



GORING-ON-THAMES PARISH COUNCIL

Minutes of a Meeting of the Planning Committee of the Goring-on-Thames Parish Council

Tuesday 09th August 2022 at 19:30, Gardiner Pavilion

Public Participation :

MoP1: P22/S2363/FUL MoP owns a cottage directly opposite the site, she is talking on behalf of 3 people that live around the plot. The Goring neighbourhood Plan and supplementary document's restrictions should be upheld in connection with these houses. All three houses are very large and deeper than their frontage, they would therefore be very obvious from the Wallingford Road and affect the AONB. The large area of flat roof, which is not fitting with any other houses, would definitely be visible on the wider views. The houses build line has been brought forward and the proposed new houses would become more imposing for local residents. There are no highways reviews, the concern is of the large wide driveway which would service two large houses and sits between existing properties' driveways. Furthermore, this entrance would be on a blind bend. GNP6 has guidance on house mix (policy 6) which has not been applied or taken into consideration in this application. Sitting on an elevation creates light pollution concerns, along with large glass frontages. Would the basements cause issues with tree roots and drainage – what is a foul drainage pipe this is not explained in the plans?

MoP2: 76 Wallingford Road, consultation representing the owners of the property. The self-build house will become a dwelling for the family and the existing house would become a house for aging relatives. The garden does not meet the definition of a natural orchard, according to a report commissioned by the applicant. In addition, a transport consultant has planned to widen and improve the safety of driveway access. The applicant is seeking to ensure that the new house fits in with the existing landscape by ensuring the height of the house is slightly lower than typical new builds, with careful planting to screen off the new house from other residents. The dwelling would be built using sustainable materials with an aim to increase the biodiversity of the plot as a whole.

MoP3: P22/S2477/FUL, I would like to see the Parish Council supporting our neighbouring Parish Councils in their objection, it is not in keeping with the AONB, due to the visual impact on the surrounding areas.

Members Present:

Vice-Chairman: Cllr D Brooker (DB) [Chaired the Meeting in the Absence of the Committee Chair]
Members: Cllr J Wills (JW)
Cllr L Reavill (LR)
Cllr J Emerson (JE)

Officers Present:

Assistant Clerk Mrs S Archer (SA)

Members of the Public and Press: at least 6

The meeting started: 19:43



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22.14.1.01 To receive apologies for absence and to approve the reasons given. [LGA 1972 s85(1)]

Apologies were received from Cllr S Lofthouse and Cllr A Smith

Resolved: Approved Unanimously

22.14.2.01 Declarations of Interests [LA 2011 s31]

Member to declare any interests, including Disclosable Pecuniary Interest they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct and to consider any prior requests from members for dispensations that accord the Localism Act 2011 s33(b-e). (NB this does not preclude any later declarations)

None

22.14.3.01 To consider requests for Dispensations [LA 2011 s33]

None

22.14.4.01 To approve the minutes of previous committee meetings [LA 1972 Sch 12. Para 41(1)]

22.14.4.01. Meeting held on 26th July 2022

Resolved: It was agreed by majority the minutes were an accurate record of the meeting and they were duly signed.

22.14.4.02. Matters arising from the minutes not elsewhere on the agenda.

None

22.14.5.01 To consider applications and approve response to planning authority.

22.14.4.01. P22/S0924/FUL – Ridgeway Rise, Goring, RG8 0JY - AMENDED

Erection of a detached two-storey house and detached garage. (As amended by additional information received 22 July 2022.) (Consultation date XX)

The new entrance removes an important passing spot on the road.

Resolved: Approved Unanimously to Object and submit the response: this will change the appearance of the ridgeway path / bridleway significantly for residents and walkers of this national path. Re-siting the garage to a less conspicuous location would be preferred. The new entrance removes an important passing spot on the road

22.14.4.02. P22/S0671/HH – Haydown, Elvendon Road, Goring, RG8 0DT

Proposed side extension. of single storey side extension. (Consultation end date 9th August)

Resolved: Approved Unanimously to Object and submit the response: The Parish Council acknowledges the applicants have removed a dormer and added obscured glass in the windows, and there is now a tree



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report; however, the Parish Council still OBJECTS to this application. We continue to do so as it does not change the fact that we have reasonable concerns this is over development. There, is still potential overlooking from east facing windows and rooflights adjacent to the boundary.

22.14.4.03. P22/S1992/FUL – 2 Elvendon Road, Goring, RG8 0DU - AMENDED

Variation of condition 2 (Approved Plans) in application P19/S1832/FUL. Addition of window and garden room, change of external material finish to better fit with street scene. (As amended by plan PA001 dated 29 June 2022 which reflects what has been built on site & as amended by composite plan 8725 PA001 received 18 July 2022 and as amplified by overlay drawing and photos received 29 July 2022) Demolition of existing boiler showroom and erection of two new semi-detached dwellings and associated external works. (Consultation end date 15th August)

Resolved: Approved Unanimously to Object and submit the response: Goring-on-Thames Parish Council object: The 2-m different location of the built house has already had an adverse effect on the neighbours. The addition of further windows or movement of approved ones, unless to mitigate neighbour's concerns, should not be approved. Also any window/glass that may nevertheless be approved on the side next to 4 Elvendon Road should have obscured glass

22.14.4.04. P22/S2363/FUL – Land off Wallingford Road, Goring, RG8 0HL

Erection of three detached houses. (Consultation end date 15th August)

The original application was part of the GNP6 site and all of the conditions imposed should be applied to this application. There are no street scenes available for the full application.

Resolved: Approved Unanimously to Object and submit the response as detailed in **Appendix A** to these Minutes.

22.14.4.05. P22/S0003/RM – Land to the east of Manor Road to the south of Little Croft Manor Road, Goring, RG8 9EJ - AMENDED

Reserved Matters application for Appearance, Layout, Landscaping and Scale following Outline approval P19/S2923/O. Outline application was not subject to an environment impact assessment. (Erection of 20 dwellings and associated works). (Consultation end date 10th August)

Site Plan Amendments:

- *Plot 10-11 Floor Plans/elevations- Layout revised to provide improved surveillance, Porch and first floor rear window revised.*
 - *Plots 16-17 Floor Plan/elevations - Additional side window provided.*
 - *Cycle Parking Plan - Visitor cycle parking stands now shown in meadow close to amenity grassland area and art installation.*
- Landscape Plan Amendments:*
- *Boundary/Fencing Plan - Showing new post and rail fencing to side of Plot 11 and revised "hit & miss" fencing to rear of Plot 1, 2, 3 and 4, pictures provided for all fence types.*
 - *Planting Plan - Planting Mixes -Specifying new shrub planting.*
 - *Planting Plan - Hedging and Trees -Specifying new hedge planting outside Plot 4 and 18 walls and adjoining Plot 11, show where low level hedging is proposed to improve surveillance.*
 - *Hardworks Plan & Landscape Strategy - Updated to reflect above changes.*

Amendments resolved the concerns around crime prevention, minor technical amendments



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Resolved: Approved Unanimously to support and submit the response: GPC continue to fully support this Reserved Matters application subject to its previous statement that “This support is subject to the 34 conditions in the SODC Decision Notice being met and a document plan to prevent construction traffic parking anywhere in Manor Road or neighbouring roads”

22.14.4.06. P22/S2705/O – 76 Wallingford Road, Goring, RG8 0HN

Demolition of existing garage and erection of a one self-build detached dwelling with associated access arrangements, in addition to the erection of a new garage for the retained dwelling. (Consultation end date 19th August)

This application is premature, as GNP6 is not yet approved. The application forms back land development and contravenes SODC LP2035 Policy LP H16.3.iii. Approval would extend the built limits of the village. The application claims it does not have a traditional orchard, there are photos that make it clear it is an orchard from Rightmove pictures in 2015, and it has not been looked after in the new owners’ hands. The development would affect the orchard that remains.

Resolved: Approved Unanimously to Object and submit the response:

Goring Parish Council OBJECTS to this application on the terms set out below:

1) The application is backland development contravening policy H16.3iii of the SODC Local Plan 2011-2035 which requires applicants “to demonstrate that the development would not extend the built limits of the settlement.” This will not be possible until there is development to the east. ie on the manege and/or GNP6. The application is therefore premature and should not be granted permission on the assumption/expectation that future development will take place on its eastern boundary.

2) The application claims that the rear garden no longer has Priority Habitat Traditional Orchard status. In fact the orchard's designation and boundary is recorded at Natural England Traditional Orchards HAP (Provisional) (England) – “a spatial dataset that describes the geographic extent and location of the UK Biodiversity Action Plan traditional orchard priority habitat in England.” <https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::traditional-orchards-haprovisional-england/explore?location=51.530890%2C-1.131258%2C17.00>

That site defines a Traditional Orchard Priority Habitat as: *"For the purpose of the inventory, traditional orchards are defined as sites where at least five fruit trees must be present with no more than 20m between their crown edges. Traditional orchards are managed in a low intensity way with the orchard floor grazed or mown for hay and with little or no chemical input."*

The front page of the applications ECO2490d - Land at 76 Wallingford Road - Report.pdf shows what still looks like an orchard to the Parish Council. The bungalow was sold to the current owner in 2015, at which point the 3 accompanying photographs (from RightMove) show it was clearly then managed as a traditional orchard.

Whilst recent photographs in the application show that the grass beneath the trees has been fertilised and mowed and turned into an amenity space/garden, the fact that the owner has neglected to treat it as a



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protected traditional orchard is no reason to remove that designation. Rather the owner should restore and reinstate the orchard to its pre-2015 condition, in line with its protected status rather than seeking permission to build in the area.

If nevertheless a building was eventually built its very presence in the remaining orchard would tend to destroy, not enhance as claimed, the remaining traditional orchard.

22.14.4.07. P22/S2477/FUL – Land at Icknield Gas to Grid Anaerobic Digestion Plant, Icknield Road, Ipsden, OX10 6AS

Construction of a green energy hub comprising a standalone solar array together with grid connection infrastructure, underground cable route, site accesses, access gates, internal access tracks, security measures, other ancillary infrastructure and landscaping and biodiversity enhancements. (Consultation end date 17th August)

Goring P.C is not a statutory commenter on this application, but as it is a neighbouring application of interest it will be discussed.

Believe the benefits outweigh the minor visual impact in the ANOB, it is right next to a development and is making the development bigger, why is it being built in the ANOB, when it could be built in a non AONB area.

Resolved: Approved by majority that we do not object and submit the response: GPC have no objections to the application as we believe the benefits outweigh the minor visual impact on the AONB.

22.14.4.08. P22/S2711/HH – Beech Cottage, 28 Gatehampton Road, Goring, RG8 0EP

Shed for storage / potting shed for seed and plant propagation. Bike cover is a shelter for our push bikes and has no floor or sides. Using recycled windows and doors (Consultation end date 23rd August)

Resolved: Approved Unanimously to support and submit the response: No Objections and attached the general planning informative

22.14.4.09. P22/S2073/DIS – 7 Summerfield Rise, Goring, RG8 0DS

Discharge of conditions 3 (Surface water), 4 (Foul water), 5 (Boundary treatments) & 6 (Landscaping scheme) in application P21/S2821/FUL. Erection of new dwelling on land adjacent to 7 Summerfield Rise. (This application is not subject to public consultation however it is sometimes necessary for the council to consult professional bodies)

Noted

22.14.6.01 To note planning authority decisions on applications.

None to report.



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22.14.7.01 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)

None

22.14.8.01 To review Community Infrastructure Levy (CIL) status / payments

Payment received in April 2022 was at the expected value of £23,837.31.

Expected Values: October 2022: £11,854.30; April 2023: £3,451.09

No Comments

22.14.9.01 To consider correspondence received

None

22.14.10.01 Matters for future discussion

None

22.14.11.01 To confirm the date of the next meeting – Tuesday 23rd August 2022 (4th Tuesday of the Month)

Confirmed.

The Meeting Closed at 20:20