

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL PLANNING
COMMITTEE HELD ON WEDNESDAY 16 FEBRUARY 2011 AT 7.00PM IN THE
PAVILION, POUND LANE, SONNING.**

PRESENT: Pat Doyle (Chairman), Steve Chapman, Colin McCulloch, Anthony Farnese, Sharon Robinson, Ian Runnalls. Lesley Bates (Clerk).

APOLOGIES: Apologies were received from Vicky Reeve. Sharon Robinson apologised for missing the previous meeting.

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 31 January 2011 to approve.
- e) Matters Arising/Updates.
- f) 1 Garde Road (F/2011/0173) Erection of single storey side and front extensions to dwelling. Raising of roof to create additional habitable accommodation at first floor level plus creation of 3 additional dormer windows in front elevation and 2 dormer windows and juliette balcony in rear elevation. (Demolition of existing garage). To agree comments. Deadline 23/02/11
- g) Studio Cottage 6 Pound Lane (VAR/2011/0159) Removal of condition 3 of planning consent F/2003/9109 for the outbuilding to be used as a residential dwelling. To agree comments. Deadline 02/03/11.
- h) Model Farm Barn Enforcement Action – Planning Officers comments – to discuss and agree any action.
- i) Southern Parishes Planning Group - challenge to WBC – To discuss
- j) Conservation Area Assessment- Update
- k) Any matters considered urgent by the Chairman.
- l) Date of the Next Meeting.

690. DECLARATION OF INTEREST.

On planning application discussions, since Cllr. Chapman was a member of the Borough Council's Planning Committee, his views were expressed on the limited information before him only. He would reserve judgement and the independence to make up his own mind on each separate proposal as and when it came before the Borough's Planning Committee and heard all the relevant information. He would not in any way commit himself as to how he or others might vote when the committee came to consider a proposal. Mr Chapman also declared, as a close neighbour, an interest in item (g) Studio Cottage.

691. MINUTES OF THE LAST MEETING

Min. 687 line eight should read '350 *investigations*'. The Minutes of the last meeting, having been amended and circulated, were taken as read and signed by the Chairman.

692. MATTERS ARISING.

The Chairman said that the application at 103a Pound Lane had been approved with conditions. 6 South Drive had been refused as no bat survey had been submitted. There was no news from the Inspectorate on the Birchley appeal. The owner of 24 West Drive had submitted revised plans for the unauthorised building work. The Chairman had met the owner of Model Farm Barn who would be vacating the two-storey addition in April when the tenant of the original building vacated the premises. This would allow demolition of the illegal part of the development. It was agreed that this information should be passed on to Marcia Head.

693. 1 Garde Road. Following discussion it was agreed to say no comment but to add previous comments limiting use of the road and requirement to reinstate any damage to the road once construction had been completed.

It was agreed that the Clerk should e-mail Marcia Head asking if there were a limit on conditions attached to planning applications, particularly the bat box required at Greendown.

Studio Cottage. This was to remove condition 3 which required the converted garage to be ancillary to the main residence (and subsequently, at appeal to the proposed new dwelling). There was a long history to this converted garage. The original permission granted the conversion with a condition (3) that it remained ancillary to the main dwelling; it was this condition that the applicant was seeking to remove. Subsequently at appeal the Inspector granted planning permission for a five-bed dwelling with Studio Cottage becoming ancillary to this new dwelling. However the new dwelling had not been built. Both approvals were subject to Studio Cottage remaining ancillary to a main dwelling and not to be a separate dwelling. The access to the new dwelling was through the access to Studio Cottage. If condition 3 was not upheld and the Cottage were to be sold separately pressure would be on to allow a separate access, which could only be through the important spinney adjoining the footway. Following discussion it was agreed to recommend refusal. As Mr Chapman had an interest the Clerk would ask Cllr Angus Ross to list it. Reasons included: At all times the various permissions had stated that the Studio was to remain ancillary to the main dwelling (WBC Planning Officers, the Planning Inspector): if condition 3 were to be removed there would be pressure to breach the existing raised bank in order to create access to the new dwelling. Excavation was likely to cause damage to the roots of the trees. This would have an environmental impact and the access would be sub-standard with poor sight lines.

694. Model Farm Barn Enforcement Action. In the light of the Chairman's discussion with the owner it was agreed that the information he had gleaned should be sent to Marcia Head for information.

695. Southern Parishes Planning Group. The SPPG were seeking a Judicial Review on the details of the Core Strategy, citing the fact that they had not been consulted on the details for the infrastructure plans. It was understood that consultation had taken place but the group were unhappy that not all their ideas had been adopted. It was hoped that they could agree to a mediated approach.

696. Conservation Area Assessment. Mr O'Callaghan had completed his course and had agreed to explain the background in the Sonning Club at 5.30pm on Saturday 19 February.

697. MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

There were no matters arising.

698. DATE OF THE OF THE NEXT MEETING.

The next meeting would be held on Monday 28 February. The following scheduled meeting was for Wednesday 16 March.

There being no other business, the meeting closed at 8.10pm

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