



# GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 23<sup>rd</sup> May 2023 at 19:30, Gardiner Pavilion

### Public Session – Prior to the Start of the Meeting

**MoP1:** Spoke regarding P23/S1197/HH, a previous application was approved on this site, this is a more achievable design to produce a family home.

### Members Present:

Chair	Cllr A Smith (AS)
Members	Cllr S Bridle (SB)
	Cllr J Hutchins (JH)
	Cllr B Newman (BN)
	Cllr R Williamson (RW)

### Officers Present:

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

**Meeting started 19:34**

**23.04.1. To elect a Chairman of the Committee for the year ahead. [LGA 1972 ss15(2) and 34(2)]**

**Resolved:** Unanimously Approved to appoint Cllr Andrew Smith .

**23.04.2. To receive Chairman's acceptance of office [LGA 1972 s83(4)]**

The Chairman signed the acceptance of office and it was countersigned by the Assistant Clerk.

**23.04.3. To receive apologies for absence. [LGA 1972 s85(1)]**

Apologies were received in advance of the meeting from Cllr J Emerson.

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

None.

**23.04.4. Declarations of Interests [LA 2011 s31]**

None.



## GORING-ON-THAMES PARISH COUNCIL

### **23.04.5. To consider requests for Dispensations [LA 2011 s33]**

None.

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

#### **23.04.6.1. Meeting held on 02<sup>nd</sup> May 2023**

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

### **23.04.7. To consider applications and approve response to planning authority.**

#### **23.04.7.1. P23/S1197/HH - 76 Wallingford Road, Goring, RG8 0HN**

*Loft conversion to include raising the ridge and new gables with dormer extensions. Porch canopy.*

**Resolved:** Unanimously Approved to submit the response: NO OBJECTIONS, and attach the General Planning Informative.

#### **23.04.7.2. P23/S0552/HH – 14 Wallingford Road, Goring, RG8 0AH - *AMENDED***

*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. (As amended by plans received 2023-05-05 to alter the rear fenestration and include obscure glazed windows).*

**GPC Previous Response:** *OBJECTS to this application. 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.*

**Resolved:** Unanimously Approved to submit the response: OBJECTS, the application still does not follow the pre-application advice regarding the red brick and the loft conversion continues to be unsightly. Should the application be approved, we attach the General Planning Informative.

#### **23.04.7.3. P23/S1370/HH - Riverside Stores, Riverside Flat, High Street, Goring, RG8 9AB**

*Loft conversion including new dormers and internal alterations.*

**Resolved:** Unanimously Approved to submit the response: NO OBJECTIONS subject to the Conservation Areas Officer's confirmation this development will have no negative impact on the conservation area, and attach the General Planning Informative.

#### **23.04.7.4. P23/S1585/HH - 6 Lockstile Mead, Goring, RG8 0AE**

*Demolition of existing conservatory. Addition of single storey side and rear extensions and new pitched roof over existing garage.*

**Resolved:** Unanimously Approved to submit the response: NO OBJECTIONS, and attach the General Planning Informative.



## GORING-ON-THAMES PARISH COUNCIL

### **23.04.7.5. P23/S0790/HH - High Gable, 72 Wallingford Road, Goring, RG8 0HN - AMENDED**

*Proposed new rear first floor balcony over existing flat roof (as amended by drwgn0 315-30-A1\_3A-001C to introduce side screening panels received on 25/04/23).*

**GPC Previous Response:** OBJECTS - overlooking with a loss of privacy.

**Resolved:** Unanimously Approved to submit the response: OBJECTS, use of this location as a balcony is inappropriate, even with the screening it will still be overlooking with a loss of privacy, and attach the General Planning Informative.

### **23.04.7.6. P23/S1411/S73 - 21 Springhill Road, Goring, RG8 0BY**

*Variation of condition 2 (Approved plans) on planning application P22/S4608/FUL (Demolition of existing dwelling and election of semi detached houses).*

**NOTE:** this planning committee previously approved this change when it was submitted under P23/S0888/HH.

**Resolved:** Unanimously Approved to submit the response: NO OBJECTIONS and attach the General Planning Informative.

### **23.04.8. To note amended applications this planning committee has not been consulted on.**

All of the below were noted.

### **23.04.8.1. P23/S0416/FUL - 5 Summerfield Rise, Goring, RG8 0DS – AMENDED**

*Erection of new single storey dwelling on land adjacent to 5 Summerfield Rise (amended plans to include proposed levels, reduce the height and pitch of the roof, small increase in footprint to meet the nationally described space standards and include additional drainage details received 27 April 2023).*

**GPC Response:** NO OBJECTIONS to this application and ask that the Planning Officer place a condition, to prevent permitted development in the future, which could lead to overdevelopment of the plot.

### **23.04.8.2. P22/S4369/HH – Haydown, Elvendon Road, Goring, RG8 0DT – AMENDED**

*New access and drop kerb extended for existing access. (As clarified by Arboricultural Impact Assessment received 4 April 2023 and revised tree protection measures plan received 3 May 2023)*

**GPC Response:** NO OBJECTIONS to this application provided the tree officer receives a satisfactory arboricultural report

### **23.04.9. To note planning authority decisions on applications.**

All of the below were noted.

### **23.04.9.1. P23/S1018/HH - 2 Heron Shaw, Goring, RG8 0AU – GRANTED**

*Conversion and extension of existing detached garage into habitable space for ancillary use.*

**GPC Response:** NO OBJECTIONS to this application subject to confirmation there is sufficient remaining off-road parking for this dwelling.

### **23.04.9.2. P23/S1521/LDP - 12 Heron Shaw, Goring, RG8 0AU - CERTIFICATED**

*Conversion of existing garage.*

### **23.04.9.3. P23/S1031/HH - 4 Summerfield Rise, Goring, RG8 0DS – GRANTED**

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

**GPC Response:** NO OBJECTIONS



## GORING-ON-THAMES PARISH COUNCIL

**23.04.9.4. P23/S0833/FUL - Gatehampton Farm, Gatehampton Road, Goring, RG8 9LU – GRANTED**

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

**GPC Response:** NO OBJECTIONS subject to the Planning Officer confirming this development will have no adverse impact on the Conservation Area

**23.04.9.5. P23/S0519/HH - Cleeve Reach, Goring, RG8 0JY - REFUSED**

*Erection of new double garage. Erection of amenity room and new fencing to serve the existing tennis court.*

**GPC Response:** NO OBJECTIONS

**23.04.10. 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.

**23.04.10.1. P23/S1569/DIS - Stow House, Thames Road, Goring, RG8 9AL**

*Discharge of conditions 3(Surface Water Drainage), 5(Works to the Highway) and 6(Landscaping (incl boundary treatment)) on application P22/S0788/FUL. (Demolition of a number of small ancillary structures and existing outbuilding and the erection of two three-bedroom semi-detached dwellings, one four-bedroom dwelling and one five-bedroom detached dwelling with associated garages, parking provision, amended access and additional landscaping).*

**23.04.11. To consider the Terms of Reference, and approve changes to propose to full council for inclusion. Appendix A**

To Update:

- Two meetings per month, not to discuss applications at full Council meetings.
- 3 – Typo “Comprised of”
- 6 members, quorum of 3, substitutions only in an emergency for applications
- Monitor the village, suspected breaches
- Remove “all” from respond to all consultations.
- LW to draft update and circulate to the following paragraph: To respond on behalf of the Parish Council to all consultations regarding planning issues or issues that will have an impact on planning. The Committee is authorised to make written representation or to elect a member to attend the hearings of the SODC Planning Committee.
- When appropriate, seek expert opinion and guidance from other parties. (remove rest of paragraph).

**Resolved:** Approved to delegate to the Assistant Clerk to incorporate proposals, and circulate between the committee members before submission to the next full council meeting.



## GORING-ON-THAMES PARISH COUNCIL

### **23.04.12. To consider correspondence received**

The Assistant Clerk gave a summary of concerns raised by a resident regarding the decision of the this committee on a planning application from the April meeting. They highlighted they were surprised a “No Objections” response had been given as a number of design guide requirements had not been followed such as the extension being subservient to the main dwelling, and the ridge height being lower than the original house.

### **23.04.13. Matters for future discussion**

To review the neighbourhood plan.

Appointing a Vice-Chair

### **23.04.14. To confirm the date of meetings for the coming year.**

**Resolved:** Approved unanimously to continue to hold meetings on the 2<sup>nd</sup> & 4<sup>th</sup> Tuesday of the month for the rest of the year.

There being no further business to be transacted, the Chairman closed the meeting: **20:55**