



GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 12th July 2022 at 19:30, Gardiner Pavilion

Public Participation:

None

Members Present:

Chairman	Cllr S Lofthouse (SL)
Vice-Chairman	Cllr D Brooker (DB)
	Cllr J Wills (JW)
	Cllr L Reavil (LR)
	Cllr B Urbick (BU)

Officers Present:

Assistant Clerk	Mrs S Archer (SA)
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Members of the Public and Press: 0

The meeting started: 19:30

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

Apologies were received from Cllr J Emerson

Resolved: Approved Unanimously

**22.08.2.01 Record Councillor Substitutions, allowed under the Terms of Reference of this Committee
[LGA 1972 s85(1)]**

Cllr B Urbick is substituting for Cllr J Emerson

Resolved: Approved Unanimously



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22.08.3.01 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

22.08.4.01 To consider requests for Dispensations [LA 2011 s33]

None

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

22.08.5.1. Meeting held on 28th June 2022

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

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

None

22.08.6.01 To consider applications and approve response to planning authority.

22.08.6.1. P22/S1992/FUL – 2 Elvendon Road, Goring, RG8 0DU

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.) Demolition of existing boiler showroom and erection of two new semi-detached dwellings and associated external works.

To note the comments from 4 Elvendon road, the have apparently built this in the wrong place, which is having a knock-on effect, and are now overlooking the properties to the back. The obscure glazing has been removed; the neighbour has tried to inform the planning officers from November regarding the build being not as per the plans.

Resolved: Approved Unanimously to Object and submit the response, unneighbourly by not being built in the correct position therefore creating a direct impact on number 4, the additional windows and removed of obscured glass is not acceptable due to loss privacy. We believe these objections have already been brought to the Planning Officers at the end of last year by the neighbour.

22.08.6.2. P22/S2204/HH – White Hill Lodge, Reading Road, Goring, RG8 0LL

Detached 3-bay single-storey oak framed garage to replace existing shed

Resolved: Approved Unanimously to support and submit the response: No objections on the provision that should provide site plan of the exact location and the tree officer agrees.



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22.08.7.01 To note planning authority decisions on applications.

All the below were noted.

22.08.7.1. P22/S1521/FUL – Grove Farmhouse, Grove Road, Goring, RG8 0LT– **GRANTED**

Erection of 24 ground mounted solar panels in two parallel rows in paddock to the rear of Grove Farmhouse. Solar panels for the domestic use by Grove Farmhouse. Each row will be 12m long and 1.8m deep tilted towards the sun at approximately 30 degrees.

GPC Planning Previous Response: The Parish Council has No Objections to this planning application subject to the solar planners being restricted to the 24 panels proposed, that they are screened by fast growing native species of hedging to protect the view in the AONB and attached the general planning informative.

22.08.7.2. P22/S1657/HH – Thorpeland, Elmhurst Road, Goring, RG8 9BN – **GRANTED**

Conversion of existing detached garage to habitable space. Application of horizontal cladding & rendering to some walls & chimney.

GPC Planning Previous Response: No objections.

22.08.7.3. P22/S1492/HH – Wey Cottage, 2 Manor Road, Goring, RG8 9DP– **GRANTED**

Demolition of existing pre-fabricated garage. Replacement with an oak timber frame garage

GPC Planning Previous Response: No objections.

22.08.7.4. P22/S0785/HH – Stow House, Thames Road, Goring, RG8 9AL– **GRANTED**

Demolition of the single storey rear wing of Stow House and an existing outbuilding, removal of the swimming pool and the existing northern section of driveway and the erection of a one and a half storey outbuilding, consisting of a garage with ancillary accommodation. (As amended by tree information received 13 May 2022).

GPC Planning Previous Response: With reference to P22/S0788/FUL Goring-on-Thames Parish Council Planning Committee also OBJECT to this application. The application does not respect Policy 3 from the Goring Neighbourhood Plan, and is over development for this area; the houses are also too tall and oppressive to the neighbours; contravening neighbourhood plan policy 16. This is a Victorian area and developments should be in this style. It is felt is also contravenes the infill policy, GNP Policy 2; due to the size and the proposed development does not have appropriate access for refuse and other deliveries. The proposals do not comply with the Oxfordshire parking policy and Policy 19 from the neighbourhood plan. The development also removes a vital ecological corridor which is against Policy 12 of the NP. The development is also adjacent to the Ridgeway Path and should have regard for Policy 20 of the neighbourhood plan. Should the application be approved, access via a different road should be given consideration. The entire development of this site needs to be reconsidered to be in line with the various applicable policies for the area. There are other locations in the village where developments such as this (for example Thames Bank; Court Gardens) have worked successfully. It is noted that the developer was asked to consultation the parish council and to date; no consultation has been sought

22.08.7.5. P22/S1848/HH - 1 Grange Close, Goring, RG8 9DY – **GRANTED**

Proposed installation of a 15 panel solar PV system to the front/south facing roof pitch of property.

GPC Planning Previous Response: Goring-on-Thames Parish Council OBJECTS to this application. This property is in the Conservation Area. Planning guidance states solar panels should not be installed at the front of any building in the Conservation Area, these panels would be seen from the road

22.08.7.6. P22/S1813/HH - Spring Hill, 70 Wallingford Road, Goring, RG8 0HN – **GRANTED**

Single storey rear extension.

GPC Planning Previous Response: No objections



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22.08.8.01 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)

All the below were noted

22.08.8.1. 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.

22.08.9.01 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

22.08.10.01 To consider correspondence received

Correspondence received regarding Stow House application for the erection of 4 houses, will the PC be consulted for the meeting with the SODC, would County Council Cllr be open to discussion with the PC to get the villages views across at the meeting.

The recommendation from the pre ap officer was that the developers to discuss with the parish council to come to an agreeable development.

Action: Assistant Clerk to email conservation specialist, District Cllr and Cllrs present to set up a meeting to discuss united approach to SODC committee meeting next week.

22.08.11.01 Matters for future discussion

None

22.08.12.01 To confirm the date of the next meeting – Tuesday 26th July 2022 (4th Tuesday of the Month)

Confirmed.

The Meeting Closed at 19:58