

# GORING-ON-THAMES PARISH COUNCIL

*We aim to serve in the best interests of our community*

**Meeting held on Tuesday 18<sup>th</sup> July 2017 at 7:30pm,**

The Old Jubilee Fire Station, Red Cross Road, GORING ON THAMES

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## MINUTES – PLANNING COMMITTEE

**Present:** Cllrs M Brown, C Hall, B Urbick, M Bulmer, J Wills

C Fox, Acting Clerk Planning

**Plan 17/158 Apologies for absence**

Cllr L Reavill

**Plan 17/159 Declarations of interest**

Cllr Wills declared an interest in item 6.6 as the applicant is a close friend.

**Plan 17/160 Public Forum**

There were no members of the public present.

**Plan 17/161 To approve the minutes of the meetings 4<sup>th</sup> July 2017**

The minutes were approved and signed.

**Plan 17/162 Matters Arising**

Cllr Hall brought attention to the matter of roof tiles at the Queen Arms, raised by Mr Bridle at the previous meeting during Public Forum. The Clerk had investigated the planning application but the information regarding materials (roof tiles) was ambiguous so it was agreed to contact the Planning Officer for clarification. **ACTION: CF**

**Plan 17/163 Applications**

**Plan 17/164.1 P17/S2376/FUL Croft House, Limetree Road, Goring on Thames, RG8 9EY.** Variation of condition 2 (approved plans) of planning permission P16/S3856/FUL.

Cllrs inspected the plans to see what had changed on this occasion, although this was not entirely clear. It was noted the house was next door to Jessamine Cottage, and those who lived there had previously objected to the new house. Cllr Hall noted it appeared the amendment was for the master bedroom above the kitchen and furthest away from Jessamine Cottage, to be altered.

After discussion Cllrs voted unanimously to recommend the application for **APPROVAL**.

**Plan 17/164.2 P17/S1489/HH 10 Wallingford Road, Goring on Thames, RG8 0AH.**

Amendment no 1 – dated 28<sup>th</sup> June 2017. Formation of habitable room in roof space with rear dormer and velux roof lights (as amended by plans received 28<sup>th</sup> June 2017).

Approved \_\_\_\_\_  
David Brooker

Date \_\_\_\_\_

Cllr Urbick said so far there appeared to be no objections on-line. Cllr Brooker wasn't very happy about the proposal as he noted this was for another room in the roof and was concerned about parking (additional vehicles etc) and again thought there would be another very large 5 bedroom house in the village. Cllr Hall wasn't impressed with the design, however Cllrs could see no particular planning reason to object.

Cllrs therefore voted unanimously to recommend the application for **APPROVAL**.

Plan 17/164.3 **P17/S2325/HH 40 C Wallingford Road, Goring on Thames, RG8 OBG.** Proposed extension to front.

Cllr Hall was more or less happy with the proposal, Cllr Urbick was slightly concerned about overcrowding although no neighbours had yet objected on-line. Cllr Wills abstained.

Cllrs then voted 4 in favour with 1 abstention to recommend the application for **APPROVAL**.

Plan 17/164.4 **P17/S2488/HH The Old Court, Elvendon Road, Goring on Thames, RG8 ODT.** Infill extension to connect house to garage. Single storey. Regularise garage position – built in slightly wrong position from original permission.

Cllrs could see no problems with the proposal and therefore voted unanimously to recommend the application for **APPROVAL**.

Plan 17/164.5 **P17/S2263/HH Staddlestones, Mill Road, Goring on Thames, RG8 9DD.** Demolish old conservatory and replace with new conservatory  
Cllrs could see no problems with the proposal and therefore voted unanimously to recommend the application for **APPROVAL**.

*Cllr Wills left the room*

Plan 17/164.6 **P17/S2290/FUL Land to the west of Manor Road, Goring on Thames, Oxon.** Proposed 5 bedroom house and carport reusing existing vehicular access and new pedestrian access.

It was noted this site has not been shortlisted under the preparation of the NP and was also on land subject to flooding. Cllr Hall noted the plans were to build the house on a significant plinth to address potential flooding issue. A similar application submitted last year had been withdrawn. Cllrs also noted housing applications had been refused at Appeal for the land opposite, due to the sites being outside the village built up area and in the AONB. Cllrs agreed strongly this was not a site that should be encouraged for building as it could become a precedent for building outside the village boundary. Cllr Hall said none of the land in this vicinity was currently suitable due to its position within the AONB, and she thought it was only being considered due to the work of the steering committee of GNP who were looking for the least worst options for future development.

Cllrs voted unanimously to recommend the application for **REFUSAL**.

Approved \_\_\_\_\_  
David Brooker

Date \_\_\_\_\_

Cllr Wills returned to the room

Plan 17/165 **SODC Decisions**

No decisions had been received.

Plan 17/166 **Matters arising from those minutes not on the agenda elsewhere**

There were no matters arising.

Plan 17/167 **West Berkshire applications**

Cllr Hall raised further works at the Swan Hotel. She had inspected the plans with some difficulty in anticipating the outcome. It appeared the Applicant is lowering the terrace adjacent to the river (as already approved) and now intending to wrap significant parts of the old building with a new modern flat roof extension, clad in timber boarding. It was noted that part of the original building was Grade II listed. Cllr Hall expressed the opinion that the success of contemporary designs were often difficult to predict as it depended on the quality of the detailing (whether the architect's appointment was to include detailed input) and whether the builder was sufficiently experienced and skilled to carefully follow the architect's details. However she felt the Applicants in this instance would be careful to ensure there would be appropriate ongoing professional input. With such, surely such a high profile client, experienced in the hospitality business would insist the appearance and quality of the finished building would be exemplary?

Plan17/168 **Correspondence**

Letter from Will Darlison at SODC in relation to a Certificate of Lawful Development Ref: 17/S2357/LDP at 16 Penny Piece, Goring on Thames, RG8 9BY for the demolition of a conservatory and erection of rear conservatory.

Noted.

Letter regarding Tree Preservation Order for a number of trees at Croft Road, Goring stating the period for objection was now ended.

Noted.

Plan from SODC showing the newly named premises at 19 Gatehampton Road now named 1 to 8 Kings Mews.

Noted.

Letter and plans in relation to P17/S1725/HH 49 Holmlea Road, Goring on Thames, RG8 9EX for information only (Amendment No 1 – dated 27<sup>th</sup> June 2017). The plans had been erroneously sent to Sonning Common Parish Council by mistake. Fortunately GPC had previously recommended the application for approval.

Noted.

Approved \_\_\_\_\_  
David Brooker

Date \_\_\_\_\_

**Plan 17/169 Site visits**

To see schedule

**Plan 17/170 Matters for further discussion**

*There being no further business, the meeting closed at 8.00pm*

Approved \_\_\_\_\_  
David Brooker

Date \_\_\_\_\_