



GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 28th March 2023 at 19:30, Gardiner Pavilion

Public Session – Prior to the Start of the Meeting

None.

Members Present:

Vice-Chair	Cllr D Brooker (DB)	[Chaired the Meeting]
Members	Cllr L Reavill (LR)	
	Cllr J Emerson (JE)	
	Cllr A Smith (AS)	

Officers Present:

Assistant Clerk	Mrs L White (LW)
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Public and Press: 1

Meeting started 19:30

22.46.1. 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 Wills; Ratcliff & Lofthouse.

Resolved: The reasons for absence of all councillors were approved unanimously.

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

None.

22.46.2. Declarations of Interests [LA 2011 s31]

None.

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

None.

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

22.46.4.1. Meeting held on 28th February 2023

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



GORING-ON-THAMES PARISH COUNCIL

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

22.46.5.1. P23/S0833/FUL – Gatehampton Farm, Nursery Farm, Gatehampton Road, Goring, RG8 9LU

Change of use of covered area for extension to existing dwelling.

Concerns were raised as to the quality and content of the drawings and whether the application was for retrospective permission, or permission in advance of development.

Resolved: Unanimously Approved to submit the response NO OBJECTIONS subject to the Planning Officer confirming this development will have no adverse impact on the Conservation Area and attach the general planning informative.

22.46.5.2. P23/S0856/HH - 40 Wallingford Road, Goring, RG8 0BG

Proposed double storey rear extension, new dormer to the front bedroom to form double dormers, and a small single-story extension to the front elevation.

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

22.46.5.3. P23/S0946/FUL - Midland House, High Street Goring on Thames RG8 9AR

Partial change of use from commercial to residential with internal alterations to form a new residential unit.

Resolved: Unanimously Approved to submit the response OBJECTS, the Planning Committee is keen to retain and attract business. The application does not conform to the SODC Local Plan 2035 Policy EMP3: Retention of Employment Land. Six months (since 1/11/22) of marketing is insufficient evidence to show that there is no market interest in the site. Should this application be approved we attach the general planning informative.

22.46.5.4. P23/S0552/HH - 14 Wallingford Road, Goring, RG8 0AH

Convert existing built-in garage into living space, Add bay windows to front of the property on both sides. Add a rough rendered finish. Add a front porch and enlarged bathroom above. Add a side extension. Convert the loft.

Resolved: Unanimously Approved to submit the response OBJECTS, as per pre-application advice, properties in this area should remain as red brick, not be rendered, see Design Guide Policies 5.11 and 5.27. Additionally, there are no eaves on the proposed back left gable and the loft conversion is unsightly especially the part over the current flat roof, see Design Guide Policy 5.29. Should this application be approved, we attach the general planning informative.

22.46.5.5. P23/S1018/HH - 2 Heron Shaw, Goring, RG8 0AU

Conversion of detached garage into habitable space for ancillary use of the dwelling known as 2 Heron Shaw

Resolved: Unanimously Approved to submit the response NO OBJECTIONS subject to confirmation there is sufficient remaining off-road parking for this dwelling, and attach the general planning informative.



GORING-ON-THAMES PARISH COUNCIL

22.46.5.6. P23/S0296/HH - 28 Elvendon Road, Goring, RG8 0DU - AMENDED

*Erection of part single part two storey extension. (As amplified and amended by information received 21 March 2023.)
GPC Previous Response: OBJECTS, out of character, unneighbourly & overbearing.*

No update to original submission.

Resolved: Unanimously Approved to not submit a further response to this application.

22.46.5.7. P23/S0933/FUL - Site of Building at Upper Gatehampton Farm, Goring, RG8 9LY

Demolition of existing building (part-store/part-house) and erection of dwelling with associated works.

Resolved: Unanimously Approved to submit the response NO OBJECTIONS subject to confirmation this land is already a recognised residential property and this development is appropriate, and attach the general planning informative.

22.46.5.8. P23/S1031/HH - 4 Summerfield Rise, Goring, RG8 0DS

Demolition of existing side and rear single-storey extensions. Erection of replacement single-storey rear extension.

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

22.46.5.9. P23/S0888/HH - 21 Springhill Road, Goring, RG8 0BY

Removal of 5 dilapidated garden buildings, replacement with one new garden building, identical to one approved under P22/S4293/HH.

Resolved: Unanimously Approved to submit the response NO OBJECTIONS subject to the Forestry Officer's confirmation they are happy with the scheme and possible removal of fruit trees (marked in red on the plans) and attach the general planning informative.

22.46.6. To note planning authority decisions on applications.

All of the decisions below were noted.

22.46.6.1. P22/S4148/HH – 8 Wallingford Road, Goring, RG8 0AH - GRANTED

Addition of new rear extension (as amplified and amended by plans received 07 March 2023)

GPC RESPONSE: NO OBJECTIONS to the new rear extension. The timber framed carport is an improvement on previous version. We suggest the carport should also be moved back, away from the tree, so that the rear of the shorter car port is where the rear of the longer original carport was (where the back of the shed to be demolished is).

22.46.6.2. P23/S0360/A – Goring & Streatley Rail Station, Gatehampton Road, Goring, RG8 0EP - CONSENT

Replacement for an existing orientation plaque, for visitors arriving by train, with a larger, more informative and inclusive map.

GPC RESPONSE: No Response, this is a Goring-on-Thames Parish Council application.

22.46.6.3. P23/S0267/HH - 8 Ferne Close, Goring, RG8 0AR - GRANTED

Single storey side extension.

GPC RESPONSE: NO OBJECTIONS



GORING-ON-THAMES PARISH COUNCIL

22.46.7. 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)

22.46.7.1. P23/S0910/DIS - Port Jareth, Bridle Way, Goring, RG8 0HS

Discharge of conditions 3 (Tree Protection), 4 (Landscape Scheme) on application P21/S1704/FUL (Demolition and replacement of existing leisure building).

Noted.

22.46.8. To consider correspondence received

None.

22.46.9. Matters for future discussion

None.

22.46.10. To confirm the date of the next meeting

To consider and approve new meeting dates for April and May, due to the Election.

Resolved: Approved Unanimously, to hold the next two meetings on 18th April; 02nd May.

Meeting closed: 20:20