

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL
PLANNING COMMITTEE HELD ON WEDNESDAY 5 JUNE 2017 AT
6.30PM THE PAVILION, POUND LANE, and SONNING.**

PRESENT: Mr A E Farnese (Chairman), Mr T Fisher, Mr P Morison, Mrs M Pownall (from 6.30pm), Mr I Runnalls. Mrs L Bates (Clerk),
5 Visitors.

APOLOGIES: There were no apologies.

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 17 May 2017 to approve.
- e) Updates.
- a) Pool Court (170980). Full application for the proposed demolition of existing dwelling and replacement with new dwelling with basement and garage annex. To agree comments. Deadline 07/06/17
- f) The Atrium (171293). Full application for the proposed demolition of existing dwelling and the erection of a replacement dwelling with basement, detached garage, garden store buildings and associated landscaping in a Conservation Area. To agree comments. Deadline 13/06/17
- g) Conservation Area Assessment.
- h) Any matters considered urgent by the Chairman.
- i) Date of the Next Meeting.

1801 DECLARATION OF INTEREST/DISPENSATIONS.

The Chairman said that he wanted to make it clear that he knew the owner of Pool Court and also knew the architect for The Atrium. Most Councillors also knew the applicant and/or the architect and it was agreed that these were not prejudicial interests. The Chairman welcomed all those present.

1802 MINUTES.

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

1803 UPDATES.

The Chairman said that the Golf Club appeal would be heard on 13 May 10.00am at the WBC Offices. Willowmere, and Estoril, both Old bath Road, had been approved. Charvil Cottage had been refused and 12a South Drive had been withdrawn.

1804 POOL COURT (170980).

The Chairman said that the current property was a single storey dwelling with a large footprint and was a typical bungalow. It could not be seen from Thames Street and was well screened from the River and towpath. The proposal was to replace it with a substantial two story dwelling and a basement, a completely different building to the existing and was to be rendered in a light coloured material making it highly visible. There had been a lot of comments/objections from neighbours who understood that there was a covenant restricting development to single storey (not a planning issue). Concerns included the effect that the building traffic would have on the two houses adjacent to the access onto Thames Street, the massive increase in size, increased use of a substandard entrance, overlooking and domination of the adjacent property, the Rose Garden due to the new annex being sited closer to the boundary, would be clearly seen from the River and towpath, in a Conservation Area, increased noise and pollution, basement would be visible from the River. The

Sonning and Sonning Eye Society were concerned that the existing dwelling, which was a heritage asset, would be demolished. No bat survey or heritage statement. Following discussion it was agreed to object to the application for the above reasons and to also say it was overdevelopment, highway issues, limited development area, and to ask Cllr Haines to list the application.

1805 THE ATRIUM (171293).

Mr Fisher said that the proposal was to demolish the existing detached, single storey bungalow and to replace it with a large two storey, detached dwelling with a separate annex. As with the adjacent dwelling Pool Court the existing dwelling could not be seen from Thames Street the River or towpath. There were concerns that the increased height and light coloured materials being used would make the proposed dwelling highly visible from the River and towpath. The dwelling was in the Conservation Area and Sonning was a limited development area. Due to the siting of the proposed dwelling the owner of Star Court was concerned about overlooking from the annex and the dwelling would be overbearing and highly visible from her property. There was no overlooking from the existing bungalow so the proposed two storey dwelling would have a detrimental impact on their privacy. Other comments included that the neighbours who understood that there was a covenant restricting development to single storey (not a planning issue). Concerns included the effect that the building traffic would have on the two houses adjacent to the access onto Thames Street, the massive increase in size, increased use of a substandard entrance, noise and pollution. Following discussion it was agreed to object to the proposal for the above reasons and to ask Cllr Haines to list the application.

1806. CONSERVATION AREA ASSESSMENT.

There was no further update.

1807. MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

The Chairman said that he and Mr Fisher would attend the Golf Club on 13 June at 10.00am at WBC's offices.

1808. DATE OF THE OF THE NEXT MEETING. The next meeting would be held on Wednesday 21 June at 6.00pm.

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