

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL
PLANNING COMMITTEE HELD ON MONDAY 2 JULY 2018 AT 6.00PM
IN THE PAVILION, POUND LANE, SONNING.**

PRESENT: Mr A Farnese (Chairman), Mr T Fisher, Mrs P Pownall.
Mrs L Bates (Clerk), 1 visitor.

APOLOGIES: Apologies were received from Mr P Morrison (away).

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 20 June 2018 to approve.
- e) Updates
- f) Nutshell 4 Thames Terrace (181298). Householder application for single storey rear extension to dwelling. To agree any comments. 05/07/18
- g) Home Park Farm House (181161). Full application for the partial demolition and re building of existing all weather indoor manège and stables including relocated and extended barn, ancillary office and trainee accommodation. To agree any comments. 10/07/18.
- h) 34 West Drive (181271). Householder application for proposed first floor side extension. To agree any comments. 16/07/18
- i) Any matters considered urgent by the Chairman.
- j) Date of the Next Meeting.

1977 DECLARATION OF INTEREST/DISPENSATIONS.

There were no declarations of interest.

1978 MINUTES.

The Minutes of the 20 June, having been circulated, were taken as read and signed by the Chairman.

1979 UPDATES.

The Chairman said that 67 Pound Lane (180965), 20 Glebe Lane (181095), 21 Glebe Lane (181156) and 6 Hawthorn Way (180937) had been approved. There were three new applications 4 Seagrave Close (181776), York Cottage Parson Road (181800) and York Cottage (181801).

1980 NUTSHELL (181298).

The Chairman said that this was for a flat roof extension to the rear of the dwelling, something that had been done on other properties in the terrace. Following discussion it was agreed to say that the Council could find no reason to object.

1981 HOLME PARK FARM HOUSE (181161)

Mr Fisher said that the proposal was similar to a 2015 application, which had been withdrawn after no progress, some months later. Some trees were to be removed but these were all shown to be grade C on the accompanying Tree Survey. A Bat Survey had found no evidence of bats, an Ecological Survey (including a DNA test) had found no evidence of Greater Crested Newts or other protected species. There was some question about the validity of these reports, which were all carried out in 2015/16. The site was surrounded by trees and the proposal was unlikely to be visible to surrounding neighbours. There would be an increase from 11 stables to 22 but the proposed manège would be slightly smaller

than the earlier proposal. The existing barn was to be demolished and replaced by a new barn, approximately 25% larger in size. The intention was to upgrade the existing business to international standards. The existing business had been confirmed as existing by a recent planning approval for a Certificate of Lawful Use. The applicant had pointed out that the small increase in traffic related to the proposal was unlikely to be a problem as WBC Highways had supported approval for a Park-and-Ride facility, at the adjoining Reading Rugby Football Club. The Chairman asked about arrangements for dealing with the additional animal waste (was it to be collected or kept onsite), generated by the increased use and additional drainage requirements from cleaning out the stables. It was assumed that the property was not connected to mains drainage as the question about drainage was evasive. The Council's comments on the previous application were no objection but mentioned the potential increase in traffic and asked if the accommodation element constituted a change of use. Following discussion it was agreed to say no objection in principle but to repeat the earlier comments on change of use and also mention that the surveys were all out of date, question how animal waste was to be treated (removed or stored onsite), pressure on existing drainage, which appeared to be to a septic tank rather than mains drainage.

1982 34 WEST DRIVE (181271).

Mr Fisher said that this was a comparatively small extension by West Drive standards and would provide two en-suite shower rooms. A Bat Survey showed no sign of bats. Following discussion it was agreed to say the Council could find no reason to object.

1983 MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

The Chairman said that he was concerned about proposal for the use of the Ark and this would be discussed at the July meeting. Mr Fisher agreed to look up the planning conditions. Mr Fisher said that the Society wished to join forces with SPC as they had been told that the

1984. DATE OF THE NEXT MEETING. The next planning meeting would be held On Monday 2 July at 6.00pm in the Pavilion. Mr Morrison offered his apologies as he would be away.

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