

GORING-ON-THAMES PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE GORING ON THAMES PARISH COUNCIL Tuesday 27 July 2021 at 7.30pm, Virtual Meeting

Members Present:

Chairman Matthew Brown (MBr)
Members David Brooker (DB)
John Wills (JW)

Officers Present:

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

1 member of the public was present at the meeting

21/67 To receive apologies for absence

Bryan Urbick (BU)
Lawrie Reavill (LR)
Sonia Lofthouse (SL)
Mary Bulmer (MBu)

21/68 To receive declarations of interests

None declared

21/69 Public forum

One MOP made representation on a matter not on the agenda..

21/70 To approve minutes of the meeting held on 27 April 2021.

Resolved: The minutes were approved and signed.

21/71 Matters arising from those minutes not elsewhere on the agenda.

None identified.

21/72 To note and retrospectively approve the responses to Planning Applications required between the holding of the last meeting and the holding of this meeting, under the special delegated authority arrangements approved at the meeting held on 24 April 2021, as listed in Appendix 1.

These were noted.

21/73 To review the following Applications:

1. P21/S2635/FUL Heathercroft Elvendon Road Goring RG8 0DT

Variation of condition 2 (Approved plans) in application P20/S0017/FUL. 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.

It was **resolved that GPC has a response:** *No objections but compliance with General Conditions should be requested*

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2 P21/S2821/FUL 7 Summerfield Rise Goring RG8 0DS

Erection of new dwelling on land adjacent to 7 Summerfield Rise.

It was **resolved that GPC has a response:** *No objections but compliance with General Conditions should be requested*

3 P21/S2879/HH 11 Holmlea Road Goring RG8 9EX

Porch, single storey extension to the rear and first floor extension to side over garage

It was **resolved that GPC has a response:** *Concerned about parking provision and compliance with General Conditions should be requested*

4 P21/S3070/HH 3 Cleeve Park Cottages Icknield Road Goring RG8 0DJ

Construction of a double storey side extension.

It was **resolved that GPC has a response:** *No objections but compliance with General Conditions should be requested*

5 P21/S3072/FUL Korobe Fairfield Road Goring RG8 0EX

Variation of condition 2(drawings) on application P21/S0251/FUL to provide improved wheelchair access and facilities for a wheelchair user living at the property. (Demolition of the existing dwellinghouse and construction of a new dwelling).

It was **resolved that GPC has no objections**

6 P21/S3084/HH Windrush 10 Lockstile Mead Goring RG8 0AE

The Erection of Single Storey timber clad detached garden room/outbuilding

It was **resolved that GPC has a response:** *Must not be for residential use*

7 P21/S3094/HH 98 Elvendon Road Goring RG8 0DR

Single storey front extension, first floor extension, front porch and associated changes to the fenestration and internal layout

It was **resolved that GPC has a response:** *No objections but compliance with General Conditions should be requested*

21/74 To note the South Oxfordshire District Council decisions listed in Appendix 2

All were noted

21/75 To note Discharge of Conditions (DIS), Modifications of Planning Obligations (MPO), Change of Use (N5B), Tree Preservation Orders (TPO), Screening Opinion (SCR) and Certificates of Lawful Development (LDP) listed in Appendix 3

All were noted

21/76 To approve the General Conditions to be attached to responses to all planning applications where it is deemed appropriate (Appendix 4)

The formatting of the document will be looked at.

Resolved: The document was approved.

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21/77 To note and review planning applications and decisions reported by West Berkshire Council - none to note.

21/78 **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.

MFR agreed to arrange for an Officer to give a presentation to the Full Council when Covid-19 restrictions permit this.

21/79 To review Community Infrastructure Levy (CIL) status / payments

None reported.

21/80 To note reports of action by SODC in respect of enforcement notices and consider reporting issues not already being progressed by SODC (listed in Appendix 5)

Noted.

21/81 To consider correspondence received: None received.

21/82 Matters for future discussion: None.

21/83 To confirm the date of the next meeting – Tuesday 24th August 2021, although it was suggested that the date be changed to Tuesday 17th August 2021. This would be confirmed subsequently.

The Chairman declared the meeting closed at 20.00 hrs.

Abbreviations (where used):

GPC	Goring on Thames Parish Council	CIL	Community Infrastructure Levy
OCC	Oxfordshire County Council	NP	Neighbourhood Plan
MFR	Maggie Filipova-Rivers	SODC	South Oxfordshire District Council
		MOP	Member of the Public

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APPENDIX 1 Responses to Planning Applications required between the holding of the last meeting and the holding of this meeting, under the special delegated authority arrangements approved at the meeting held on 24 April 2021

1. P21/S1348/FUL 1-12, 12A and 14-40 Towse Court Icknield Place Goring RG8 0DN

Removal of condition 7 (Personal Permissions) on planning application P11/S0098. (Redevelopment of Sheltered Accommodation with Extra Care Apartments for older people and associated Communal Facilities. (Including change of use of public highway and adopted footpath to private land).
Insufficient responses received.

2. P21/S1704/FUL Port Jareth Bridle Way Goring RG8 0HS

Demolition and replacement of existing leisure building
No objection so long as the general definition of an amenity building is observed

3. P21/S1797/HH 7 Milldown Road Goring RG8 0BA

Rear Extension to provide - Single Storey Link : Cloakroom / Utility Room / Desk space & Sunken Pavilion : Kitchen / Dining / Living space
No objections subject to attached general conditions being observed

4. P21/S1821/HH Field Place Bridle Way Goring RG8 0HS

Construction of an open-sided entrance porch
No objections

5. P21/S1860/HH Upper Gatehampton House Gatehampton Road Goring RG8 9LT

Variation of condition 2 approved plans on planning application P20/S4779/HH- Minor amendments to the rear elevation of the side extension Single storey side extension and alterations to existing garage to facilitate additional residential accommodation.
No responses

6. P21/S1903/FUL The Boathouse High Street Goring RG8 9AB

Construction of potting shed/gardening outbuilding *No objections*

7. P21/S2025/HH Jordleys Manor Road Goring RG8 9EN

Recladding, Single storey rear and front extensions and provision of open covered way to existing annex
No objections

8. P21/S2179/HH 5 Kings Mews Goring RG8 0BS

Loft conversion including installation of two roof-lights to the rear elevation, to form additional habitable space. *No objections*

9. P21/S2181/HH 4 Kings Mews Goring RG8 0BS

Loft conversion including installation of two roof-lights to the rear elevation, to form additional habitable space. *No objections*

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10. P21/S2185/MPO 22 Grange Close Goring on Thames RG8 9DY

Discharge of planning obligation relating to application P87/W0526 to remove or modify the occupation age restriction on the property.

No objections so long as the property remains 2-bedroomed maximum

11. P21/S2265/HH 36 Lockstile Way Goring RG8 0AL

Single storey rear extension.

No objections

12. P21/S2462/HH Upper Gatehampton House Gatehampton Road Goring RG8 9LT

Proposed erection of a three bay garage with use of the roof space as an office

No responses

13. P21/S2507/HH 17 Holmlea Road Goring RG8 9EX

Single storey front and rear extensions, dormer extension to rear first floor.

No objections except concerned that the roof and gutters of the side extension might overhang the boundary of the neighbouring property

14. P21/S2627/FUL 28 Holmlea Road Goring RG8 9EX

Demolition of existing dwelling. Erection of replacement dwelling with attached single garage.

Possible over-development – could easily become a 4+ bedroomed house. Grey cladding and roofing does not reflect the colour palette of the area. Colour of 1m high fencing not clear. Unneighbourly.

15. P21/S2688/HH 50 Springhill Road Goring RG8 0DA

First floor side extension, single storey rear extension and two new roof lights.

No objections but concerned that parking could become an issue and that it does not meet the villages' need for more 2/3 bedroomed houses, not fewer.

16. P21/S2705/HH 1 Holmlea Road Goring RG8 9EX

JoAn L-shaped, ground floor extension with a partly pitched, partly flat roof (with a fall). The existing garage, which is in a poor state of repair, will be demolished to make room for part of the extension.

Insufficient responses received.

17. P21/S2769/FUL Hartswood Manor Road Goring RG8 9EN

The replacement of the footbridge at Hartswood Manor boathouse.

In full support of the response sent by MIGGS on the SODC Planning website (Jessamine Cottage date 1.7.21)

18. P21/S2772/HH Icknield Lodge Icknield Road Goring RG8 0DG

1-Storey side extension External remodeling and associated works

Insufficient responses received.

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APPENDIX 2 SOUTH OXFORDSHIRE DISTRICT COUNCIL DECISIONS

1. P21/S0712/FUL Thurle Down Bridle Way Goring RG8 0HS

Variation of conditions 2 (approved plans) on application P20/S3979/FUL - for the addition of a basement floor to be incorporated into the approved scheme, to afford additional recreational living space, plus the addition of ground floor stairwell access to the basement on the southeast elevation. Demolition of existing dwelling house and construction of replacement dwelling complete with associated external works (as amended by plans received on 15 April 2021 altering access to the basement by proposed site and location plan ref 1 102A).

Granted. (GPC No Objections)

2. P21/S0869/HH 5 Red Cross Road Goring RG8 9HG

Part demolition of single storey wing. Erection single storey rear extension.

Granted. (GPC No Objections)

3. P21/S1064/HH 30 Milldown Road Goring RG8 0BA

Demolition of existing conservatory and replace with single storey rear extension, install new roof finish and rooflights above kitchen and lower existing window cill to create doorway.

Granted. (GPC No Objections)

4. P21/S1172/HH Flat 2b Carlton Lyndhurst Road Goring RG8 9BL

New first floor rear elevation window to Flat 2B en suite Bathroom.

Granted. (GPC No Objections)

5. P21/S1184/HH 1 Grange Close Goring RG8 9DY

Erection of a 1.5m close board fence (hedge retained behind). (As amended by drawing elevation plan received 14 May 2021, reducing the height of the fence).

Granted. (GPC had a response)

6. P21/S1202/HH 13 Lycroft Close Goring RG8 0AT

Single storey rear extension, internal reconfiguration, changes to fenestration

Granted. (GPC No Objections)

7. P21/S1484/FUL The Orchard Manor Road Goring RG8 9DP

Variation of condition 2 (Approved plans) in application P20/S2910/FUL to construct a ed link between the proposed dwelling house and the existing ancillary building and a temporary widening of the existing access during construction. Erection of single-storey dwelling and conversion of existing dwelling to provide ancillary residential accommodation.

Granted. (GPC No Objections)

8. P21/S1495/HH 2 Cleeve Down Goring RG8 0HB

Demolition of conservatory and erection of new single storey rear extension

Granted. (GPC No Objections)

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9. P21/S1797/HH 7 Milldown Road Goring RG8 0BA

Rear Extension to provide - Single Storey Link : Cloakroom / Utility Room / Desk space & Sunken Pavilion : Kitchen / Dining / Living space

Granted. (GPC had a response)

10. P21/S1821/HH Field Place Bridle Way Goring RG8 0HS

Construction of an open-sided entrance porch

Granted. (GPC No Objections)

11. P21/S1860/HH Upper Gatehampton House Gatehampton Road Goring RG8 9LT

Variation of condition 2 approved plans on planning application P20/S4779/HH- Minor amendments to the rear elevation of the side extension Single storey side extension and alterations to existing garage to facilitate additional residential accommodation.

Granted. (GPC No responses)

12. P21/S1903/FUL The Boathouse High Street Goring RG8 9AB

Construction of potting shed/gardening outbuilding

Granted. (GPC No Objections)

13. P21/S2179/HH 5 Kings Mews Goring RG8 0BS

Loft conversion including installation of two roof-lights to the rear elevation, to form additional habitable space.

Granted. (GPC No Objections)

14. P21/S2185/MPO 22 Grange Close Goring on Thames RG8 9DY

Discharge of planning obligation relating to application P87/W0526 to remove or modify the occupation age restriction on the property.

Granted. (GPC had a response)

15. P21/S2181/HH 4 Kings Mews Goring RG8 0BS

Loft conversion including installation of two roof-lights to the rear elevation, to form additional habitable space.

Granted. (GPC No Objections)

16. P21/S2265/HH 36 Lockstile Way Goring RG8 0AL

Single storey rear extension.

Granted. (GPC No Objections)

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APPENDIX 3 Discharge of Conditions (DIS), Modifications of Planning Obligations (MPO), Change of Use (N5B), Tree Preservation Orders (TPO), Screening Opinion (SCR) and Certificates of Lawful Development (LDP)

1 P21/S3056/DIS Upper Gatehampton House Gatehampton Road Goring RG8 9LT

Discharge of condition 4(Bat Survey) on application P21S1860/HH. (Variation of condition 2 approved plans on planning application P20/S4779/HH for minor amendments to the rear elevation of the side extension (Single storey side extension and alterations to existing garage to facilitate additional residential accommodation)).

2 P21/S2981/DIS Land to the Rear of Cleve Cottages Icknield Road Goring RG8 0DG

Discharge of conditions 11 (details of refuse and recycling) & 14 (management plan for the remaining calcareous grassland) in application P20/S0767/FUL. Erection of four terraced dwellings, including one affordable dwelling, with associated parking and amenity space. As amended by revised site plan, drawing no 3164-322D and as clarified by additional information in respect of ecology, tree pits, flood risk and affordable housing.

3 P21/S2924/DIS Thurle Down Bridle Way Goring RG8 0HS

Discharge of conditions 4 (Tree Protection), 8 (Surface water drainage works) & 9 (Foul drainage works) in application P21/S0712/FUL. Variation of conditions 2 (approved plans) on application ref. P20/S3979/FUL - for the addition of a basement floor to be incorporated into the approved scheme, to afford additional recreational living space, plus the addition of ground floor stairwell access to the basement on the southeast elevation. Demolition of existing dwelling house and construction of replacement dwelling complete with associated external works

4 P21/S2940/DIS The Boathouse High Street Goring RG8 9AB

Demolition of existing fire damaged dwelling and boathouse. Application for replacement dwelling out of the floodplain. (As amended by drawings received 20 March 2019). P19/S0336/FUL Conditions(s) 11 - External Lighting Design

5 P21/S2735/DIS Land to the east of Manor Road to the south of Little Croft Goring

Discharge of condition 31(Archaeological WSI) on application P19/S2923/O (Erection of 20 dwellings and associated works with all matters reserved except for access).

6 P21/S2488/DIS Korobe Fairfield Road Goring RG8 0EX

Discharge of condition 3 (Surface Water Drainage) on planning application P21/S0251/FUL. (Demolition of the existing dwelling house and construction of a new dwelling.) Prior to the commencement of development, a full surface water drainage scheme in accordance with the surface water drainage hierarchy as set out in Part H of the Building Regulations, including details of the size, position and construction of drainage works, shall be submitted to, and approved in writing by, the Local Planning Authority. In accordance with non-statutory SuDS guidance a) the drainage scheme shall as a minimum be designed to accommodate a 1 in 30 year storm + 40% CC and b) the application site will contain all surface water up to and including a 1 in 100 year storm + 40% CC. The drainage scheme shall be

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implemented in accordance with the approved details prior to the occupation of the development hereby approved.

7 P21/S2290/DIS 2 Elvendon Road Goring RG8 0DU

Discharge of conditions- 3 (Schedule of Materials) & 8 (Contaminated Land (preliminary risk assessment)) in application P19/S1832/FUL. Demolition of existing boiler showroom and erection of two new semi-detached dwellings and associated external works.

8 P21/S1801/DIS Dorvic Fairfield Road Goring RG8 0EX

Discharge of conditions 7 (Lighting) & 8 (Balcony & Balustrades) on planning application P20/S0372/FUL Demolish and replace the existing dwelling. Erection of replacement dwelling house.

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APPENDIX 4

GORING-ON-THAMES PARISH COUNCIL PLANNING COMMITTEE

GENERAL CONDITIONS REQUIRED TO BE OBSERVED

PLANNING APPLICATION REFERENCE.....

Development owners /managers must ensure the following is adhered to on the site and surrounding area to show consideration to the impact on the community and environment:

Informing, respecting and showing courtesy to those affected by the work and following strict working hours which must not be exceeded together with the following conditions:

- 7.30am to 6pm from Monday to Friday
- 8am to 1pm on Saturdays
- no noisy works on Sundays and Bank Holidays
- To clearly and regularly communicate with the neighbours and those affected as to any event that may cause others disruption (e.g. large deliveries, an increase in extra vehicles on-site/in the area, noisy works, etc)
- Minimising the impact of deliveries, parking and work on the public highway including footpaths. In addition construction related vehicles visiting or leaving the site are to avoid using the High Street, Glebe Ride and Station Road when entering or leaving Goring.
- Identifying, managing and promoting environmental issues.
- Seeking sustainable solutions, including minimising waste, the carbon footprint and resources expended.
- Minimising the impact of vibration, and air, light and noise pollution.
- Protecting the ecology, the landscape, wildlife, vegetation and water courses.
- Repair and reinstate any damage to verges, planting, footpaths and highways impacted by development, including the coordination repair, reinstatement and remuneration of any damages to services (phone, water, sewage, power, gas).

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APPENDIX 5 CURRENT SODC ENFORCEMENT NOTICES

Please note this information has been compiled from the Enforcement Notices register on the SODC Planning website. We are aware that the register may not be completely up to date.

- 1 **SE19/463 (28.8.19)**: Without planning permission the material change of use of a residential property to a mixed use comprising 1) residential; and 2) parcel delivery hub. Status as at 18.7.21: Site visited 9.12.19, 12.5.21. Case closed: voluntary compliance
- 2 **SE19/552 (15.10.19)**: Breach of condition 13 of planning permission P19/S0538/FUL (tree protection measure). Status as at 18.7.21: Site visited 16.07.20. Case closed: no breach
- 3 **SE20/6 (6.1.20)**: Without planning permission the erection of a building (see the attached plan showing the enforcement site on the island just south of Goring Bridge). Status as at 18.7.21: Letter sent 5.5.20. Site visited 20.5.20, 1.10.20. 'Monitoring' (no change from previous report).
- 4 **SE20/204 (11.6.20)**: Use of the land for residential purposes in breach of an extant enforcement notice. Status as at 18.7.21: Site visited 16.2.21. 'Investigation' (no change from previous report).
- 5 **SE20/224 (25.6.20)**: Without planning permission the installation of an air conditioning unit. Status as at 18.7.21: 'Investigation' Site visited 19.3.21.
- 6 **SE20/404 (9.11.20)**: Development not built in accordance with the approved plans for P19/S1699/FUL Additional flues on roof. Status as at 18.7.21 'Investigation' Site visited 30.3.21.
- 7 **SE20/416 (20.11.20)**: Without planning permission the extension of a building housing flats. Status as at 18.7.21 'Investigation' (no change from previous report). **Note:** a retrospective planning application has been submitted and granted (P20/S4603/HH).
- 8 **SE21/24 (21.1.21)**: Building not built in accordance with the approved plans for P20/S0665/FUL. Status as at 18.7.21 'Investigation' (no change from previous report)
- 9 **SE21/30 (29.1.21)**: Without advertisement consent display of oversized signage. Status as at 18.7.21 'Investigation' Remove/Apply letter sent 15.7.21.
- 10 **SE21/42 (5.2.21)**: Without planning permission the material change of use of land from agriculture to residential including the siting of a caravan. Status as at 18.7.21 'Investigation' Site visited 16.2.21

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- 11 **SE21/114 (24.4.21):** Without planning permission the material change of use of land from agriculture to residential and formation of new access and track. Status as at 18.7.21 'Investigation'
- 12 **SE21/192 (12.5.21):** Gateway not built in accordance with the approved plans for P19/S1853/FUL. Status as at 18.7.21 'Investigation'
- 13 **SE21/213 (8.6.21):** Without planning permission the use of flat roof as a balcony with balustrade. Status as at 18.7.21 'Investigation'
- 14 **SE21/231 (5.7.21):** Without planning permission the material change of use of land from equestrian to a mix of equestrian and industrial storage. Status as at 18.7.21 'Investigation'
- 15 **SE21/243 (14.7.21):** The erection of outbuildings and shelters outside the parameters of Part 6, Class B of GPDO. Status as at 22.7.21 'Investigation' (This may be a Goring Heath application which has erroneously appeared on a search for Goring).

Signed: