

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL  
PLANNING COMMITTEE HELD ON WEDNESDAY 5 NOVEMBER 2018  
AT 6.00PM IN THE PAVILION, POUND LANE, SONNING.**

**PRESENT:** Mr A Farnese (Chairman), Mr T Fisher, Mrs J Harvey, Mr P Morrison. 1 Visitor.  
Mrs L Bates (Clerk).

**APOLOGIES:** Apologies were received from Mr Morrison. The Chairman welcomed all those present.

**AGENDA**

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 24 October 2018 to approve.
- e) Updates
- f) 21 West Drive (182734). Householder application for proposed erection of a new detached replacement garage, new entrance gates with brick piers and new railings to existing flat roof. 07/11/11
- g) The Conifers 48 Old Bath Road (182821). Householder application for the proposed erection of part single, part two storey side and rear extensions, including roof alterations. 16/11/18
- h) Any matters considered urgent by the Chairman.
- i) Date of the Next Meeting.

1224. DECLARATION OF INTEREST/DISPENSATIONS.

There were no declarations of interest.

1225. MINUTES.

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

1226. UPDATES.

The Chairman said that there were no updates and no new applications had been received.

1227. 24 WEST DRIVE (182734).

Mr Fisher said that this application wasn't as straight forward as initially thought. The proposals included a larger garage to the front of the property with a studio in the roof space. Side and rear extensions, which included alterations to the main roof, and new entrance gates. Additionally the proposal included railings around the rear balcony. The garage was very large and further forward of the building line than the existing garage. Together with the height this resulted in a bulky building that dominated the street scene and was out of keeping. It was also very close to a fine Beech tree, which could suffer from the building work. The railings were on the roof of a large single storey room to the rear of the property and would result in a very large balcony directly overlooking the adjoining property and gardens (25 West Drive). This would have an adverse effect on the current amenity enjoyed by the occupants of 25 West Drive. Having spoken to the neighbours Mr Fisher understood that there was an ongoing breach of planning conditions to the original approval, concerning the failure of the applicant to install opaque glass in several first floor side windows facing 25. Mr Fisher also understood that the proposed railings to the rear of 21 West Drive would be more visible to 25 West Drive due to the recent removal of mature trees, shrubs and hedges on the boundary between the two properties. Following discussion it was agreed to object to the proposal for the above reasons but to say no objections to the proposed gates.

1228. THE CONIFERS 28 OLD BATH ROAD (182821).

Mrs Harvey said that this was a pretty cottage style dwelling and the changes were to enlarge it by raising the roof and some infilling to the rear. The footprint would remain very much the same as the existing. The neighbours had no objections. There was a very comprehensive bat survey, which showed that several separate surveys had been undertaken to support the findings. This did show that five different species of bat had been identified, two of particular concern. The recommendations were very thorough and monitoring checks to confirm compliance with the recommendations. Following discussion it was agreed to say the Council could see no reason to object but to ask that any approval should be conditional on the recommendations for protecting the bats to being followed.

1229. MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

There were no urgent matters

1230. DATE OF THE OF THE NEXT MEETING. The next planning meeting would be held On Wednesday 21 November at 6.00pm in the Pavilion.

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