

**MINUTES OF THE MEETING OF SONNING PARISH COUNCIL PLANNING COMMITTEE HELD ON TUESDAY 25 MAY 2021 AT 6.00PM VIA SKYPE IN VARIOUS LOCATIONS IN SONNING**

PRESENT: Mr A E Farnese (Chairman), Mr T Fisher, Mr J Halliday, Mr P Morrison. 4 Visitors.  
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 26 April 2021 to approve.
- e) Updates.
- f) 19 Sonning Meadows (211280). Householder application for the proposed erection of a single storey side/ front infill extension. (28/05/21)
- g) Fairway 7 West Drive (211077). Full application for the proposed single storey side extension to existing dwelling to form garage, following demolition of existing annexe, carport and garage, demolition of existing detached garage, plus the erection of one 5no. bedroom dwelling and garage to the rear of the existing property, and new access. (26/05/21)
- h) Fairway 7 West Drive (211078). Full application for the demolition of existing dwelling and erection of 2 no. 5 bedroom detached dwellings. (28/05/21)
- i) 14 South Drive (211492). Application to vary conditions 2 and 4 of planning consent 200162 for the proposed erection of a part two storey and part single storey rear extension and raising of the main roof to create additional habitable space, plus insertion of 7 no. rooflights, 1 no. rear juliet balcony and changes to fenestration, following demolition of existing conservatory. Condition 2 refers to the approved details and condition 4 to the insertion of additional windows; the variation is to allow use of slate roof instead of tile; changes to fenestration; amendment to the front porch canopy roof and a single storey rear extension of the existing utility room. 01/06/21
- j) The Gatehouse (211495). Householder application for the proposed erection of a single storey side extension following demolition of existing utility room and the conversion of existing loft to create habitable accommodation with the insertion of 3 no. dormer windows. 03/06/21.
- k) 8 Old Bath Road (211178). Full planning application for the proposed erection 1 no. dwelling, following demolition of existing dwelling. 05/06/21
- l) Any matters considered urgent by the Chairman.
- m) Date of the Next Meeting.

1525. DECLARATION OF INTERESTS

Councillors declared an interest in item (j), the Gatehouse as they knew the applicant, but it was agreed that this was not a prejudicial interest.

1526. MINUTES OF THE LAST MEETING

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

1527. UPDATES. The Chairman said that application (210973), 36 Glebe had been approved.

1528: 19 SONNING MEADOWS (211280)

Mr Gehlot said that he had seen Mr Fisher and Mr Halliday on 22 June and explained his concerns about the proposed infilling of the gap between his property and 19 Sonning Meadows. From inside his property the neighbours existing garage and roof could be seen from the side window in the kitchen. the proposal would block the light to this window, Mr Gehlot had supplied a photo showing this detail, which had been circulated to Councillors. The Chairman asked if Mr Gehlot had discussed the matter with his neighbour and said that he was aware of his concerns. Mr Fisher said that a flat roof might be better. Following discussion, it was agreed to object the application as it was, but SPC thought that a compromise could be found.

1529: FAIRWAY 7 WEST DRIVE (211077 & 211078).

Mr Fisher said that the applications were to build an additional house in the garden following demolition of annex and outbuildings and the other to demolish the existing and build two new properties on the plot. Three immediate neighbours were objecting as were three on the opposite side of West Drive, 11 West Drive was empty. They all felt that the proposals were out of keeping and would change the street scene. Mr Fisher had also looked from the neighbour's garden and the 5-bedroom property (211077) would create overlooking and the access road would be right up against the boundary . Mr Huggins said that both proposals would change the character of the area and would make changes to the existing verge and trees, both important elements of West Drive. In application 211278 for two new dwellings, no garaging was to be provided. A similar application in 2004 for 5 and 7 West Drive had been turned down at appeal. The Inspector had been impressed by the 'sylvian' setting of West Drive. The proposals in both applications included substantial 3 storey dwellings and would dominate adjoining properties and affect their existing privacy. The Chairman said that the property was part and parcel of the street scene, and the proposals would not be of an appropriate scale, mass, layout, built form or height, and would represent over development of the site and be out of character with the area. Following discussion, it was agreed to object to both proposals for the above reasons.

1530: 14 SOUTH DRIVE (211492).

The Chairman said that this was to alter conditions on an existing approval. Following discussion it was agreed to say that SC could find no reason to object.

1531: THE GATEHOUSE (211495).

The Chairman said this was for a small rear extension to replace an existing utility room and three dormers in the south facing elevation. Following discussion, it was agreed to say that SPC could find no reason to object.

1532: 8 OLD BATH ROAD (211178).

The Chairman said that the existing house was a lovely traditional dwelling, it would be a shame to demolish it. The plot was a good size, and the proposal was to demolish the existing and to replace with a large modern property for the new owners. Following discussion, it was agreed to say that SPC could find no reason to object.

1533: MATTERS CONSIDERED URGENT BY THE CHAIRMAN

There were no urgent matters.

1524. DATE OF THE OF THE NEXT MEETING.

The next planning meeting would be held on Wednesday 16 June at 6.00 pm in the pavilion..

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