

GORING-ON-THAMES PARISH COUNCIL

We aim to serve in the best interests of our community

Meeting held on Tuesday 5th January 2016 at 7:30pm, Old Jubilee Fire Station,
Red Cross Road, Goring.

MINUTES – PLANNING COMMITTEE

Present: Cllrs D Brooker, J Reavill, J Wills, C Hall,

C Fox, Acting Clerk Planning, approx. 15 members of the public

Plan 16/1 Apologies for absence

Cllr Bulmer and Cllr Hancox

Plan 16/2 Declarations of interest

Cllr Hall declared a prejudicial interest in item 6.3 (she was the architect) and Cllr Reavill declared an interest in item 6.1 (he was a Trustee).

Plan 16/3 Public Forum

Plan 16/3.3 Mrs Hunt spoke in relation to item 6.7 Wallingford Road. She stated pre-application advice had been sought and that Ms Quint was the Planning Officer at SODC. She said the immediate neighbours had been consulted and those opposite seemed happy about the proposal. She said there was no overlooking and where there were such windows they would be obscure glazed. The existing house was in her view of no particular architectural merit and the proposal would provide 2 houses within walking distance of the primary school.

Plan 16/3.2 Mr John Boler spoke in relation to item 6.6. He stated he lived next door and had submitted his comments to SODC, he was not opposed in principle but thought the scale, bulk and loss of light in this case were unacceptable. He referred to a condition in a Planning Condition from 1968 the restricted use to that of “servants and family”. He also thought there appeared to be a number of discrepancies and anomalies in the submitted paperwork, questions over site boundaries, the footprint appeared to differ in various plans, a tree survey seemed to show a garage that didn’t exist etc. He said he had asked SODC address these problems. He also raised working hours and building work restrictions he would expect to be enforced.

Plan 16/3.3 Mr Watson was present in relation to item 6.5 and said the reasons for refusal had really all been stated previously.

Plan 16/3.4 Mr Book Ward of MIGGS group said the spelling of Bromsgove/Broomgrove was incorrect. (Cllrs noted however this was the spelling supplied on SODC’s documentation).

Plan 16/5 To approve the minutes of the meeting of 8th December 2015 (NB the meeting on 22 December had been cancelled).

The minutes were approved and signed.

Plan 16/6 Matters Arising

Approved _____

Date _____

David Brooker

Plan 16/7 Applications

Cllr Brooker amended the order that the applications were considered so that the members of the public present didn't have to wait so long.

Plan 16/7.1 P15/S3483/O Manor Road, Goring on Thames. Amendment No 1 – dated 9th December 2015. Outline development of up to 35 dwellings with access, garages and landscaping. (As amended by drawing no 3298-104C and revised planning statement accompanying Agent's email dated 8 December 2015 which increases the number of units from up to 27 to up to 35).

Cllrs Wills said the Committee had previously rejected the application for 27 houses so he couldn't see why 35 would be thought acceptable and that the earlier reasons for refusal should simply be repeated. Cllr Brooker questioned the reliance on the 100 year rule for building on the flood plain and said due to recent events that criteria had certainly gone out of the window. He was also unhappy about the email attached to the application implying certain comments about affordable housing has been made by himself which was incorrect and his own comments had been taken out of context.

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

Plan 16/7.2 P15/S4140/FUL Croft House, Limetree Road, Goring on Thames, RG8 9EY. Demolition of outbuildings and erection of new 3 bed house.

Cllr Hall said she agreed with John Boler's comments in that the proposal was unneighbourly and the increase in bulk and width too large. Cllr Reavill thought the proposal was overdevelopment of the site and was unhappy with some of the aspects of the diagrams. He also noted the various conditions in relation to servants' accommodation etc – although Cllr Brooker said this was a legal matter not a planning one. Cllr Wills thought the proposal was overdevelopment and the plans were somewhat inconsistent, and that the application was unneighbourly.

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

Plan 16/7.3 P15/S4185/FUL 37 Wallingford Road, Goring on Thames, RG8 0HL. Demolition of existing detached dwelling house and garage and construction of two new semi-detached dwelling houses.

Cllr Wills had no problems with the proposal and Cllrs noted the location of the site next to the builders yard Hines and backing onto the railway. Cllr Hall said there had been no objections so far from neighbours.

Cllrs thought the proposal was acceptable and therefore voted unanimously to recommend the application for **APPROVAL**.

Cllr Hall left the room.

Plan 16/7.4 P15/S3970/HH 2, 3 & 4 Fairfield Cottages, Farm Road, Goring on

Approved _____

Date _____

David Brooker

Thames, RG8 0AD. Rear two storey extension to three dwellings, with internal alterations including loft conversions.

Cllr Reavill pointed out that the neighbouring property Journeys End was now named Tacoma, but he didn't think there was a problem with overlooking. There appeared to be no comments from neighbours as yet. Cllr Wills questioned whether the window overlooking Tacoma should be obscure glazed but it transpired it was only looking onto a flank wall, which had an obscured window and a small landing window apparently.

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

Cllr Hall returned to the room.

Plan 16/7.5 **P15/S3924/HH Little Court, Icknield Road, Goring on Thames, RG8 0DG.** Two storey rear and part side extension erection of double garage.

Cllrs could otherwise see no problems with the proposal as the site was very large and therefore voted unanimously to recommend the application for **APPROVAL**.

Plan 16/7.6 **P15/S3899/LB 1 & 2 Lybbes Cottages, Manor Road, Goring on Thames, RG8 9DS.** Proposed internal alterations, with the addition of external ramps for access to both.

Cllrs could see no problems with the proposal and therefore voted 3 for approval with 1 abstention (Cllr Reavill) to recommend the application for **APPROVAL**.

Plan 16/7.7 **P15/S4034/HH 21 Elevendon Road, Goring on Thames, RG8 0DP.** Single storey timber building for use as a garden room

Cllrs could see no problems as long as the building was not used for residential purposes and therefore voted unanimously to recommend the application for **APPROVAL**.

Plan 16/7.8 **P15/S4019/HH Bromsgrove, Croft Road, Goring on Thames, RG8 9ES.** Relocation of garage block.

Cllrs noted previously the Committee had recommended for refusal as the proposal was too large, it was then made smaller but now it was bigger again. Cllrs did some calculations in relation to square footage and agreed the proposal was still too large.

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

Plan 16/7.9 **P15/S4015/FUL Bromsgrove, Croft Road, Goring on Thames, Reading, RG8 9ES.** Erection of new dwelling (re-submission of P15/S1717/FUL). Widen existing driveway to allow for two separate driveways set back from the road. Replace front boundary wall and the proposed new railings/wall being on the east boundary.

Approved _____

Date _____

David Brooker

Cllrs could see no problems with the proposal and were happy with the proposed driveway so therefore voted unanimously to recommend the application for **APPROVAL**.

Plan 16/7.10 **P15/S4220/HH 9 Lockstile Mead, Goring on Thames, RG9 0AE.** The addition of two single storey extensions to existing detached dwelling. Alternations to vehicular access and ancillary external works.

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

Plan 16/7.11 **P15/S4284/FUL Midland House, High Street, Goring on Thames, RG8 9AR.** Form opening for a window and install in the rear office.

Cllrs noted the building was a very complicated layout internally but could see no particular problems with the proposal and therefore voted unanimously to recommend the application for **APPROVAL**.

Plan 16/8 Matters arising from those minutes not on the agenda elsewhere

There were no matters arising.

Plan 16/9 SODC Decisions

Plan 16.9.1 **P15/S3564/HH 3 Lycroft Close, Goring on Thames, RG8 0AT.**

Demolition of single storey side extension and garage. Erection of two storey side extension to include revised kitchen/utility and garage layout, bedrooms and family bathroom. New oak framed timber porch to front elevation.

GRANTED

Plan 16.9.2 **P15/S3490/HH 3 Long Meadow, Goring on Thames, RG8 9EG.** Two storey front and rear extensions. Single storey side extensions and detached 3 bay garage. (as amended by plan rec'd 10/11/15 adjusting position of garage, and amplified by Arboricultural Report received 18.11.15).

GRANTED

Plan 16/10 West Berkshire applications

Nothing of concern had been noted.

Plan16/11 Correspondence

Copy letter to SODC from C B Cranshaw, in relation to P15/S3483/O Manor Road listing objections.

Noted

Copy Letter to SODC from A Jones of the Goring Amenity Association listing their objections to P15/S3483/O Manor Road.

Copy letter to SODC from John Boler Esq listing objections to P15/S4140/FUL Croft House, Limetree Road, Goring.

Approved _____

Date _____

David Brooker

Noted

Letter from Mr & Mrs R Clarke in relation to P15/S3019/HH relocated garage block at Bromsgrove, Croft Road.

Noted

Plan 16/12 Site visits

To see schedule

Plan 16/13 Matters for further discussion

The meeting with Paula Fox was in the process of being arranged and Cllr Brooker suggested an agenda should be compiled. Cllr and Hall further discussed the signage within the Conservation Area.

There being no further business, the meeting closed at 8.25 pm

Approved _____

David Brooker

Date _____