

# GORING-ON-THAMES PARISH COUNCIL

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

**Meeting held on WEDNESDAY 20th July 2016 at 7:30pm,**

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

## MINUTES – PLANNING COMMITTEE

**Present:** Cllrs J Wills, L Reavill, M Bulmer, C Hall,

C Fox, Acting Clerk Planning, 2 members of the public

**Plan 16/60 Apologies for absence**

Cllrs Hancox, Brooker, Brown (Cllr Wills took the Chair in Cllr Brooker's absence).

**Plan 16/61 Declarations of interest**

Cllr Hall declared an interest in item 6.6 P16/S2256/HH 4 Fairfield Cottages, Farm Road as she was the architect.

**Plan 16/62 Public Forum**

Ms French stated she was present in relation to item 6.4 P15/S4367/FUL South Woden, Manor Road and was speaking on behalf of Mulberry Cottage. She said it seemed SODC were minded to approve the application now that certain modifications had been made to the application including reducing the height of the garage. Ms French said she was very concerned over the proposed chimneys which would block light to Mulberry Cottage and thought this would pose a negative impact and she thought the NPPF suggested infill such as this shouldn't happen. Cllr Hall however pointed out that it actually encourages infill and each application would be considered on its merits. Mrs French added she was worried over the impact on wildlife, the hedge, and noise and light pollution, she thought the impact would be greater than implied and she hadn't had much time to prepare her case.

**Plan 16/63 To approve the minutes of the meeting of 5<sup>th</sup> July 2016.**

The minutes were approved and signed.

**Plan 16/64 Matters Arising**

There were no matters arising.

**Plan 16/65 Applications**

Plan 16/65.1 **P15/S4367/FUL South Woden, Manor Road, Goring on Thames, RG8 9EB.** New house in grounds of main residence (as amended and amplified by location and block plans and site survey plans accompanying email from agent received 15 January 2016 and amended by drawings accompanying email from agent received 3 June 2016 and illustrated by drawings accompanying email from agent received 16 June 2016 reducing the size of the forward and rear projecting elements of the building and amplified by Glanville Technical Note – Highways and Transport dated April 2016 and proposed site plan drawing P/S01 Rev C accompanying email received 1

Approved \_\_\_\_\_

Date \_\_\_\_\_

David Brooker

50

July 2016).

Cllr Hall noted the drawings had been amended but not the site plan, she didn't think there was any improvement overall in fact one section of the proposed building was now encroaching more on Mulberry Cottage. She noted the distance was approx. 10m between the blank wall and Mulberry Cottage, and in another section approx. 12m which could be considered antisocial. Cllr Hall's view was the close proximity to Mulberry Cottage should be considered antisocial. Cllr Bulmer was against and thought previous comments still stood and Cllr Reavill could see no fundamental change and thought the proposal was gross overdevelopment of the site. Cllr Hall however said because of the NPPF which was encouraging infill in certain cases this argument may not be very strong and the criticism of the design in relation to the impact on Mulberry Cottage might prove more successful.

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

The Clerk to request Cllr Brooker/Brown attend the Committee meeting at SODC.

Action: Clerk

Plan 16/65.2 **P16/S2284/HH 7 Whitehills Green, Goring on Thames, Reading, RG8 0EB.** Single storey rear extension and internal alterations.

Cllrs noted the location of the plot and in fact considered the application could possibly have been actioned under permitted development. They could see no problems with the proposal and therefore voted unanimously to recommend the application for **APPROVAL**.

Plan 16/65.3 **P16/S2149/HH Quarrenden, Upper Red Cross Road, Goring on Thames, Reading, RG8 9BO.** Erection of a verandah at the front of the house.

Cllr Wills was unimpressed with the quality of the drawings but said the proposal was simply for a small extension, Cllr Reavill agreed the plans were of poor quality. It was noted there was a photograph included in the Design Statement. After further inspection of the plans/photograph etc Cllrs voted unanimously to recommend the application for **APPROVAL**.

Plan 16/65.4 **P16/S2251/HH 4 Elvendon Road, Goring on Thames, RG8 0DU.** A single storey timber building for use as a garden room.

Cllr Wills noted the application for the timber building appeared very similar to the one submitted for the recently considered river garden application, the drawing looked almost the same. It was noted no neighbours had commented and Cllr Wills was again unsure quite why it needed planning permission, Cllrs could see no problems with the proposal as long it was not used for residential purposes.

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

Approved \_\_\_\_\_

Date \_\_\_\_\_

David Brooker

51

*Cllr Hall left the room (and the meeting)*

Plan 16/65.5 **P16/S2256/HH 4 Fairfield Cottages, Farm Road, Goring on Thames, RG8 0AD.** Loft conversion.

Cllr Wills could see no problem with the proposal and it was noted there were no comments from neighbours.

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

Plan 16/65.6 **P16/S2176/FUL Bouchier Fencing Ltd, Whitehall, Reading Road, Goring on Thames, RG8 0QD.** The installation of 3 additional antennas of 3 new support poles, the installation of an additional equipment cabinet measuring (600x480x700mm), and the swap out on a like for like basis of an existing equipment cabinet measuring (600x480x700mm) and associated development thereto.

Cllrs voted unanimously for **NO STRONG VIEWS** on the application.

Plan 16/65.7 **P16/S2232/LDE Upper Gatehampton Farm, Gatehampton Road, Goring, RG8 9LY.** Certificate of Lawful Development for use of former agricultural barn as single dwellinghouse.

Cllrs discussed the letter from SODC which requested evidence that the property had been used in the last 4 years for residential purposes. If this could be proved from evidence submitted by the applicant then the development could be considered lawful. Cllrs agreed they were unhappy about this as the applicant had never submitted a formal application. They therefore did not consider the proposal was lawful and suggested the Clerk contact the Officer for further information.

Action: Clerk

**Plan 16/66 Matters arising from those minutes not on the agenda elsewhere**

There were no matters arising.

**Plan 16/67 SODC Decisions**

Plan 16/67.1 **P16/S0171/FUL Queens Arms, Reading Road, Goring on Thames, RG8 0ER.** Change of use of premises from class A4 (public house) use to Class A1 (retail) use along with 80 sq m rear extension. (As amplified by letter from Transport Planning Associates dated 21 March 2016 accompanying letter dated 24 March 2016 and Environmental Acoustic Assessment dated September 2014 by KR Associates accompanying e-mail from agent received 9 May 2016).

**GRANTED**

**P16/S1360/T56 Goring Fire Station, Icknield Road, Goring on Thames, RG8 0DL.** GPDO Application for proposed G4 upgrade to existing

Approved \_\_\_\_\_

Date \_\_\_\_\_

David Brooker

52

equipment.

**Prior approved is not required.**

- Plan 16/67.2 **P16/S1432/FUL Croft House, Limetree Road, Goring, RG8 9EY.**  
Variations of condition 2 on the application P15/S2067/FUL (Erection of new 5 bedroom detached dwelling with 3 parking spaces on garden land adjacent to Croft House with access).

**GRANTED**

- Plan 16/67.3 **P16/S1374/HH 16 Lockstile Way, Goring on Thames, RG8 0AL.**  
Proposed rear extension and internal reconfiguration of an existing 2 bed dwelling to provide a 3 bed dwelling with associated garden and façade upgrades to existing building.

**GRANTED**

- Plan 16/67.4 **P16/S1268/HH Chez Nous, 40 Gatehampton Road, Goring on Thames, RG8 0EP.** Proposed demolition of existing first floor side extension with new replacement. Proposed new ground floor pitched roofs over existing building. Proposed ground floor infill side extension and front porch. Proposed cladding and rendering of existing external walls. Proposed re-covering of existing roof with new slate tiling.

**GRANTED**

- Plan 16/67.5 **P16/S1754/HH Hawthornden House, Elmhurst Walk, Goring on Thames, RG8 9DE.** Convert existing garage to an annex for elderly mother. Addition of small porch to new entrance. Replacement of garage doors with some brickwork and some window screen. Materials and height to remain as existing.

**GRANTED**

- Plan 16/67.6 **P16/S1652/HH 2 Gatehampton Road, Goring on Thames, RG8 6EP.**  
Triple oak framed garage and wood store to replace existing store and workshop.

**GRANTED**

**Plan 16/68 West Berkshire applications**

Nothing had been noted of concern.

**Plan 16/69 Correspondence**

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**Plan 16/70 Site visits**

To see schedule

**Plan 16/71 Matters for further discussion**

The Clerk had not heard from Tim Small the Enforcement Officer at SODC in relation to Pips Barn. The Clerk to update the Planning Decisions schedule.

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

Approved \_\_\_\_\_

Date \_\_\_\_\_

David Brooker

53