

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL PLANNING  
COMMITTEE HELD ON MONDAY 28 FEBRUARY 2011 AT 7.00PM IN THE  
PAVILION, POUND LANE, SONNING.**

PRESENT: Pat Doyle (Chairman), Steve Chapman, Anthony Farnese, Colin McCulloch, Sharon Robinson, Ian Runnalls. Lesley Bates (Clerk), 2 visitors

APOLOGIES: Apologies were received from Vicky Reeve.

**AGENDA**

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 16 February 2011 to approve.
- e) Matters Arising/Updates.
- f) 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 update/finalise comments. Deadline 02/03/11.
- g) 32 Glebe Gardens (F/2011/0221) Provision of patio area (retrospective) and proposed erection of summerhouse. To agree comments. Deadline 02/03/11.
- h) Rosemary Cottage Pearson Road (LB/2011/0262) Listed Building application for proposed replacement of two external doors and frames to front of dwelling. To agree comments. Deadline 09/03/11.
- i) 57 Pound Lane (F/2011/0265) Erection of a single storey front extension, first floor side extension and part first floor/part two storey rear extension to dwelling. To agree comments Deadline 08/03/11.
- j) Conservation Area Assessment- Update
- k) Any matters considered urgent by the Chairman.
- l) Date of the Next Meeting.

699. 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 (f) Studio Cottage.

700. MINUTES OF THE LAST MEETING

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

701. MATTERS ARISING.

The Chairman said that the Weir House application was on the WBC Planning agenda for 2 March. It was agreed that the Chairman would speak against the application. An application to alter the new garage roof at Greendown had been submitted. The application for a non-material amendment at South Meadow Cottage involved several changes, which Cllr's did not consider non-material. The Clerk would make comments to the officer to this effect and ask that a full application be submitted. The application at Sonning Place had been withdrawn as the wrong plans had been submitted. The plans for Sonning Golf Club had been approved. The driveway to Bishops Close had been completed and the electric apparatus for the proposed gates had been installed. Planning was required but no planning application had been submitted.

- 702 Studio Cottage. The Chairman said that Cllr Angus Ross had been asked to list the application on the grounds outlined in the minutes of the previous meeting. Cllr Ross had refused following discussions with the officer, which had raised concern. For information Mr Chapman said that this was part of the process, the Borough Councillor had to assure himself that there were good planning reasons for listing. The Chairman said that in the light of this he had agreed that the committee would discuss the exact details for objecting to the application. The Chairman then outlined the background to the application for the benefit of visitors who had many concerns about the application. The Chairman had also asked the officer to clarify the status of the Studio and she had said that it was tied to Greendown rather than the proposed 5-bed house. Following discussion it was agreed that the reasons for refusal were:

That planning condition 3 should remain in place. Condition 3 had been supported by the Planning Inspector when allowing F/2007/0690 (*“irrespective of my decision on this case it would remain a valid condition.”*)

Condition 3 therefore remained a valid condition on application F/2003/9109.

Had the original application included permission to split the converted garage into a separate dwelling it would have been refused as this was against policies.

It would create an unanswerable precedent for other similar conversions in Sonning.

Quote David Lee's highly relevant point when discussing application F/2007/0690.

SPC supported the valid reasons for inserting clause 3 when granting the original permission.

- 703 32 Glebe Gardens. Mr McCulloch said that it was difficult to understand why this application had been submitted. The leisure building was to be erected on WBC land, which was used as amenity space by residents of Glebe Gardens, several other leisure buildings had been erected without planning permission and the applicant already had permission from WBC, as landlord, to erect the leisure building. Mr McCulloch had spoken to Laura Callen and she had said it was not a planning matter. Following discussion it was agreed to support the application and to say that SPC were puzzled that the applicant had been told to submit the application.

- 704 Rosemary Cottage. Mr Runnalls said that Rosemary Cottage had originally been two separate cottages. The frontage reflected this, as the style was quite different on the two sides. The proposal was to replace both front doors (currently of differing design) on the grounds that they were in poor condition with two identical new doors. While the proposal was to use good quality doors the result would reduce the separate identity. The existing doors were in good condition and could be made secure. Following discussion it was agreed to recommend refusal as the application stood for the following reasons:

The proposals would alter the street scene in the Conservation Area.

Any changes to this listed building should be limited but sufficiently different to maintain and emphasise the existing separateness and indicate that it had originally been two separate dwellings (as it currently does).

705 57 Pound Lane. Ms Robinson said that this property had already been extended and the intention was to remove some of the extension and enlarge further. The adjoining house was empty and had recently been sold. The other neighbour's concerns had been reduced since seeing the plans. Generally the extensions would be an improvement but would not improve this neighbour's view. The proposals represented a large increase and compared with the adjoining properties would be bulky and overbearing. There was concern about the scale and massing. Following discussion it was agreed to object to the proposal for the following reasons:

Scale and massing.  
Contrary to CP3a and CP3f  
WOS2 section 1.14

706 Conservation Area Assessment The Chairman and Mr O'Callaghan would be meeting in the near future.

707. MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

The Chairman and Mr McCulloch would attend the Annual Parish/Town Planning Liaison Meeting on 29 March. The Chairman would draft a question about precedent to submit for the agenda.

708. DATE OF THE OF THE NEXT MEETING.

The next meeting would be held on Wednesday 16 March. The following scheduled meeting was for Monday 4 April.

There being no other business, the meeting closed at 8.35pm

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