

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL  
PLANNING COMMITTEE HELD ON MONDAY 2 OCTOBER 2017 AT  
6.00PM IN THE PAVILION POUND LANE, SONNING.**

PRESENT: Mr I Runnalls (Chairman), Mr A E Farnese, Mr T Fisher, Mr Morrison.  
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 20 September 2017 to approve.
- e) Updates.
- f) The Atrium Thames Street (172637). Full application for the proposed erection of replacement dwelling with basement and detached double garage and store following demolition of existing dwelling. 05/10/17
- g) Appeal Great House Car Park (APP/X0360/W/17/3179871). Full application for proposed 18 space extension to existing 'lower' car park. 03/10/17
- h) 26 Sonning Meadows (172603). Application for the prior approval of the erection of single storey rear extension, which would extend beyond the rear wall of the original by 4m for which the maximum height would be 3.38m and the height of the eaves 2.5m. 03/10
- i) 6 Hawthorn Way (172715). Householder application for the proposed erection of two storey side/rear extension plus single storey front extension, extension to the first floor front dormer and single storey front extension to enlarge porch. 11/10
- j) The Great House (172697). Full application for the proposed construction of replacement canopy over restaurant terrace following removal of existing canopy. 17/10
- k) Pool Court Appeal (APP/X0360/W/17/3180148). 19/10/17.
- l) Any matters considered urgent by the Chairman.
- m) Date of the Next Meeting.

1864 DECLARATION OF INTEREST/DISPENSATIONS.

Mr Fisher said that he would have an interest in item (f) The Atrium. The Chairman welcomed all those present.

1865 MINUTES.

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

1866 UPDATES.

The Chairman said that the following had been approved: August Field (170894): RBCS (171780): 33 West Drive (172054): 27 Glebe Lane (172380).

1867 THE ATRIUM (172637).

Mr Farnese showed a resume of the application that the architect had supplied. The proposal was to demolish the existing bungalow and to replace with a large three storey (2 floors plus a basement) dwelling with a similar footprint to the existing and sited to take in the views of the River. The design was similar to other large properties in other areas with five en-suite bedrooms a variety of ground floor rooms and a large leisure complex in the basement. The proposal was 500sq metres smaller than the previous application (which had been withdrawn). One of the biggest problem was that it was a significantly sized project and there would be a lot of heavy vehicles accessing the site or materials would have to be

offloaded onto a forklift truck in Thames Street. Overall the proposal was too big. The Chairman said that it was a sensitive site in the Conservation Area and when refusing the application at Pool Court, for a similarly large dwelling, WBC had taken this into account. The existing dwelling was a single storey brick and tile building and had little impact when viewed from the River. The proposed dwelling was two storey and the materials were light in colour and would stand out and be more visible than the existing. Mr Farnese said the principle was OK but the proposal was too large and in the wrong place. The Chairman said that TB 24 stated that any proposal should demonstrate that it would conserve and, where possible, enhance the important character and special historic interest in the Conservation Area, including its setting and views. Mr Anderson (architect) said that the house was for a family and the plans had been revised following previous comments that it was too large etc. and the revised plans addressed these comments. The proposal had been reduced in volume and footprint and the garage had been moved. The Heritage Consultant was of the opinion that the plans did no harm and had written a report to confirm this. Mr Anderson said that he had viewed the site from the River and maintained that, due to the topography behind Sonning Court the proposed dwelling would not be seen and wouldn't have an impact on the Conservation Area, light or privacy. It was 125 ft. from Star Court and the impact was not material. The owner of Star Court said that there was only one window facing his property from the existing dwelling, in the proposed dwelling there were 16 windows overlooking his whole garden, 10 on the first floor, and there would be additional noise and activity close to his boundary from the triple bay garaging area. Mr Farnese said the overlooking was of concern, the proposed dwelling was palatial and was wasted in the proposed location and was bound to create opposition. The Chairman said that when the Atrium was built the architects took the Conservation Area into consideration, Mr Morrison said that he was concerned about privacy and that the proposal represented a substantial change. Mr Gilmore said if the plans were acceptable but in the wrong place then they were not right. Following discussion it was agreed to object to the proposal for the above reasons including contrary to TB24, too large for site, access and the sensitive Conservation Area.

1868. THE GREAT HOUSE APPEAL CAR PARK (APP/X0360/W/17/3179871).

Mr Fisher had checked through the reasons for the appeal and there didn't seem to be anything that SPC had not said in its original objections and it was agreed not to make any further comments.

1869. 26 SONNING MEADOWS (172603).

The Parish Council had not been asked to comment on the application as it was for prior approval prior approval for the erection of single storey rear extension, which would extend beyond the rear wall of the original by 4m for which the maximum height would be 3.38m and the height of the eaves 2.5m. Technically permitted development. Following discussion it was agreed to say no comment.

1870. 6 HAWTHORN WAY (172715).

The plans were unavailable and this would be on the main agenda on 10 October. The neighbour was in attendance and said that the plans were incorrect. The proposal would overshadow her side kitchen window and was close to the boundary. Mr Farnese would make a site visit and report back on 10 October.

1872. THE GREAT HOUSE (172697).

The Chairman said that this was a comparatively large construction. The fact that, at the eastern end, the existing removable canopy was to be replaced with a permanent brick wall with a fireplace and chimney stack, changed the construction from a removable canopy

to a permanent extension, and the planning application should reflect this. The application stated that it would not impinge on the listed cottages in Thames Street but ignored the fact that it would directly overlook the Grade II listed Sonning Bridge. This was contrary to TB24. Mr Farnese said that he had constructed something similar and it had to be taken down due to snow loading. Mr Morrison said that it was better than the existing. Mr Hamblin said that the Society thought that it looked better than the existing. Following discussion it was agreed to say that SPC were not happy with the existing and the proposal was an improvement, but SPC objected as it was contrary to TB24 and that SPC felt that this was an opportunity to install a canopy more in keeping with the historic main building, and which would not harm the setting of the Grade II listed Sonning Bridge.

1873. POOL COURT APPEAL (APP/X0360/W/17/3180148).

Mr Fisher said that the neighbours were all aware of the appeal against the original refusal by WBC. There was a feeling that the existing dwelling should not be demolished. The appeal document incorrectly stated that the Sonning Conservation Appraisal had not been currently adopted and had not been adopted when the original application had been made on 18 April 2017. This was incorrect as the SCCA had been adopted by the WBC Executive on 7 April 2017. Mr Gilmore said that the proposed garages were very large and would be built on the edge of the ridge that overlooked his property which lay some metres below Pool Court. He was concerned that the addition weight would undermine the ridge causing it to collapse. Mr Gilmore said that there had been some talk about the existing property being listed but Mr Hamblin didn't have and further information. It was agreed to add further comments to the effect that SPC fully supported WBC's decision to refuse the application, could see no reason to change their view and point out that the CAA had been adopted.

1874. MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

The Chairman said that he felt that it would be advantageous to have better liaison with the Sonning and Sonning Eye Society planning group and proposed attending their planning meetings in future, and this was fully supported by Councillors.

1875. DATE OF THE OF THE NEXT MEETING. The next meeting would be held on Wednesday 18 October at 6.00pm in the Pavilion.

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