

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL PLANNING
COMMITTEE HELD ON TUESDAY 22 OCTOBER 2019 AT 6.00PM IN THE
PAVILION, POUND LANE, SONNING.**

PRESENT: Mr A Farnese (Chairman), Mr T Fisher, Mrs J Harvey, Mr P Morrison. 4 Visitor. Mrs L Bates (Clerk).

APOLOGIES: There were no apologies. The Chairman welcomed all those present.

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Minutes of 30 September 2019 to approve.
- e) Updates
- f) 11 South Drive (192182). Full application for proposed erection of one 5no. bedroom dwelling with associated landscaping and car parking, following the demolition of existing dwelling. 21/10/19 extended to 23/10/19
- g) 2 South Drive (192467). Application to vary conditions 2 and 3 of planning consent 170989 for the householder application for the proposed erection of a first floor front/ side extension, two storey rear/side extension and a two storey rear extension to the existing dwelling. Conditions 2 refers to approved details to be substituted as follows: 01, 05B and 06 and condition 3 relate to external materials to alter the tile hanging on the dormers to cedar cladding. 21/10/19 Extended to 23/10/19
- h) 7 Glebe Lane (192599). Householder application for proposed erection of a single storey front extension including the insertion of 2no. roof-lights. 24/10/19.
- i) The Atrium (192312). Full application for the proposed construction of an external swimming pool and ornamental pond to the rear of The Atrium, regrading of garden land at Pool Court, provision of external lighting to tennis court and amendments to approved landscaping schemes proposed in connection with applications 181850, 173369 (Pool Court) and 180857 (The Atrium). 28/10/19
- j) Neighbourhood Plan – Any update.
- k) Any matters considered urgent by the Chairman
- l) Date of the Next Meeting.

1341. DECLARATIONS OF INTEREST. The Chairman said that he was a long-time friend of the owner of the property adjoining 11 South Drive. It was agreed that this was not a prejudicial interest.

1342. MINUTES. The Minutes of the previous meeting, having been circulated were taken as read and signed by the Chairman.

1343. UPDATES. The Chairman said that no new applications had been approved. There were seven new applications, 11 South Drive (192182) full application for proposed erection of one 5no. bedroom dwelling with associated landscaping and car parking, following the demolition of existing dwelling: 2 South Drive (192467). Application to vary conditions 2 and 3 of planning consent 170989 for the householder application for the proposed erection of a first floor front/ side extension, two storey rear/side extension and a two storey rear extension to the existing dwelling. Conditions 2 refers to approved details to be substituted as follows: 01, 05B and 06 and condition 3 relate to external materials to alter the tile hanging on the dormers to cedar cladding: 7 Glebe Lane (192599). Householder application for proposed erection of a single

storey front extension including the insertion of 2no. roof lights: The Atrium (192312). Full application for the proposed construction of an external swimming pool and ornamental pond to the rear of The Atrium, regrading of garden land at Pool Court, provision of external lighting to tennis court and amendments to approved landscaping schemes proposed in connection with applications 181850, 173369 (Pool Court) and 180857 (The Atrium). Linkside Duffield Road (19 2438). Full application for the erection of 12no. flats, a detached car port & cycle store, car parking, widened site access and landscaping following demolition of the existing dwelling and out buildings. Bank Cottage (191906). Householder application for the proposed two storey side extension/rear to include single storey Orangery plus the insertion of 1no. roof lantern following demolition of existing single storey side extension, insertion of 2no. roof lights to rear elevation, preplacement traditional oak framed garage following the demolition of existing garage, extended parking and turning within the site off existing access: Saxon House (192738). Application for non-material amendment to planning consent 183166 to allow the blocking up of an existing side window (West) and extending three windows down to the FFL to mitigate the loss of light. As this was for a non-material amendment, WBC were not asking for comments.

1344. 11 SOUTH DRIVE (192182)

Mr Fisher said that the existing dwelling was a modest 1 ½ storey bungalow with two bedrooms in the roof and an eyebrow window, the application was to demolish it and replace with a large 5 bedroom dwelling. Mr Fisher had spoken to the neighbours, one of who understood that the bungalow was in need of modernisation but felt the proposed dwelling was very large. The Chairman said that the eyebrow window added to the character of the dwelling, which had, unfortunately deteriorated over recent years. It could be improved and extended to provide a fine family home. It was disappointing that the applicant has chosen to demolish and replace it. Other neighbours were concerned that the proposal out of keeping with the area and other dwellings in the road which were predominantly low, 1 ½ to 2 storey, individually designed dwellings, which contributed to the rural character of the area. The proposed dwelling was three times the size of the existing dwelling and in order to achieve this the dwelling had been sited within 1 metre of the boundaries with the two immediate adjoining properties, which was the minimum required. The significant size of the proposal would indicate the need for a large gap. In order to achieve sufficient headroom for the one en-suite bedroom located in the roof, the proposed roofline would be higher than surrounding rooflines. The dwelling would also be significantly deeper than surrounding dwellings, set beyond existing rear building lines and out of scale with other properties in South Drive resulting in a cramped form of development. The resulting dwelling would completely dominate surrounding dwellings and have an adverse impact on the existing street scene. It was not of an appropriate scale, mass, layout, built form or height, represented over development of the site and would be out of character with the area. It was therefore contrary to CP3 (a), and CP3 (h). The applicant had used old location maps, which did not show the footprint of 12a, as previously approved, which was currently under construction. If this application is approved and subsequently built, the two deep and wide dwellings (11 and 12a South Drive) will substantially dominate and overwhelm the property that stands between them (12 South Drive). The proposal also presents more opportunities for disturbance to the neighbours. This is likely to impact on the existing amenity currently enjoyed by the neighbours and would therefore be contrary to CP1. The potential for overlooking was, due to the impossibly close proximity to the boundary with 12 South Drive as would the double height rear windows set high in the roof. The proposal would therefore be to the detriment of the amenities currently enjoyed by the adjoining land users and is therefore contrary to TB06 (a) and (b). Neighbours were also concerned about the loss of light to their properties. The

applicant had stated that windows in the rear projection 'will have no negative impact on 12 South Drive as the windows they overlook are non-habitable'. The Council understands that this is incorrect and should be checked thoroughly. Current building work associated with 12a South Drive had caused many problems with large heavy delivery lorries accessing the narrow road and large delivery/builders vehicles parking inconsiderately thus blocking residents access. The Chairman said that he was very unhappy about ongoing development in the parish, which placed additional pressure on the poor sub-standard Victorian drainage system and other infrastructure but made no contribution to offset this via the CIL. Objections would be made including the above and that the proposal was out of keeping with the area.

1345. 2 SOUTH DRIVE (192467).

The Chairman said that this was to vary a condition to allow the clay tile hanging to the dormers to be replaced with wooden cladding. Following discussion it was agreed to say that SPC could find no reason to object to the application.

1346. 7 GLEBE LANE.

This was to add a porch to the side entrance of the dwelling. Following discussion it was agreed to say that SPC could find no reason to object to the application.

1347. THE ATRIUM (192312).

Mr Morrison said that he had visited the site and spoken to neighbours. The application included the construction of an outdoor swimming pool and ornamental pond to the rear of the Atrium, regrading of garden land at Pool Court and provision of external lighting to the tennis courts and amendments to the approved landscaping plans for both properties. The lighting would be 6m high and the whole site had already been raised by at least a metre. The original hedges had been removed from Pool Court, which exposed the property to neighbours and removed the privacy once enjoyed by the adjoining neighbour. It also removed much of the sound protection the deep hedge provided and, with the removal of many trees from the site, the noise protection they offered had been eliminated. The outbuilding, previously approved on the Pool Court land, was now identified as an office and there were concerns that office use could become more than expected from a modest business associated with a domestic property. The proposed lighting to the tennis court were of great concern. Twenty-two (22) spotlights would be evenly spread across six (6) columns, identified as for 'domestic use' the lighting would, none the less, spill out over the adjoining landscape and the night sky. The light pollution in a residential area of the Conservation Area, which would be seen from the towpath and adjoining countryside, was unacceptable. The lighting would be particularly intrusive on Pool Court, identified as a non-designated heritage asset. Neighbours said that the existing tennis court had been lowered so much that the original small (documented as no higher than 600mm) had been replaced by a new wall 1 metre high and another approximately 1.8 metres high. The original, gradually sloping site, had been regraded so the site was completely flat and raised by several feet over adjoining gardens. In order to achieve this several tonnes of rubble had been brought into the site. A resident questions whether this constituted an engineering exercise and should have required planning permission. Following discussion it was agreed to object to the application for the above reasons including noise and light pollution.

1348: NEIGHBOURHOOD PLAN.

A small group of Councillors and Society members was to be set up and an open public meeting in the Hall had been agreed as taking place on 18 February 2020. This was to allow proposals to be drawn up.

1349: MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

There were no urgent matters.

1350. DATE OF THE OF THE NEXT MEETING.

The next planning meeting would be held on Wednesday 30 October 2019 at 6.00pm in the Pavilion.

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