

GORING-ON-THAMES PARISH COUNCIL

Authority to Hold Virtual Public Meetings

The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings (England and Wales) Regulations 2020 [LACP 2020] came into effect on the 4th April 2020

LAPCP 2020, allows for the use of Virtual Public Meetings until 6th May 2021, to enable local councils to continue to work and support their communities, and legally allow the council as a body to make decisions.

Please note, LAPCP 2020 also removed the requirement to hold an Annual Council Meeting during the month of May 2020. All appointments normally approved in the ACM now rollover to the next ACM in May 2021, with the current appointments and committees continuing by extension.

MINUTES OF A MEETING OF THE PLANNING COMMITTEE GORING ON THAMES PARISH COUNCIL Tuesday 25 August 2020 at 7.30pm, Virtual Meeting

Members Present:

Chairman Matthew Brown (MBr)
Members Lawrie Reavill (LR)
Bryan Urbick (BU)
John Wills (JW)
David Brooker (DB)
Sonia Lofthouse (SL)

Officers Present:

Clerk Laura White (LW)
Assistant Clerk Mike Ward (MW)

12 members of the public were present at the meeting

20/85 To receive apologies for absence

Mary Bulmer (MBu).

20/86 To receive declarations of interests

None declared

20/87 Public forum

No comments recorded

20/88 To approve minutes of the meeting held on 21 July 2020.

Resolved: The minutes were approved and signed.

20/89 Matters arising from those minutes not elsewhere on the agenda.

None identified.

Signed:

GORING-ON-THAMES PARISH COUNCIL

20/90 To review the following Applications:

1. **P20/S2239/HH - Primrose Cottage Fairfield Road Goring RG8 0EU** - Variation of condition 3 (Materials) - change existing house from red brick painted white to white render and change extension from white render to red facing brickwork on planning application P19/S2458/HH. Side and rear two storey extension.
Resolved: That GPC has no objections
2. **P20/S2304/HH - Primrose Cottage Fairfield Road Goring RG8 0EU** - New external staircase to existing outbuilding (it was noted that the closing date for responses to this application has passed)
Resolved: That GPC has a response: No residential use
3. **P20/S2349/FUL - Gatehampton Farmhouse Gatehampton Road Goring RG8 9LU** - Amendment to planning permission reference P19/S1283/HH, for changes to the first floor extension and revision to the garage building. Omission of basement to garage. Increase of garage length by 2m. Increase in garage height by 600mm. Revision to front elevation to include single door, circular window and facing flintwork.
Resolved: That GPC has no objections
4. **P20/S2373/FUL - Former Lloyds Bank High Street Goring RG8 9AT** - Change of Use of part A5 user class (Hot Food Takeaway) to A3 user class (Restaurant), Sui Generis use as taxi office and residential use at first floor to remain
Resolved: That GPC Objects for the following reasons:
 - Concerned that fire escape routes from the restaurant area have not been adequately considered
 - The signage (which has already been installed without planning permission) is not sensitive or appropriate to the conservation area in which the building is situated
 - There should be additional measures for mitigating the smell following complaints from neighbours
 - Not clear that there are sufficient recycling and waste facilities for the expanded business
5. **P20/S2452/HH – Thurle Down Bridle Way Goring RG8 0HS** - Extension of existing bungalow.(as amplified by bat report received 10 August 2020)
Resolved: That GPC has no objections
6. **P20/S2488/FUL – 43 Springhill Road Goring RG8 0BY** - Residential development of 52 dwellings including demolition of 43 Springhill Road, vehicular and pedestrian accesses, play area, public open space and associated landscaping and earthworks.
The Committee members thanked Enid Worsley and Mike Stares for their help in producing the document previously circulated outlining how the application relates to site GNP6 identified in the Neighbourhood Plan.
Resolved: That GPC Objects for the following reasons: As detailed in the attached document (Appendix A), and in addition:

Signed:

GORING-ON-THAMES PARISH COUNCIL

We do not consider that the travel statement, produced in 2016, fully addresses the impact of vehicle movement on Wallingford Road.

We are extremely concerned that although the travel statement obviously relates to the site, the overall impact of vehicle movement needs to be revisited due to the following:

- a. The travel statement indicates that the development will only generate 32 vehicles yet there is parking for some 118 vehicles, therefore we believe the number of vehicles to be seriously under estimated.
- b. Due to the change in the form of occupancy in Waltham Court, a multi occupancy development off Mill Road, the number of vehicles increased dramatically causing overspill into Mill Road, with these additional vehicles accessing Wallingford Road.
- c. The new Elegant Homes development off Icknield Road will generate further vehicles accessing the Wallingford Road.

The travel statement indicates speeds in excess of 40mph were recorded and the proposed development will add to the number of vehicles using the Wallingford Road, yet there is no proposal as part of the planning application to address this problem. We fully support the matters raised by the MIGGS submission which includes the need to provide safe crossing due to the problem of speeding along the Wallingford Road. The width of the pavement along the western side of Wallingford, which in some places is only 0.5m, has not been adequately addressed.

We believe that OCC Highways should consider the above matters and determine what needs to be done to reduce the impact of the significantly increased vehicle movement generated by the proposed new development, and the need for safe crossing points and adequate provision for mobility impaired citizens. Measures to help reduce speeding to below the 30 mph speed limit should also be agreed with the developer.

7. **P20/S2597/HH – 45 Springhill Road Goring RG8 0BY** – Convert existing garage a study (sic), add a loft dormer window to the rear and brick up existing side door entrance.
Resolved: That GPC has no objections

20/91 To note the following South Oxfordshire District Council decisions:

1. **P20/S0017/FUL – Heathercroft Elvendon Road Goring RG8 0DT** – Demolition of existing dwelling and outbuildings and the erection of three dwellings with detached garages. Associated landscaping works to include the formation of a new access (amplified and amended by plans and information received 23 April 2020)
(GPC No Objections but with comments) **Granted**

Signed:

GORING-ON-THAMES PARISH COUNCIL

2. **P20/S1471/HH – Waterfield Cottage, Manor Road, Goring RG8 9EN** - Raising of ridge and eaves height, replacement of rear bay window with rear glazed porch and replacement window to elevation 1.
(GPC No Objections but with comments) **Granted**
3. **P20/S1841/HH – 2 Cleeve Down Goring RG8 0HB** – Proposed front and rear single storey extensions.
(GPC No Objections) **Granted**
4. **P20/S2221/HH – 18 Heron Shaw Goring RG8 0AU** – First floor extension over garage (as amended by additional drawing 20080-P016 to provide parking details received on 16 July 2020).
(GPC Has a Response) **Granted**

20/92 To note Discharge of Conditions (DIS), Modifications of Planning Obligations (MPO) and Certificates of Lawful Development for the following applications:

1. **P20/S2681/DIS – Grange Court Grange Close Goring RG8 9DL** – Discharge of conditions 4(flood depth), 6(landscaping) & 11(archaeological watching brief) on P19/S2397/FUL. Alteration & extension of two existing apartments to form one single family dwelling, plus off-street parking
2. **P20/S2804/MPO – Land to the rear of Cleeve Cottages, Goring-on-Thames RG8 0DG** - Modification of the Planning Obligation of P16/S3001/O to read as follows: 1.2 not to allow or permit Occupation of "the sixth" dwelling until the Affordable Housing contribution has been paid to the District Council.

Both were noted.

20/93 To note and review planning applications and decisions reported by West Berkshire Council

None to note.

20/94 Affordable Housing

To review action from previous meeting: District Councillor Maggie Filipova-Rivers to invite an officer from SODC to meet with GPC to explain the policy. Action carried forward.

20/95 To review Community Infrastructure Levy (CIL) status / payments

Nothing to report.

20/96 To note reports of action by SODC in respect of enforcement notices and consider reporting issues not already being progressed by SODC

Items listed in Appendix 1 were duly noted.

Signed:

GORING-ON-THAMES PARISH COUNCIL

20/97 To consider any appropriate action to be taken concerning building activity at Nuns Acre Boathouse

It was reported that the owner had been trying to sort out drainage problems. There was no evidence of any untoward activity.

Resolved: No action necessary

20/98 To consider correspondence received

None.

20/99 Matters for future discussion

None.

20/100 To confirm the date of the next meeting – Tuesday 22nd September 2020

The Chairman declared the meeting closed at 20.20 hrs.

Abbreviations (where used):

GPC Goring on Thames Parish Council

OCC Oxfordshire County Council

MFR Maggie Filipova-Rivers

CIL Community Infrastructure Levy

NP Neighbourhood Plan

SODC South Oxfordshire District Council

Signed: