

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL
PLANNING COMMITTEE HELD ON THURSDAY 20 SEPTEMBER 2017 AT
6.00PM IN THE PAVILION POUND LANE, SONNING.**

PRESENT: Mr I Runnalls (Chairman), Mr A E Farnese, Mr T Fisher. Mrs L Bates (Clerk), 6 Visitors.

APOLOGIES: Apologies were received from Mr Morrison (holiday).

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 7 September 2017 to approve.
- e) Updates.
- f) 12a South Drive (172579). Full application for the proposed erection of 4no bedroom detached dwelling following demolition and removal of existing dwelling. To agree comments. Deadline 28/09/17
- g) The Old House (172189). Householder application for the proposed erection of single storey rear extension to dwelling. 28/09/17
- h) Acrefield (172583). Full application for the proposed erection of 3no dwellings following demolition of existing dwelling and detached garage. 29/09/17
- i) The Bungalow, Sonning Lane (172569). Householder application for the proposed erection of dropped curb. 02/10/17.
- j) Any matters considered urgent by the Chairman.
- k) Date of the Next Meeting.

1855 DECLARATION OF INTEREST/DISPENSATIONS.

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

1856 MINUTES.

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

1857 UPDATES.

The Chairman said that Mr Moncur had written an excellent letter to WBC regarding the use of large, heavy delivery vehicles over the narrow access lane next to, and in close proximity to, his property. Application 153218, Holme Park Farm House, Holme Park Farm Lane, was not being proceeded with and 33 West Drive, 172054, had been approved.

1858 12a SOUTH DRIVE (172579).

Mr Farnese said that the plans were clear and easy to read. The proposal was to demolish the existing bungalow and to replace with a large three storey, four bed roomed dwelling. All the bedrooms were en-suite and there was a large room in the roof. There was on-site parking for several vehicles. The roof had been lowered to address earlier concerns. The frontage extended to the A4 as did the frontage of other properties in South Drive. The architect explained that the drainage would drain into the main sewer in the Bath Road and that pre-application advice from WBC officers had suggested support of the proposal. There followed some discussion about use of the property as a business but the owner, Mr Butt, assured everyone that the house was to be used as a family home. Mr Farnese said that the existing bungalow was in need of replacement but he did have some concerns about the effect on the sub-standard drains in Sonning. The owner of 12 South Drive said that the proposal was still very large and close to the boundary and she would be taking advice. Her neighbour in 14 South Drive was concerned about the loss of light to his window, side on to the boundary. Following discussion it was agreed to say that SPC recognised that an

effort had been made to reduce the height and address previous concerns but SPC had some concerns about roads and infrastructure, reducing light to neighbours, and only 1 metre to boundary.

1859 THE OLD HOUSE THAMES STREET (172189).

The Chairman said that Mr Morrison had looked at the proposal, which was for a single storey rear extension providing a family room off the existing kitchen. There would be no change to the street scene and was well away from neighbouring properties. The materials would match the existing. Following discussion it was agreed to say that SPC could find no reason to object.

1860. ACRE FIELD (172583).

The Chairman said that Acre Field was in the Conservation Area and any development was likely to affect the sylvan setting. The adjoining plot, August field, had permission to build 4 dwellings and the Acre Field proposal had taken elements of the design for the large double storey barn like structure (plot 1 to 3) of that approval and had re-orientated it onto the Acre Field site and would be using the same materials etc. This would be partially over the footprint of Acre Field but much longer. Internally each proposed dwelling would have four bedrooms, 2 en-suite and 2 sharing a family bathroom and there would be no garages. This would produce an overall increase on both plots from two dwellings to seven, on street parking would also contribute to the urbanisation of the area. A resident of the adjoining farm cottages said that the farm track, Broadmoor Lane, merged with the access road to the site before reaching the access onto Charvil Lane. The many farm vehicles were heavy and together with the additional traffic generated by the two sites would greatly intensify the number of vehicles entering Charvil Lane at this point. The proposals represented overdevelopment of the site and would turn it into a housing estate on the edge of Sonning, which was completely out of character. Together the two developments would generate a lot of additional noise. Following discussion it was agreed to object strongly to the proposal for the following reasons: strain on infrastructure, no garages, inadequate parking for visitors and emergency/delivery vehicles, urbanisation due to vehicles parked in gardens, potential pressure for further development of the site, highways and traffic and to quote extensively from the Planning Inspectors dismissal of the appeal against WBC's decision to refuse the application, F/2015/0235, to build seven dwellings on the two sites.

1861 THE BUNGALOW (172569).

Mr Farnese said that the existing dropped kerb was not wide enough to allow large vehicles to turn into this property without crossing onto the other side of the road. New gates were shown on the plans but were not part of the application. Following discussion it was agreed to say no comment.

1862. MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

WBC had asked for two representatives from each parish to go to a confidential meeting to talk through the assessments for the promoted land in their area. Mr Farnese and Mr Fisher agreed to attend such a meeting. The Clerk would submit their emails to WBC so that mutually convenient dates/times could be arranged direct.

1863. DATE OF THE OF THE NEXT MEETING. The next meeting would be held on Monday 2 October at 6.00pm in the Pavilion.

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