

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL
PLANNING COMMITTEE HELD ON WEDNESDAY 20 JANUARY 2016 AT
7.00PM THE PAVILION, POUND LANE, SONNING.**

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

APOLOGIES: There were no apologies. Mr Morrison thanked the Council for agreeing to start the meetings at 6.30pm to accommodate him, he would need to leave at 7.00pm. . The Chairman welcomed the two visitors, one of whom wished to speak on item (g). In view of the interest in item (g) the Chairman said that he proposed bringing the item forward so it could be discussed first.

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 4 January 2016 to approve.
- e) Updates.
- f) Microsoft Ltd Thames Valley Park Drive (153300). Construction of a new external goods and passenger lift, alterations to existing fenestration, to include new double doors, construction of an external access ramp to match existing and installation of 1no condenser unit and 3no Air conditioning units. To agree comments. (Deadline 28/01/16).
- g) Pavilion, Holme Park Sports Ground (153311). Amendment to planning permission F/2014/2196 to approved sports and physiotherapy clinic building involving reorientation, redesign, improved landscaping and parking provision. To agree comments. (Deadline 28/01/16).
- h) The White House High Street (153369 & 153370). Proposed erection of a single storey rear extension to include swimming pool and terrace and listed building application for the proposed erection of a single storey rear extension to include swimming pool and terrace, internal alterations and external alterations to annex. To agree comments. (Deadline 01/02/16).
- i) Conservation Area Assessment a) Any Update.
- j) Any matters considered urgent by the Chairman.
- k) Date of the Next Meeting.

1561. DECLARATION OF INTEREST/DISPENSATIONS.

There were no declarations of interest.

1562. MINUTES.

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

1563. UPDATES.

There were no updates.

1564. PAVILION, HOLME PARK SPORTS GROUND (153301).

The Chairman said that planning permission had been granted by appeal in August 2010 and was for change of use to sports/physiotherapy clinic, but this had not been implemented. Mr Fisher said that he had spoken to the planning officer and to Mrs Rowden. When granting the appeal the Inspector had stated that the “*existing, wooden, structure was ‘structurally sound, could be refurbished and repaired and brought back to productive use’*”. There was also a condition relating to lighting. The 2013 application was to extend the implementation date of the appeal decision and was granted with the same conditions as those included in the appeal. The current application represented a change of use and was no longer to convert the existing building and introduced the hyperbaric chamber. Mr Fisher was concerned

about the storage of the oxygen tanks, which were contrary to CP3 (a) and CP11. The height of the proposed new building was now 4.1 metres. The site was wrong for the proposed use and there was no proven need and there was an existing hyperbaric chamber, located in the Oxford Road in Reading. . The proposal contra veined the conditions of the appeal decision. Mr Morrison said that he would like to say that there were strong reasons against the proposal and that he would support a decision to object to the application. At this juncture mr Morrison too his leave (7.00pm). Mr Fisher said that the previous owner of the Bungalow had signed an agreement which included a clause that stated that the owner of the Bungalow would not object to any plans for the redevelopment of the application site. Having not been able to comment on the previous applications the owner was now able to comment as it would affect his privacy and quiet enjoyment of the land. The Chairman said that the 2014 permission stated that WBC had regard for the ‘special circumstances of the case (the benefits of the use to the community outweigh the harm caused by the proposal) and continued to say that WBC wanted to have the opportunity of exercising control over any subsequent alternative use. The current proposal was was contrary to CP11 (2), which stated that the development should not “*lead to the excessive encroachment or expansion of development away from original buildings*” and (3), “*it is suitably located within located buildings, which are appropriate for conversion or in the case of new buildings would bring about environmental improvements*”. The neighbour also raised the following points: noise and disturbance from the hyperbaric chamber: sports injuries/physiotherapy were not included in the list of issues that would benefit from hyperbaric treatment: fire and explosion hazard (due to the use of oxygen): appeal decision stated that the “*premises shall be used as a sports and physiotherapy clinic only and for no other purpose (including any other purpose in Class D1)*”: applicant states that he has “*proved difficult to secure a tenant*” despite statement at the appeal that “*many patients would come from the nearby education and sports establishments*”: increased footprint: increased parking now located at the rear of neighbours garden: lighting and noise from car park would impact on the neighbours ‘quiet enjoyment’: security: the hyperbaric centre would not serve the local community: is a change of use: the current application proposes to increase the height of the roof to 4.1 metres as opposed to the flat roof approved in 2014 approval, which was 2.7 metres high. The Chairman said that the appeal was allowed as it specifically identified a local use but the current application stated that the proposal would result in a local and national hub. The proposal was for a completely different purpose to that identified in the appeal and a new application should be required as it was not an amendment. Mr Farnese was particularly concerned about the safety aspect and Mr Fisher was concerned noise and about the proximity to the nursey school and rugby football pitch. Following discussion the Chairman agreed to ask Cllr Haines to list the application and it was agreed to object to the proposal for the above reasons.

1565. MICROSOFT (153300).

The Chairman said that this was for a lift from the ground floor to the basement. Following discussion it was agreed that there would be no impact on surrounding buildings and to say no comment.

1566. THE WHITE HOUSE (153369 (153370)

Mr Farnese that the dwelling was a listed building and the proposal sought permission to convert the basement and a swimming pool partially sunk into the ground. The proposal was well presented and would be an improved facility for the dwelling. However there were concerns regarding the swimming pool. This would be 13 ‘metres by 8 metres and would be 2 metres above ground, almost level with the neighbours fence. Concerns regarding the footprint of the pool building, the increased use of water and pressure of the existing, inadequate drainage system. The pool was likely to generate additional traffic to the dwelling when being used in a densely populated area with access along a narrow single lane street. The area was known to be rich in potenal archaeological

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.....