofs over South East, North East and North West elevations plus forming a terrace at the first floor of the main house. To agree comments. Deadline 17/08/16.
- h) 75 Pound Lane (162047). Certificate of lawfulness for the proposed erection of a single storey side extension to dwelling. To agree comments. Deadline 017/08/16
- i) Conservation Area Assessment.
- j) Any matters considered urgent by the Chairman.
- k) Date of the Next Meeting.

1665. DECLARATION OF INTEREST/DISPENSATIONS.

Mr Morrison declared a personal interest in item (f) Fairlawn as a next door neighbour. He would make comments but not take part in the discussion or voting. Mr Farnese had requested, and the Clerk had granted, a dispensation under S 33(a) of the Localism Act that: *without the dispensation the number of persons unable to participate in the transaction of business would be so great as to impede the transaction of the business*; Mrs Jacobs and Mrs Pownall declared an interest on the grounds that they knew the applicant well but it was agreed that this was not a personal or a pecuniary interest.

1666. MINUTES.

In the absence of Mr Runnalls Mr Farnese took the Chair. The Minutes having been circulated were taken as read and signed by the Chairman.

1667. UPDATES.

The Chairman said that application 161037, Sonning School, had been approved as had application 161423, 2 South Drive both with conditions. Application 161565, Land adjacent to Model Farm Cottages had been refused.

1668: FAIRLAWN, THAMES STREET (162015).

The Chairman said that he was not totally in favour of infill development but this seemed to be the current trend. The applicant had done his research and the boundary wall with Thames Street was to be removed, which included the 'pinch point' where the footpath narrowed and was considered dangerous. The development would put additional pressure on the

infrastructure (drains) but he had spoken to the neighbour, who didn't altogether agree with the proposal but would not object. The Chairman said that the new house had been brought forward from the rear boundary as requested by WBC, and they were minded to approve the application. The Chairman asked Mr Morrison if he would like to make any comments. Mr Morrison said that he had an interest and could not take part in making the decision but he had already submitted his objections to WBC. These included the fact that he had not been consulted, contrary to the statement in the design and access statement: that the proposal was infill and not suitable for a Conservation Area: that TB06 stated that WBC would resist development in residential gardens unless it made a positive contribution and Mr Morrison considered that the proposal would make a neutral contribution and that TB06 should apply more in a Conservation Area: the proposal could set a precedent and encourage other undesirable development: Thames Street was one of the busiest roads in the county and another entry/exit point onto it would increase the levels of traffic and be dangerous. Mr Morrison took no further part in the discussion or decision. Mrs Pownall said that she had no problem with the proposal but felt that the views of neighbours should be taken into account particularly those on additional traffic. Mrs Jacobs said she was concerned about additional traffic and asked if the site lines were satisfactory. The Chairman said that WBC considered them to be satisfactory. The Chairman asked Mr Hicks if he would like to speak. Mr Hicks said that he would prefer no development on the site and for it not to be happening but would rely on WBC's decision. The Chairman said that the applicant had taken pre-application advice from WBC. Following discussion it was agreed to say that there were no objections in principle but there were highways concerns (traffic) and the pressure on the infrastructure (main drains). Mr Doyle said that he was unhappy that WBC were proposing to charge him for reinstating the pavement.

1669: THE GREAT HOUSE (161871 & 161872).

The Chairman said that the proposal included two additional bedrooms with balconies and changes to the fenestration on the main house and the fenestration to the building at the rear of the listed cottages. Some changes to the roof of the main building were also proposed. Following discussion it was agreed to say no comment subject to conditions.

1670: 75 POUND LANE (162047).

This was for a small side porch. Following discussion it was agreed to say no comment.

1671: CONSERVATION AREA ASSESSMENT.

There had been no further developments.

1672: MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

There were no urgent matters but the Chairman said that the WBC planning department seemed to be understaffed.

1673 DATE OF THE OF THE NEXT MEETING. The next meeting would be held on Monday 5 September at 6.30pm.

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