

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
GORING ON THAMES PARISH COUNCIL
Old Jubilee Fire Station, Red Cross Road, Goring 7.30pm Tuesday 27 March 2018**

Members Present:

Chairman	Matthew Brown (MBr)
Members	Catherine Hall (CH)
	Bryan Urbick (BU)
	John Wills (JW)

Officers Present:

Clerk	Colin Ratcliff (CR)
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One member of the public

18/35 To receive apologies for absence.

Apologies for absence were received from Lawrie Reavill (LR) Mary Bulmer (MBu) and David Brooker (DB)

18/36 To receive any declarations of interests

None

18/37 Public Forum

Ron Bridle stated there was an error in the application for a Fish & Chip shop which states incorrectly the site is not in the Conservation Area, he asked how that might affect GPC's response?

18/38 To approve minutes of the meeting held on Tuesday 20 February 2018

Resolved: That the minutes be approved and signed by the Chairman.

18/39 Matters arising from those minutes not elsewhere on the agenda

None

18/40 Applications:

1 Item 6.3 brought forward

P18/S0778/FUL - Lloyds Bank High Street Goring RG8 9AT: Change of use of Part A2 Use Class (Financial and Professional Services) to A5 Use Class (Hot Food Takeaway)

MB stated some in the village would be for it and some against. There was a fish and chip shop in Woodcote which is accessible by car and he has not seen any issues of noise, smell or youths hanging around there. Parking in the High Street could be a problem

BU said the parking issues would be the same whatever use was made of the building, he would support subject to conditions. Goring is a tourist village and the draft NP supports the need for a thriving High Street and, given the right conditions a food amenity would be better than another Estate Agent or Financial office.

CH was concerned the pavement is narrow and about parking, there was an empty unit at The Arcade which might have been a better location. She noted no ventilation / ducting was on the plans.

JW said he would welcome it in the right location but had strong concerns over illegal parking.

BU didn't believe an Arcade location would make any difference to potential issues.

Potential conditions discussed were related to noise, odour, litter, commercial waste disposal, and fire safety to adjoining and first floor buildings. The site was in the Conservation Area and a request should be made to consult the Conservation Officer to ensure the external appearance and signage was in keeping.

Resolved: That GPC has **No Objections but wish their comments be taken into account**

Signed:

M. Brown

Dated: 24 April 2018

- 2 P18/S0200/HH – Spring Cottage, 40 Milldown Road, Goring RG8 0BA: Erection of a single storey detached office building in the grounds of the property.**
 No objections were raised other than conditions to be considered to ensure the proposed office building accommodation is not rented out or used as a separate business entity and to be ancillary to the main dwelling.
Resolved: That GPC has **No Objections but wish their comments be taken into account**
- 3 P18/S0520/HH - The Ferry House Ferry Lane Goring RG8 9DX: Installation of wood burning stove and associated external chimney flue and air vent on side elevation of single storey extension**
 It was noted this is in the Conservation Area and also within close proximity to listed buildings therefore SODC's Conservation Officer should be consulted to ensure the proposals are in keeping. Concern was raised that no Conservation Area Appraisal has yet been carried out.
Resolved: That GPC has **No Objections but wish their comments be taken into account**
- 4 P18/S0613/HH - St Katherines House Lyndhurst Road Goring RG8 9BL: Replace existing roof structure to the rear of the building and replace with new roof design. Two extensions to the rear single storey part of the house. Lower cill of first floor window on west elevation sundry internal alterations**
 No issues were raised.
Resolved: That GPC has **No Objections** to the application
- 5 P18/S0856/HH - 49 Holmlea Road Goring RG8 9EX: Erection of single storey front and side extensions**
 It was noted the plans were not very clear but no issues were raised.
Resolved: That GPC **Fully Supports** the application
- 6 P18/S0828/HH - North Cottage Reading Road Goring RG8 0LL: Single storey rear extension and internal alterations**
 No issues were raised
Resolved: That GPC **Fully Supports** the application

18/41 SODC Decisions

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|----------|--|-------------|----------------|
| 1 | P17/S4113/HH 34 Lockstile Way, Goring RG8 0AL | (GPC- NSV) | Granted |
| 2 | P/17/S4417/HH The Boathouse High Street Goring RG8 9AB | (GPC – App) | Granted |
| 3 | P/18/S0251/HH 12 Heron Shaw Goring RG8 0AU | (GPC – App) | Granted |
- All were noted

18/42 To review planning applications and decisions reported by West Berkshire District Council
 None discussed

18/43 To review CIL status / payments
 LR previously reported that works had started a while ago in Cleeve Down. It was not believed CIL papers had been submitted to SODC.
Resolved: To send a letter informing SODC (BU to draft)

18/44 To receive correspondence and agree actions
 None

18/45 Matters for future discussion
 None

18/46 Next meeting confirmed as 24 April 2018

The Chairman declared the meeting closed at 2008 hrs.

Abbreviations (where used):

APP	Approval
CIL	Community Infrastructure Levy
GPC	Goring on Thames Parish Council
NP	Neighbourhood Plan
NSV	No Strong Views
OCC	Oxfordshire County Council
SODC	South Oxfordshire District Council