

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL PLANNING
COMMITTEE HELD ON WEDNESDAY 20 APRIL 2011 AT 7.00PM IN THE
PAVILION, POUND LANE, SONNING.**

PRESENT: Pat Doyle (Chairman), Anthony Farnese, Ian Runnalls, Lesley Bates (Clerk).

APOLOGIES: Apologies were received from Steve Chapman, Colin McCulloch, Vicky Reeve.

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 4 April 2011 to approve.
- e) Matters Arising/Updates.
- f) 54 Old Bath Road (EXT/2011/0679). Application to extend implementation date of planning consent F/2007/2856 for a further 3 years (Proposed erection of a two storey side extension plus erection of a detached double garage and erection of front boundary wall and gate). To agree comments. Deadline 25/04/11.
- g) Littlecourt Charvil Lane (F/2011/0664 & LB/2011/0665) Erection of two storey/first floor extension to dwelling following removal of lean to roof and Listed building application for a two storey/first floor extension to dwelling following removal of lean to roof. To agree comments. Deadline 27/04/11.
- h) Falcon House and Falcon Cottage Thames Street (F/2011/0673 & CA/2011/0674) Extension of existing triple bay garage block with single storey garage and erection of mower store to side of garage. Demolition of existing flat roof single storey garage. Conservation area consent for the demolition of existing flat roof garage. To agree comments. Deadline 27/4/11.
- i) 24 West Drive Sonning (F/2011/0309) Erection of 1 x 7 bedroom detached dwelling with integral garage and basement (retrospective). To agree comments. Deadline 26/4/11.
- j) Bishops Close Sonning Lane (LB/2011/0605) Listed Building application for the proposed installation of new electronic opening/closing system to gates with small control panel mounted on brick pier. Repainting gates to match North Lodge gates as normal repair and maintenance. To agree comments. Deadline 4/5/11
- k) Archaeological Survey Greendown. To discuss comments.
- l) Conservation Area Assessment- Update
- m) Any matters considered urgent by the Chairman.
- n) Date of the Next Meeting.

725. DECLARATION OF INTEREST.

Mr Runnalls, as a close neighbour, declared an interest in item (g) Littlecourt. There were no other Declarations.

726. MINUTES OF THE LAST MEETING

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

727. MATTERS ARISING.

The Chairman said that he was waiting for a return call from WBC concerning Model Farm Barn. The owner had indicated that he would vacate the rear barn during April. The Chairman had complained to the Lock Keeper about the overgrown and untidy appearance of the Lock area. Litter, long grass, nettles and weeds needed attention. The Lock Keeper said it was the responsibility of the Environment Agency. The Chairman had spoken to Carole Morgan who disputed this, and said that she would speak to the Lock Keeper. The Chairman said that his request for information, under the freedom of information act, on the pre-application talks officers had regarding Augustfield was being processed and he would receive a reply by 11 May.

728. 54 Old Bath Road. It was agreed there was no comment.

729. Littlecourt. The neighbour had concerns about overlooking from the window in the first floor extension and the bulk of the proposal. Following discussion it was agreed to object to the application on the grounds of overlooking, contrary to Section 3 (2.2.3) of the Residential Design guide (privacy) where a 11 metre gap between the rear of two properties was recommended and overbearing built form, contrary to CP3 section (a), detriment to the amenity of adjoining land users.

730. Falcon House. A similar application had been approved in 2009. There had been conditions to protect the ancient Yew tree, which adjoined the garaging. The current proposal was on the opposite end of the building to the Yew and there would be little increase in the footprint. It was essential that the Yew was protected and it was agreed to recommend approval providing the same conditions, as were applied to the 2009 application and particularly with reference to the Yew, were applied.

731. 24 West Drive The new dwelling had several additional features but these were not shown on the plans submitted with the application. As a retrospective application it should show these details. There were balustrades/balconies with pillars on the front and rear elevation. It was also possible that internal alterations had been introduced. Following discussion it was agreed to say that, in the absence of accurate plans, it was impossible to comment, that SPC were aware of the balustrade/balconies which required planning permission and that, without it, enforcement action should be taken.

732. Bishops Close. There were concerns about the visual prominence of the stainless steel operating plate on the brick pillars, which were part of a listed building. Following discussion it was agreed to recommend approval but to ask that particular care be taken when channelling into the pillar to install the plate and suggest that a more harmonious colour for the plate would be beneficial.

733. Archaeological Survey Greendown. The Chairman said that the applicant had been required to provide an archaeological survey and to comply with an approved scheme. It was agreed that the Clerk would write to the case officer asking if the scheme had been approved, if the recommendations had been complied with and to see a copy of the results.

734. Conservation Area Assessment. The Chairman said that Mr O'Callaghan was working on the survey and there would be a presentation at the Annual Parish Meeting.

735. MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

The Chairman said that it had been important to go into detail in the SPC submission on Augustfield. The application indicated that during pre-application discussions, the planning officer had only minor concerns and had suggested the proposal should include a 'farmhouse'. PPS1 clearly said that during pre-application discussions officers should not 'lead' the applicant. The plans were misleading as were those on the website, which the officer would use if the application went to committee. It was understood that the case officer would be absent until at least the 12 May, which coincided or was very close to the eight-week decision deadline. There were also concerns that the officer's absence would deny the public their right to speak to the case officer about the application. It was agreed that the Clerk would write to John Young about these issues.

736. DATE OF THE OF THE NEXT MEETING.

As there would be a bank holiday on the next scheduled date the next meeting would be held on Tuesday 3 May. The Clerk would be away for the following scheduled meeting and an alternative date would be agreed on 3 May.

There being no other business, the meeting closed at 8.25pm

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