

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL
PLANNING COMMITTEE HELD ON WEDNESDAY 1 DECEMBER 2014
AT 7.00PM IN THE PAVILION, POUND LANE, SONNING.**

PRESENT: Pat Doyle (Chairman), Mr A E Farnese, Mr P Morrison, Mr I Runnalls
Lesley Bates (Clerk). 3 Visitors.

APOLOGIES: There were no apologies.

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 19 November 2014 to approve.
- e) Updates.
- f) Little Cottage High Street (F/2014/2390). Erection of first floor rear extension. To agree comments. Deadline 4/12/14
- g) Holme Park (RBCS) (F/2014/2319) Erection of new Performing Arts Centre Grounds Maintenance & Activity Centre Design & Technology Centre temporary Drama Studio plus the formation of new vehicle drop-off lane & turning point and associated alterations to parking & landscaping. Demolition of Music Centre ICT Centre Way Hall Drama Studio Design Technology building CCF Building and Grounds & Maintenance buildings. To agree comments. Deadline 11/12/14
- h) Conservation Area Assessment a) Update.
- i) Any matters considered urgent by the Chairman.
- j) Date of the Next Meeting.

1381. DECLARATION OF INTEREST/DISPENSATIONS.

Mr Farnese said he wished to make it clear that he had worked for RBCS for many years but had retired ten years previously and had no current connection to the school.

1382. MINUTES OF 19 NOVEMBER.

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

1383. UPDATES.

The Chairman said that he and Mr Farnese had attended the WBC planning training on 26 November. The meeting had been well attended by representatives of all WBC parishes. Marcia Head and Claire Lawrence were in attendance as were enforcement officers. Much of it had been patronising and a lot had been said about enforcement, however WBC were acting after the event and were not issuing stop notices to prevent the building's being built in the first place. Other Councillors were equally unimpressed.

A TPO had been placed on a Red Oak at 16 Pound Lane, which the owners had wanted to cut down. Planning permission had been granted for the flags at the Fire Station.

1384. LITTLE COTTAGE HIGH STREET (F/2014/2390)

The Chairman said that the main issue was the impact on the site. Mr Runnalls said that on first appearance the proposal might seem to be acceptable if it were in a different location. The proposed materials were matching but it was in the centre of the historic core of the Sonning Conservation Area and it badly impinged on the adjoining listed buildings (Country Cottage and the Malt House). The proposals were contrary to several policies: the National Planning Framework, section 12 para. 132 and 133; MDD Policy TB 24 and

TB26, Core Strategy Policy CP3 (a, c, and f) – mass and height: Planning (listed buildings and conservation areas) Act 1990 (2002) concerning the negative impact upon the adjoining Listed Building and the amenity of its occupants and those of nearby neighbours: Borough Development Plan TB06. Mr Runnalls said that both he and the Chairman had visited the site and it was clear that the proposal would have a negative impact on the wellbeing of Country Cottage and the Malt House. Mr McHale said that the planning officer was to make a site visit on 3 December. Following discussion it was unanimously agreed to object to the proposal for the above reasons. The Clerk would copy Cllr Haines and Mr McHale in on the comments and the Chairman would ask Cllr Haines to list the application if the officer were of a mind to approve the proposal. Mr Hine said that the Society would meet on 2 December and were likely to comment.

1385. HOLME PARK (RBCS) (F/2014/2319)

Mr Farnese said that the proposal included an increase in pupil numbers of between 25 or 50, which would take the number over that previously agreed. Although improving the buildings made sense for a successful, growing business there were numerous concerns. Work had been carried out without permission but the biggest worry was drainage. The existing auditorium was to be replaced with new 200 seat auditorium and was being relocated. The new building and other changes would place pressure onto the drainage system, which in turn would drain into Sonning Lane, an area already under pressure. A larger area for parking would mean a larger area of hard standing, which would increase surface water. Parking was another concern, although on-site parking was to be increased this would not be allocated to pupils who were already causing problems by parking in Sonning Lane. Waste was also a concern. The site chosen for the maintenance compound was previously an old rubbish tip, which in the past, was subject to regular tests for methane, it wasn't clear if the site was now clean. Waste from onsite building and horticultural works were being fed down the banks which lead to the River Thames. The soil was chalky which offered good drainage and there was concern about the impact this will have on the water courses and the River. There was also concern about the additional pressure on the local infrastructure. It was agreed that the concerns added up to a recommendation to refuse the application. Mr Farnese would circulate bullet points for comment prior to the Clerk submitting comments to WBC.

1386. SONNING CONSERVATION AREA ASESSMENT.

The Chairman said that the draft was being edited by Mr Thorpe who would then check the changes with Mr Stephens. The Assessment was looking good and should be ready to publish in April 2015. Mr Stephens had said that WBC would provide maps which included the names of roads in Sonning.

1387 MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

The Chairman said that WBC had identified areas on pavements for repair by the end of October but these had not been carried out.

1388 DATE OF THE NEXT MEETING. The next meeting would be held on Monday 15 December at 7.00pm.

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