



GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 24th January 2023 at 19:30, Gardiner Pavilion

Public Session – Prior to the Start of the Meeting

MoP1 & 2: Here to speak on Construction Traffic Management Plan at the appropriate moment.

Members Present:

Chair	CLlr S Lofthouse (SL)
Vice-Chair	CLlr D Brooker (DB)
Members	CLlr C Ratcliff (CR)
	CLlr J Wills (JW)

Officers Present:

Assistant Clerk	Mrs L White (LW)
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Public and Press: 2

Meeting started 19:31

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

Apologies were received in advance of the meeting from Cllrs J Emerson & A Smith. Cllr L Reavill was also absent.

Resolved: The reasons given were unanimously approved.

22.35.1.1. To Record Councillor Substitutions, allowed under the Terms of Reference of this Committee.

None.

22.35.2. Declarations of Interests [LA 2011 s31]

None.

22.35.3. To consider requests for Dispensations [LA 2011 s33]

None.

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

22.35.4.1. Meeting held on 10th January 2023

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



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22.35.5. To consider applications and approve response to planning authority.

22.35.5.1. P23/S0093/LDP – Jordleys, Manor Road, Goring, RG8 9EN

Certificate of Lawfulness for a proposed rear single storey extension.

Resolved: Unanimously Approved to submit the response: NO OBJECTIONS.

22.35.5.2. P23/S0062/HH – Gattendon Lodge, Gatehampton Road, Goring, RG8 9LU

Front two and single storey extension, roof extension, dormer windows and entrance canopy. Remove and replace single storey side extension Rear single storey extension and roof extension.

The property was originally 2 cottages. Main point, needs to keep the existing brick and flint in line with the Conservation Area. It would be an improvement on the current side extension.

Assistant Clerk to ask if a conservation officer should be assigned.

Resolved: Unanimously Approved to submit the response: NO OBJECTIONS, happy with the pre application advice which should be adhered to, and attach the general planning informative.

22.35.5.3. P23/S0083/HH – Westwood, Elmhurst Road, Goring, RG8 9BN

Rear single storey extension. Conversion of garage. Door canopy rebuilt as pitch roof.

Assistant Clerk to ask if a conservation officer should be assigned, as this is the last house before the conservation area boundary.

Resolved: Unanimously Approved to submit the response: NO OBJECTIONS and attach the general planning informative.

22.35.5.4. P23/S0051/S73 – 2 Fairfield Cottages, Farm Road, Goring, RG8 0AD

S73 application to vary condition 2 (approved plans) on application P15/S3970/HH. Window added to bathroom on the south elevation of No 2. Wide patio doors replaced with a pair of doors in dining room on south elevation of No 2. Attic room and dormer windows deleted from No 2. (Rear two storey extension to three dwellings, with internal alterations including loft conversions).

Resolved: Unanimously Approved to submit the response: NO OBJECTIONS, and ask that the bathroom glass be obscured and attach the general planning informative.

22.35.5.5. P23/S0095/HH– 34 Elvendon Road, Goring, RG8 0DU

Proposed loft conversion including new roof over. Link dwelling to existing rear garage outbuilding.

It was commented that the house has already been extended, and this would result in a very large house on the plot.

Resolved: Unanimously Approved to submit the response: OBJECTS, it is unneighbourly, overlooking and overdevelopment of the plot as it has already been extended. Should this application be approved we attach the general planning informative.



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22.35.5.6. P22/S4607/HH– The Mill Cottage, Lock Approach, Goring, RG8 9AD

Proposed amendments to pre-existing planning approval including adjustments to plan configuration of new day room and entrance hallway. Refinement to previously proposed fenestration and door arrangements and the introduction of a new garden wall to form new semi-private courtyard to entrance. Amendments to roof structure of previously approved scheme.

Resolved: Unanimously Approved to submit the response: NO OBJECTIONS however a conservation officer should be assigned, as this property is within the Conservation Area, and attach the general planning informative.

22.35.6. To note planning authority decisions on applications.

All of the below were noted.

22.35.6.1. P22/S4293/HH - 21 Springhill Road, Goring, RG8 0BY – GRANTED

Erection of a garden room in the rear garden and retaining wall.

GPC Response: No Objections

22.35.6.2. P22/S4130/HH - Upper Gatehampton House, Gatehampton Road, Goring, RG8 9LT – GRANTED

Removal of existing outbuilding; installation of replacement outbuilding.

GPC Response: No Objections

22.35.6.3. P22/S3916/HH - The Elms, Elvendon Road, Goring, RG8 0DT – GRANTED

A new infill extension to the side of the property & a replacement of the current store building. Replacement double garage with a carport and single garage, together the addition of a rooflight to first floor bathrooms and upgrading fenestrations throughout to double glazing. (As amended by Site plan received 16 December 2022, demonstrating planting scheme).

GPC Response: No Objections

22.35.6.4. P22/S4237/HH - Southview House, Farm Road, Goring, RG8 0AA – GRANTED

Demolition of existing single storey rear extensions and erection of replacement single storey rear extension.

GPC Response: No Objections

22.35.6.5. P22/S3946/HH - The Coach House Icknield Road Goring RG8 0DG – GRANTED

Single garage.

GPC Response: No Objections

22.35.7. 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 of the below were noted.



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22.35.7.1. **P23/S0100/DIS - Land to the east of Manor Road, Goring, RG8 9EJ.**

Discharge of conditions 10(Groundwater Monitoring), 13(Estate accesses, driveways & turning areas), 15(No Surface Water Drainage to Highway), 17(Tree Protection 2-Drainage and Utilities), 23(Energy Efficiency/Sustainable Design), 30(Waste Management tracking plan) & 34(Secure by Design Measures) on application P19/S2923/O. (As amplified by additional information received 17 January 2023) (Erection of 20 dwellings and associated works with all matters reserved except for access).

22.35.7.2. **P23/S0016/DIS – Loppings, 55 Gatehampton Road, Goring, RG8 0EN.**

Discharge of condition 3 (Surface water drainage) on planning application P22/S2061/FUL (Demolition of the existing dwelling. Construction of a replacement dwelling, outbuilding and greenhouse. Associated hard and soft landscaping. Associated boundary treatments. Formation of a new crossover and widening of an existing crossover).

22.35.8. **To consider correspondence received**

22.35.8.1. **To receive draft Construction Traffic Management Plan for development at GNP3, as requested by this Planning Committee at the meeting of Tuesday 1st February 2022, and provide comment.**

Extract from minutes of 1st Feb 2022: "After concerns were raised regarding Construction Traffic Management Plan [CTMP], the representative of the applicant confirmed that the draft CTMP (which is already a condition for this site), will be forwarded to the Planning Committee for consideration prior to submission to the SODC."

Appendix A

The Assistant Clerk had provided the collated comments of the members of the Council in advance of the meeting to the developer's representative, as below. **NOTE:** Item numbers below relate to numbering in Appendix A.

1.4.4 As Streatley will be affected, it is noted West Berks has been contacted but have Streatley Parish Council been consulted also?

Response: Happy to send to Streatley PC, informally once sent to SODC.

2.2.3 High St - This is misleading as this is Streatley High St and does not note problems of traffic movement during rush hours, a misleading photo, this should consider rush hour traffic.

Deliveries from amber vehicles (7.5tonne plus) are restricted to between 09:30 and 14:30, bearing in mind numerous local school, closing around 3pm.

Although construction traffic proposed to come from Streatley, we request that photos of Goring High Street, the road up to the railway bridge and Station Road should be provided with qualification that no construction traffic will use these roads, due to difficult junction of High Street with Wallingford Road i.e. railway bridge, and see 2.3.3 below.

Response: The picture was meant to show width rather than rush hour traffic, confirmed that the pictures will be labelled with their location and include pictures from Goring High Street also. The developers will instruct all companies to deliver within this time frame as far as possible inline with their commercial interests accounting for unforeseen delays etc.

2.3.3 From Manor Road up to the railway bridge the footpaths are of varying widths or not necessarily on both sides of road. Reference should be made that Station Road will not be used because a trial Pedestrian Priority Lane is due to be implemented.



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Response: Were careful to not state “all construction vehicles” to not use Wallingford Road / High Street junction. However man in van construction vehicles can use this junction.

2.5.2 See 2.3.3 above re Pedestrian Priority Lane, may be good practice to add local bus and train timetables to packs for workers.

Response: Yes, will do.

3.3.3 The drawing misses one of the access points off the bottom of figure 9, it has been cropped too closely.

Response: The first works are s278 access works, not all the conditions have been discharged yet. There is a tree to be removed, 2nd February. Once the pre-commencement conditions have been discharged, the first works will be access works. Once completed the access at the bottom of figure 9 will be closed off.

3.6.1 We appreciate getting everyone on site by 7:30 is a good idea, but noisy plant use to be restricted to after 8am only as this is a residential area. With an after 8:30am restriction on Saturdays.

Response: A reasonable request.

4.2.2 > item 3 - The reference to the school does not make sense, school is on Wallingford Road.

Response: Proposed clearer wording.

4.2.11 It appears it is expected that some construction traffic will come via the railway bridge. How will that be managed as Goring High St and Station Rd are restricted in width and absence of footpaths? All construction traffic via this route should be discouraged.

Response: Discussed as above, and noted difference between large construction traffic and man-in-van.

4.2.13 Figure 11, is Streatley.

Response: Agreed

4.2.16 Figure 12, is also Streatley.

Response: Agreed

4.2.18 Manor Road *is* a residential Road

Response: Agreed

4.42 Please see 2.3.3, there should be no amber or red construction traffic vehicles on Station Rd.

Response: Agreed

5.5.2 Please note our preference for no noisy plant usage before 8:00 M-F and 08:30 on Saturdays, and include a full restriction in any Radios in this quiet residential area.

Response: To be included and site management to police radio usage.

Additionally:

What are the plans at the end of Manor Road where the tarmac ends and the road is in very poor condition. There will inevitably be vehicles which overshoot the entrance to your site which then need to turn around in this location.



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Response: Banksmen should be available and directing traffic in to the site when a delivery is due. Should a vehicle overshoot, additional site staff to be provided to allow legal reversing to be completed safely and to enter the site as they should.

Comments in addition to these in the meeting included:

Confirmation that most staff on site will be outside contractors with developer management onsite.

Should the PC receive comments or complaints from members of public, the process is that the Parish Council to forward to the Elegant Homes representative. The Site manager will also visit the Parish Office when construction starts.

22.35.9. Matters for future discussion

None.

22.35.10. To confirm the date of the next meeting – Tuesday 14th February 2023 (2nd Tuesday of the Month)

Confirmed.

Meeting Closed: 20:13