

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL
PLANNING COMMITTEE HELD ON MONDAY 3 APRIL 2018 AT 6.00PM
IN THE PAVILION, POUND LANE, SONNING.**

PRESENT: Mr A E Farnese (Chairman), Mr T Fisher, Mr P Morrison, Mrs P Pownall.
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 5 March 2018 to approve.
- e) Updates.
- f) August Field (180623). Full application for the erection of a pair of semi-detached dwellings with associated access and parking (retrospective). 05/04/18
- g) 12a South Drive (180705). Application for removal of a condition 12 of planning consent 172579 for the proposed erection of 4no bedroom detached dwelling following demolition and removal of existing dwelling. Condition 12 relates with the restriction E and F of permitted development rights. 12/04/18
- h) 12a South Drive (180707). Application for variation of a condition 2 following grant of planning permission (172579) to allow amendments to footprint of the dwelling.12/04/18
- i) The Atrium (180770). Application for the submission of details to comply with the following condition of planning consent (173537) 08/02/2018. 3. Bat Roost Mitigation 4. Archaeological Investigations 5. External Materials 6. Details of Boundary walls and fences 7. Landscaping Details 13. Construction Method Statement. **Not consulted**
- j) Any matters considered urgent by the Chairman.
- k) Date of the Next Meeting.

1930 DECLARATION OF INTEREST/DISPENSATIONS.

There were no declarations of interest.

1931 MINUTES.

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

1932 UPDATES.

The Chairman said that the following application had been approved: Lawn Cottage Mustard Lane (173689): Reading Blue Coat School (180129): The Bull Inn (18026, 180265 & 180266): Pilgrims, Thames Street (180263 & 180263): 67 Pound Lane (180138). 22 Pound Lane (180090): Hillside Pearson Road (180400): August Field (180396).

1933 AUGUST FIELD (180623). .

Mr Fisher said that WBC had been made aware that foundations had been laid for two semi-detached dwellings to the rear of the site, which differed from the approved plans for one detached dwelling. Following a visit from Enforcement the applicant had submitted this retrospective application. The approved plans were for four parking bays but the current application was for six. The footprint of the semi-detached dwelling was the same as the detached dwellings but there would be more hardstanding. In 2011 plans for a similar development (a terrace of three dwellings to the front of the plot and a pair of semi-detached dwellings to the rear) had been rejected by WBC and also at Appeal. The Parish Council had objected to those five dwellings on the impact of the Conservation Area, the cumulative impact of the development, destruction of protected trees and back land development. The Society had similar objections at the time and about the sub-standard access onto Charvil

Lane. Residents in attendance had the following concerns: effect on the existing rural scene. Additional impact on the access onto Charvil Lane, overlooking. It was also pointed out that there was a 10ft right of way to the rear of the site for several Charvil Lane properties to the left of the site. This 10ft right of way would substantially reduce the useable garden size for the proposed semi-detached dwellings. It was also pointed out that Enforcement action had been taken on Model Farm Barns on the A4 where a building had been erected without planning permission. Concerns were expressed about a fence that had now been erected in what had been an open verdant area and together with a separating fence between the proposed semi-detached dwellings would change the character of the area when viewed from the adjoining countryside. Following discussion it was agreed to object for the above reasons and that SPC, WBC and the Planning Inspectorate had consistently resisted attempts to overdevelop the site. The Clerk would also ask Cllr Haines to list the application.

1934 12a SOUTH DRIVE (180705 & 180707).

The Chairman said there were two applications, one to remove condition 12, which had removed permitted development rights, and two to make alterations to the approved plans, which increased the footprint of the dwelling.

In regard to 180705, the Chairman said there were concerns about any building in the garden, which if unrestricted by planning permission, could be put to alternative uses, unsuitably sited, and adversely affect the neighbouring properties. The architect and owner spoke in favour of removing condition 12. Following discussion it was agreed to object to this proposal.

In regard to 180707, the Chairman said that the changes were minor. Although the proposal to extend the first floor bedroom appeared to be excessive at 2.4 metres, this did not extend out as far as the ground floor and was set in the middle of the dwelling, positioning it well away from the boundary. There had been objections from neighbours but the first floor extension would not increase the footprint of the dwelling, which was taken from the ground floor measurement. Following discussion it was agreed not to object to the application.

1935 THE ATRIUM.

There were no comments.

1936. MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

There were no urgent matters.

1937. DATE OF THE OF THE NEXT MEETING. The next meeting would be held on Wednesday 18 April at 6.00pm in the Pavilion.

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