

GORING-ON-THAMES PARISH COUNCIL

We aim to serve in the best interests of our community

Meeting held on Tuesday 17th January 2017 at 7:30pm,

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

MINUTES – PLANNING COMMITTEE

Present: Cllrs D Brooker, M Brown, C Hall, L Reavill, Bulmer

C Fox, Acting Clerk Planning, 3 members of the public

Plan 17/14 **Apologies for absence**

Cllr Brown, Hancox

Plan 17/15 **Declarations of interest**

There were no declarations of interest.

Plan 17/16 **Public Forum**

Mr Martin Smith said he was present in relation to P17/S0027/FUL Chalfont, Croft Road, Goring on Thames, RG8 9ES and asked whether the Committee had seen what he'd written to SODC, it was noted there had since been another comment added. He said he'd been shocked to receive the planning details as he'd previously been in a dialogue with the applicant over trees but that was a side issue. He said the application suggested the rooms of the existing house are small, but he noted the rooms in the proposed houses were also small. He said the application also implies the present house is poorly insulated but Mr Smith thought that could be easily remedied, and grants were sometimes available. He was concerned that the proposal would reduce the back garden by some 30% and the garage would protrude. However his main concern was the proposed height as the properties would be higher by 2 metres, there were 6 velux windows proposed in the roof space and the velux level at the bottom was very low too.

Mr & Mrs [] said they were shocked to receive the application, and thought it was certainly an overdevelopment of the site, the properties would be far too crammed in and also ruin the existing streetscene. They noted the proposed dwellings would be some 2 metres higher than the existing houses and there would only be room for a 1 metre boundary space which would be reduced further by the chimney breast. They noted the houses would be more than double in size of the existing house going backwards. In their view the proposal would completely ruin the appearance of Croft Road. They noted there was pre-planning advice which suggested a small scale type development which this was most certainly not.

Mr John Boler spoke in relation to item 6.3 Croft House, he said he'd attended the previous meeting and objected at that meeting, but since then he had exchanged correspondence with the applicant who have offered a compromise and he has decided not to object to this amended application. He said asbestos had been highlighted at the property and this would be

Approved _____

Date _____

David Brooker

removed by a specialist licensed contractor.

Plan 17/17 To approve the minutes of the meeting of 3rd January 2017.

The minutes were approved and signed. (The Meeting of 31st January had been cancelled).

Plan 17/18 Matters Arising

There were no matters arising.

Plan 17/19 Applications

Plan17/19.1 **P17/S0027/FUL Chalfont, Croft Road, Goring on Thames, RG8 9ES.** Demolition of existing two-storey detached dwelling house and detached garage and construction of two new two-storey detached dwelling houses with attached garages.

Cllr Bulmer said she thought the proposal would spoil the existing streetscene and Cllr Reavil said he was opposed for all the usual reasons; the proposal was far too large for the plot and it represented overdevelopment of the site. Cllr Hall said she also disliked the effect on the neighbouring properties and the street, and thought the design was very poor. Cllr Brooker questioned what the roof spaces were going to be used for. He was concerned about the six velux windows shown in the roof to each house, which suggested the roof spaces would become more habitable rooms ie more bedrooms, although not currently indicated on the plans. He thought the newly proposed properties extended far too far back and also thought this would be an overdevelopment of the site. Cllr Wills agreed the proposal was overdevelopment. Cllrs agreed the need in the village was for smaller units and the proposal for 2 large, potentially 5 bedroom houses, represented poor use of the site as well as poor design.

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

Plan 17/19.2 **P16/S3856/FUL Croft House, Limetree Road, Goring on Thames, RG8 0EY.** Demolition of outbuildings and erection of new 3 bed house. (as amended by drawings 16115/P03A and P04A reducing the depth of the front of the building and introducing a half hip to the front elevation as accompanied by email from agent received 5 January 2017).

Cllr Hall said she thought the proposed amendments were not significant. The Committee had recommended a rejection to the original application and she doubted the proposal would have got planning permission if site had not already had a building on it. She referred to a Condition to the planning permission for that building, that it was only to be used as ancillary staff accommodation for the large house to which it had belonged. In dealing with the planning application the relevance of this fact appears to have been ignored by SODC. After further discussion Cllrs again agreed the design, height and scale were out of keeping and would have a negative impact on neighbouring Jessamine Cottage. They were of the opinion that the original application should not have been granted planning permission.

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

Approved _____

Date _____

David Brooker

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Plan 17/20 **SODC Decisions**

No decisions had been received.

Plan 17/21 **Matters arising from those minutes not on the agenda elsewhere**

There were no matters arising.

Plan 17/22 **West Berkshire applications**

Cllrs inspected the plans for The Old Rectory, Lower Basildon but after discussion it was decided not to object. Cllr Brooker commented the Committee had objected to the proposal for a large modern extension on a property opposite Ferry Lane but this had been ignored.

Plan 17/23 **Correspondence**

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Plan 17/24 **Site visits**

To see schedule

Plan 17/25 **Matters for further discussion**

N/A

There being no further business, the meeting closed at 8.05 pm

Approved _____

Date _____

David Brooker

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