

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL
PLANNING COMMITTEE HELD ON MONDAY 4 JANUARY 2016 AT
7.00PM THE PAVILION, POUND LANE, SONNING.**

PRESENT: Mr I Runnalls (Chairman), Mr A E Farnese, Mr T Fisher, Mrs M Pownall. Mrs L Bates (Clerk), 5 Visitors.

APOLOGIES: Apologies had been received from Mr Morrison. The Chairman welcomed the five visitors, four of whom wished to speak on item (i). In view of the interest in item (i) the Chairman said that he proposed bringing the item forward so it could be discussed first.

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 30 November 2015 to approve.
- e) Updates.
- f) Hillside, Pearson Road (153080). Erection of a single storey rear extension to dwelling, demolition of existing single storey extension. To agree comments. (Deadline 31/12/15 extended to 5/01/16).
- g) Holme Park Farm House, Holme Park Farm Lane (153218). Partial demolition and re-building of existing all-weather indoor manege and stables including ancillary storage building office and trainee accommodation. To agree comments. (Deadline 14/01/16).
- h) 47 West Drive Sonning (152543). Proposed erection of a two storey front and a single storey rear to existing dwelling. To agree comments. (Deadline 14/01/16)
- i) Land adjacent To Model Farm Cottages Bath Road (153307). Proposed use of land for the stationing of caravans for residential purposes for 2no gypsy pitches together with the formation of utility/dayrooms and hardstanding ancillary to that use. To agree comments. Deadline 19/01/16).
- j) Glebelands Thames Street (153390). Certificate of lawfulness application for the proposed erection of a single storey side/rear extension to dwelling. To agree comments. Deadline 20/01/16)
- k) Conservation Area Assessment a) Any Update.
- l) Any matters considered urgent by the Chairman.
- m) Date of the Next Meeting.

1550. DECLARATION OF INTEREST/DISPENSATIONS.

The Chairman declared a prejudicial interest, as a close relative of the owner of one of the Model Farm Cottages, which adjoined the land adjacent to item (i).

1551. MINUTES.

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

1552. UPDATES.

The Chairman said that the application to comply with conditions at May Tree House had been approved. There were three new applications, one for the White House, High Street, one for the Pavilion, Holme Park Farm and one for Microsoft.

Due to his interest in item (i) the Chairman withdrew from the meeting at this point and Mr Farnese took the Chair.

1553. LAND ADJACENT TO MODEL FARM COTTAGES (153307).

The Chairman displayed the drawings and said that the application was for change of use to allow the stationing of caravans, for residential purposes, and for 2no gypsy pitches together with the formation of utility/dayrooms and hardstanding ancillary to that use. The application would be considered purely in planning terms and it was pointed out that only part of the site was included in the current proposal, however the land was in the Countryside/Green Belt. The government's policy was to support the increase in fixed sites

for travellers and Local Authorities were obliged to identify and address these needs against existing policies including CP11, The National Planning Policy Framework (e) which stated that traveller site in Green Belt were 'inappropriate development' and personal circumstances were unlikely to outweigh this except in exceptional circumstances, section 17, of the Housing Act.

The Chairman invited comments from residents. One pointed out that the field was now covered by a mix of hard-core and tarmac to create hardstanding, there was one mobile caravan, one caravan and two smaller caravans. The introduction of the hard-core had raised the level of the land and it was now higher than that of the two adjoining cottages giving rise to concerns about potential flooding. The proposal was to put the waste generated from the site into a 'drain', which in fact was a surface water drain not a foul water sewer. The two existing dwellings had septic tanks. One resident stated that WBC had more traveller provision than was required up to 2029. The Chairman said that other development land had already been identified for Sonning. The applicants had not carried out an environmental impact assessment and slow worms inhabited the site, the ancient established hedge surrounding the site had been removed without permission and a large and flourishing Oak tree in the centre of the land had been removed, again without permission (a photograph showing it in full leaf in the summer of 2015 was available). Following discussion it was agreed to object to the application for all the above reasons including contrary to CP1: CP3: CP2: CP6: CP9: CP11 of the Core Strategy, contrary to the National Planning Policy Framework (protecting Green Belt), TB08 and TB10 of Managing Development Delivery, contrary to the Planning Policy for Traveller sites, contrary to sustainable transport goals, contrary to Designing Gypsy and Traveller Sites (could not be connected to main drainage and additional septic tanks would impact on the existing infrastructure). The visitors thanked Councillors for their time, and left at this juncture.

Mr Farnese vacated the Chair and Mr Runnalls resumed the Chair the remainder of the meeting.

1554. HILLSIDE (153080).

The Chairman said that Mr Morrison had spoken to the applicant and the adjoining neighbour before his departure. Having seen the proposed site and discussed it with the applicant he had also visited the other neighbour who had no objections. Following discussion it was agreed to say no comment.

1555. HOLME PARK FARM (153218)

Mr Fisher had spoken to the residents in Sonning Meadows, which adjoined the Farm. Although the proposed manege would be raised in height most neighbours would not see this and it would be some distance away. A bat survey had been included which had deduced that there was no sign of bats. The proposal would double the number of stables and the manege was more than twice the existing but it was agreed that overall the upgrade in facilities was acceptable. Following discussion it was agreed to say that SPC had no objections to the proposal but that there were concerns about a potential increase in traffic due to the enlarged establishment and to question if the accommodation element constituted a change of use.

1556. 47 WEST DRIVE (152543).

The Chairman had spoken to the neighbours and both had no objections to the proposal. The proposal did appear to increase the floor space substantially but the Chairman had checked this and agreed that the increase was 85.5 sq. metres, which fell below the 100 sq. metre level which would attract a CIL contribution. Following discussion it was agreed to say no comment.

1557: GLEBELANDS THAMES STREET (153390).

Following discussion it was agreed to say no comment.

1558: CONSERVATION AREA ASSESSMENT.

Mr Hamblin (Sonning & Sonning Eye Society) said that Mr Hart had received an update from WDC. The consultation period had ended and no comments had been received from consultees. The next stage was now underway, which included adding maps and other information. Once this had been completed the public consultation could commence possibly by the end of January.

1559: MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

The Chairman said that WBC would no longer automatically send out paper plans after 1 January. Paper plans would still be available on request for a charge of £3 per application. As a concession no charge would be levied until the end of February. It was agreed to request paper plans on an 'as necessary' basis.

The Chairman said that the work to increase the height of the A4 railway bridge was disappointingly unattractive. A simple more stylish design would have been more appropriate.

1560: DATE OF THE OF THE NEXT MEETING. The next meeting would be held on Wednesday 20 January at 6.30pm.

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