

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL
PLANNING COMMITTEE HELD ON WEDNESDAY 19 April 2017 AT
6.00PM THE PAVILION, POUND LANE, SONNING.**

PRESENT: Mr A E Farnese (Chairman), Mr T Fisher, Mr P Morison. Mrs L Bates (Clerk),
3 Visitors.

APOLOGIES: Mr I Runnalls (Unwell). The Chairman asked for the Council's best wishes to
Mr Runnalls be recorded.

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 3 April 2017 to approve.
- e) Updates.
- a) 2 The Mews High Street (170807). Single storey rear extension to existing dwelling. To agree comments. Deadline 17/04/17
- f) Grove Cottage (170816). Householder application for the partial demolition and rebuilding of the brick and flint boundary wall to widen the driveway entrance. To agree comments. Deadline 20/04/17
- g) Grove Cottage ((170817). Listed building consent for the partial demolition and rebuilding of the brick and flint boundary wall to widen the driveway entrance. To agree comments. Deadline 20/04/17
- h) 3 The High Street (170823). Erection of a single storey extension, to include 2no dormer window extensions and erection of a rear outbuilding to form a garden office. To agree comments. Deadline 25/04/17.
- i) 12a South Drive (170815). Full planning application for the demolition of existing bungalow and erection of a 6 bedroom dwelling. Deadline 27/04/17
- j) Conservation Area Assessment.
- k) Any matters considered urgent by the Chairman.
- l) Date of the Next Meeting.

1773 DECLARATION OF INTEREST/DISPENSATIONS.

There were no declarations. The Chairman welcomed all those present.

1774 MINUTES.

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

1775 UPDATES.

The Chairman said that the application, for a non-material amendment for the Pavilion Holme Park (170964), had been approved.

1776 12a SOUTH DRIVE (170815).

As two neighbours were present the Chairman agreed to discuss this application first. Mr Fisher said that he had met several neighbours and two were in attendance. They had also sought advice from Turley's in Reading who had produced a draft letter of objection. Another neighbour who had also been consulted had raised objections. The existing dwelling was a small bungalow with two bedrooms in the roof. The proposed plans were for a detached six bedroomed, 3 storey house, which was significantly larger by comparison and more than double the size of the existing dwelling. The building was also significantly deeper than the existing and surrounding properties and was less than 1 metre from one boundary and less than 1 metre from the other and taller than adjoining properties. This height was necessary to achieve sufficient headroom in the two bedroom in the roof. It was also further forward than the frontage of the existing dwelling. The neighbour's concerns

ranged from bulk, mass, depth on the boundary, privacy and loss of light. They also felt that a two storey dwelling with a lower roof line would be more acceptable and in keeping with other properties in the road. There were also concerns about how many vehicles the proposal would generate. The neighbours on the opposite side of the A4 was concerned about the higher roofline and it being a 3-storey dwelling and that the proposal had not considered the impact on neighbours. They were also concerned about the large glass window on the front façade which would overlook their property where none currently existed. Following discussion it was agreed to object to the application on bulk and massing, overdevelopment of the plot, lack of separation, roof-lights, insufficient car parking, impact on neighbours and street scene, contrary to several WBC policies and neighbour's concerns. The Clerk would ask Cllr Haines to list the application.

1777 2 THE MEWS (170807)

Following discussion it was agreed to say the Council could find no reason to object.

1778. GROVE COTTAGE (170816 & 170817).

The Chairman said that the proposal included removal of a tree in order to install sliding gates, which would allow a turning space for cars entering and exiting the property. This seemed a sensible proposal. Following discussion it was agreed to support the proposal on the grounds of safety.

1779 3 HIGH STREET (170823).

The proposal was for a small rear extension and dormer windows plus an office building in the garden. It was unclear if the large dormer windows were to be glazed, in which case there would be overlooking, as insufficient information had been provided on the drawings. Following discussion it was agreed to say that the Parish Council was unable to comment as insufficient information, regarding the dormer windows, had been provided on the drawings.

1780. CONSERVATION AREA ASSESSMENT.

The Executive had approved this at the meeting on 7 April. There would follow a brief 'call in' period when other members of the Executive could review the decision. If no one called the decision in the CAA would become effective on 19 April.

1781. MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

The Chairman said that he was concerned about a deep trench being excavated in the front of a house in Little Glebe, which seemed to indicate that building work was to be undertaken. The Chairman would keep a close eye on developments (it was discovered that a small porch was being added to the front of the house and, as it was below the minimum for planning permission for a porch, none was required).

1782. DATE OF THE OF THE NEXT MEETING. Due to the bank holiday the next meeting would be held on Tuesday 2 May at 6.00pm.

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