

GORING-ON-THAMES PARISH COUNCIL

We aim to serve in the best interests of our community

Meeting held on Tuesday 6th June 2017 at 7:30pm,

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

MINUTES – PLANNING COMMITTEE

Present: Cllr D Brooker, C Hall, M Brown, J Wills, L Reavill

C Fox, Acting Clerk Planning, approx. 11 members of the public

Plan 17/122 Apologies for absence

Cllr M Bulmer, Cllr B Urbick

Plan 17/123 Declarations of interest

Cllr Wills declared an interest in item 6.1 P17/S1850/HH Howgate Boathouse, Cleeve Road, Goring on Thames, RG8 9BT, [as he knew the applicant?] Cllr Hall declared an interest as she had been the architect at Lowbury many years ago but this was not considered to be prejudicial.

Plan 17/124 Public Forum

Mrs Stephanie Bridle spoke against item 6.1 P17/S1850 Howgate Boathouse, she said she was present in support of Mrs Morton who lived at Lowbury who was unable to be present at the meeting. She ran through a number of points firstly that the applicant was claiming this was an extension to a garage, but she questioned this as there is insufficient vehicular access for cars. She also said the block plan was incorrect as Lowbury is now an L shaped building whose sitting room looks at the application and the extension would therefore obscure the current view. Mrs Bridle read out a statement objecting for the following reasons 6.10, 6.11 of the Design Guide. 6.10 in relation to the proposal “be informed by the positioning of neighbouring dwellings and an understanding of the potential impact development could have upon them” but the block plan was incorrect and 6.11 which states the plan must “demonstrate that it will not result in overshadowing, a loss of privacy or an oppressive or overbearing impact on neighbouring properties”. Mrs Bridle said Mrs Morton was very concerned over possible shading and loss of amenity. She thought the proposal was an overdevelopment of the site, there would be no amenity for the occupant of the studio and the removal of a storage facility to introduce two storey living accommodation on a very restricted site in her view was bad planning. She also thought the statement that the proposal would have no impact on parking could be disingenuous.

Mrs Pauline Knowles also spoke against and thought the proposal would negatively impact the nearby Conservation Area along with the extract flats at Cariad Court.

Mr Stuart McDonald also spoke against the application having concerns over overlooking windows and the much increased potential height of the building. (ridge height).

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Mr J Lofthouse the applicant then spoke in support of his application. He assumed the Cllrs had all read the D&A statement, he said he would take that as a given. He said the proposal would be beneficial to him as it would give them more space, this was the only entrance to the house aside from access from the river. He said the main house is 100m from the garage which was quite a walk. Regarding use it would be whatever they decided to use it for possibly storage, dog etc. He noted comments over the height but implied due to the lie if the land the building is lower down and he said he didn't want to impact Mrs Morton's views, he displayed a plan showing the shading issues and views. He said a third of the existing garage currently isn't used as it's a walkway, it wouldn't be permanently occupied but for overflow visitors etc. He noted there would be a window overlooking Cleeve Drive but said Millers Close overlook in any case. He thought no-one was particularly significantly impacted, the velux was on the other side and it was set well back from the road. Mrs Bridle asked whether the Committee had conducted a site visit which some of the Cllrs confirmed they had.

Plan 17/125 To approve the minutes of the meetings of 9th and 23rd May.

Both sets of minutes were approved and signed by Cllr Brooker.

Plan 17/126 Matters Arising

There were no matters arising.

Plan 17/127 Applications

Cllr Wills left the room

Plan 17/127.1 P17/S1850/HH Howgate Boathouse, Cleeve Road, Goring on Thames, RG8 9BT. New pitched roof to existing garage, including ground floor alterations and "studio" accommodation in roofspace.

Cllr Reavill said he had visited the site and thought the drawings were totally inadequate. He said Lowbury was much closer than shown on the plans and thought the applicant should make sure the plans are correct. It transpired they had been downloaded from SODC but the block plan was out of date by a number of years. Cllr Hall noted that in the past the accessway had been widened, some land having been gifted. Cllr Reavill said he did look at the view from the main living room of Lowbury and upstairs and couldn't understand how you could add a level without blocking the view. It was noted that right to light was a civil not a planning matter however, and that there is no "right" to a view. He thought there were less objections re overlooking. He queried the amount of excavations that would be necessary to check the foundations were adequate – Mr Lofthouse said these were currently adequate. Concerns were raised over parking, and whether such a small building was really suitable for accommodation, Cllr Reavill thought the proposal could make the area too congested and overdeveloped. Cllr Hall said she didn't object to changing a flat roof to a pitched roof however she suggested the pitch should be far less steep and was concerned over the impact on Lowbury as it was proposed. She was concerned about whether the application should actually be for Change of Use as the building was currently amenity storage / garage space and the proposal included for habitable accommodation. She was concerned about

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the change to existing parking provision and an increase with new accommodation and questioned whether Oxfordshire County Highways Dept would find these acceptable. Cllr Brown said he echoed Cllr Hall's views – in that he was unhappy over the plans as he couldn't easily envisage the outcome, he also thought the proposal was for a Change of Use. Cllr Brooker said that for a while the Cllrs had had concerns over the trend for greatly enlarged garages (and houses too) in the village. He too was concerned the proposed changes to the garage represented its use for another purpose and that it could be used for residential purposes, furthermore that it was unneighbourly. After further discussion Cllrs agreed the proposal was a change of use to try and achieve potential accommodation and it would be unneighbourly to Lowbury.

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

Cllrs Wills returned to the room.

Plan 17/127.2 **P17/S1753/HH The Ferry House, Ferry Lane, Goring on Thames, RG8 9DX.** Take down existing greenhouse and erect a new glazed atrium.

Cllrs inspected the plans and could see no problems with the proposals.

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

Plan 17/127.3 **P17/S1725/HH 49 Holmlea Road, Goring on Thames, RG8 9EX.** Alterations and extension.

Cllrs noted this application had been previously considered and it transpired the new application was to move the extension closer to the house and lose the glass link. Cllrs recalled having seen the application previously and could see no problems with it.

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

Plan 17/127.4 **P17/S1692/HH 10 Wallingford Road, Goring on Thames, RG8 0AH.** Rear single storey extension.

Cllr Wills said there had been no objections from neighbours and the plans were good.

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

Plan 17/128 **SODC Decisions**

/S1324/FUL Manor Road, Goring on Thames, RG8 9EB. Proposed new detached house on infill plot. Previously within the grounds of South Woden (variation to approval P15/S4367/FUL).

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P17/S1264/FUL Knaresboro, 33 Gatehampton Road, Goring on Thames, RG8 0EN. Relaxation of condition on planning permission P87/W0583 to allow conversion of garage into living accommodation. (Demolish existing garage and extension at rear. Erect new extensions at rear incorporating garage. Retrospective).

GRANTED

P17/S0111/FUL Thames Bank, Thames Road, Goring on Thames, RG8 9AH. Protection of the existing river bank using 47 metres of steel sheet piling and 23 metres of soft bank protection using hazel faggots plus the construction of a new slipway suitable for launching small boats (as amended by drawings 001A and 006A to alter the size and position of the slipway and amplified by an Arboricultural Impact Assessment and Method Statement received on 31/03/2017).

GRANTED

P17/S1418/HH 41 Gatehampton Road, Goring on Thames, RG8 0EN. Single storey timber building for use as a garden room.

GRANTED

Plan 17/129 Matters arising from those minutes not on the agenda elsewhere

There were no matters arising.

Plan 17/130 West Berkshire applications

Nothing of concern was noted.

Plan17/131 Correspondence

Letter from SODC in relation to a Certificate of Lawful Development in relation to P17/S1660/LDP at Cleeve Firs, Cleeve Road, Goring, RG8 9BJ. For scaffolding removal of existing balustrades and replacement with metal railings.

Noted.

Letter from SODC in relation to P17/S0027/FUL Chalfont, Croft Road, Goring, RG8 9ES informing that the application had been **WITHDRAWN**.

Noted

Tree Preservation Order 16S19 in relation to trees at Elmcroft, Goring.

Noted.

Plan 17/132 Site visits

To see schedule

Plan 17/133 Matters for further discussion

There being no further business, the meeting closed at 8.15pm

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