



GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 27th June 2023 at 19:30, Gardiner Pavilion

Public Session – Prior to the Start of the Meeting

MoP1: Spoke regarding P20/S2488/FUL - asked GPC to continue to object as the application amendments don't address all of the issues raised in the previous GPC response, particularly the number of dwellings.

MoP2: Spoke regarding P20/S2488/FUL – the application has gone back and forth a number of times. The amendments are only a tweak, they still do not address all of the previous concerns of GPC and resident comments.

MoP3: Spoke regarding P20/S2488/FUL – seconding the previous two comments. The last planning committee meeting decision was unanimous to object. The changes are minimal and therefore the objection should still stand.

Members Present:

Chair	Cllr A Smith (AS)
Members	Cllr J Emerson (JE)
	Cllr J Hutchins (JH)
	Cllr B Newman (BN)
	Cllr R Williamson (RW)
	Cllr S Lofthouse (SL) [Substitute Member]

Officers Present:

Assistant Clerk	Mrs L White (LW)
-----------------	------------------

Public and Press: 9

Meeting started 19:37

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

Apologies were received in advance of the meeting from Cllr S Bridle.

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

Cllr S Lofthouse attended the meeting in the place of Cllr S Bridle.

23.10.2. Declarations of Interests [LA 2011 s31]

None.



GORING-ON-THAMES PARISH COUNCIL

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

None.

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

23.10.4.1. Meeting held on 13th June 2023

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

23.10.5. To appoint a Vice-Chairman of the Committee

No one was proposed to be the Vice-Chair, no vote was taken.

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

23.10.6.1. P20/S2488/FUL - 43 Springhill Road Goring RG8 0BY – AMENDED

Residential development of 44 dwellings including demolition of 43 Springhill Road, vehicular and pedestrian accesses, play area, public open space and associated landscaping and earthworks (as amended by submission dated 03 February 2023 & as amplified by additional information received 20 February 2023 and as amplified and amended by information received 19 June 2023).

GPC Previous Response: OBJECTS, with full report attached.

It was noted that a member of public has submitted comments in advance of the meeting. All Cllrs present were aware of the content.

The Policy 8 from the Neighbourhood Plan for GNP6 was discussed and compared to the application.

8.1 35 houses need to be 1, 2 or 3 bed home – met

8.2 “The Triangle” – not part of this application

8.3 Pedestrian and cycle ways – met, but some concerns about safety at the Springhill Road entrance – **Proposal** that a condition be applied to any planning permission.

8.4 Access to Wallingford Road, planting and safety – review has been started. **Proposal** to comment that further evidence is required to confirm safety.

8.5 Rooftops and Screening – met, line of sight drawings have been provided. SODC are also happy to have a vegetation barrier.

8.6 Dwellings confirming to the design guide – met

8.7 Play Area – met

8.8 Water provision – standard item

8.9 Palaeontological Assessment – evidence provided.

8.10 Archaeological Remains – evidence provided.

8.11 Net Gain in Biodiversity - evidence provided.



GORING-ON-THAMES PARISH COUNCIL

8.12 Visual Amenity Springhill Road - evidence provided.

8.13 Open Space – to be measured.

8.14 Parking Spaces – meets the OCC requirements, now reduced in this iteration.

8.15 Levels and Landfall – outside scope

8.16 Orchard – outside scope.

There is a proposed response from the members of the Neighbourhood Planning Group.

Resolved: Approved Unanimously to submit the response NO OBJECTIONS, subject to planning conditions as detailed in the accompanying statements below. We also attach the general planning informative.

The application has made significant progress made over several iterations. More progress has been made in this latest update. There were 18 items (see the 18 numbered points below from our 23/02/2023 submission on the previous version of this application) that we recommended should be included in the final plans before approval by SODC or that Planning Conditions are included as part of any planning approval. These 18 points were grouped into General, Construction Management, Landscape and Visual Impact, Lighting and Dark Skies in the AONB, Access to Springhill Rd and Wallingford Rd, Ongoing Service Management and Building Design. Each of these groupings are commented on below.

- a. **Construction Management** – GPC ask to be consulted in advance of approval of the Construction Management Plan. Points 2 and 3 should be planning conditions in SODC's approval.
- b. **Landscape and Visual Impact** – this latest application includes 3 additional site lines that demonstrate that the top of the houses should not be seen from the two viewpoints illustrated by the developer. We also understand that the SODC Countryside Officer is sympathetic to including a vegetation barrier at the crest of the hill to clearly identify the village boundary and hide the top row of houses from views when entering the village from the north. Should houses on the site be visible above the ridge line from any line of sight from the road between 91 Wallingford Road and Spring Farm Barns/Cottages an enhancement to the copse should be made a condition to provide a line of sight barrier. Points 5-8 should be planning conditions as part of SODC's approval.
- c. **Lighting and Dark Skies in the AONB** – a lighting scheme which satisfies Policy 13 of the GNP should be submitted when development is under way. This should be a planning condition. An S38 Private Streets Agreement should include GPC's preference for no street lighting columns but with discrete lights attached to the front and rear of each dwelling to comply with 'Secure by Design' requirements. Lighting is required at junctions with the public highway. Icen Close, the neighbouring development, has set a precedent for having no street light columns.
- d. **Access to Springhill Rd and Wallingford Rd** – Following our previous comments we are pleased to see that OCC requested a Road Safety Audit (RSA) and that this has been included in the latest planning application (Stantec TN 003 post-application response to OCC).



GORING-ON-THAMES PARISH COUNCIL

- i. Regarding Springhill Rd access (points 10 and 11), it has been confirmed that 43 Springhill Rd will be demolished to facilitate the pedestrian and cycle path to Springhill Rd.
- ii. The RSA states “... *There are concerns that the pedestrian/cycle link where it connects to Springhill Road will be located next to the points of access serving adjacent and opposite dwellings, which could increase the potential for conflicts. As a result, a detailed design (not a conceptual design as identified within the TN) of the pedestrian/cycle link is required to be submitted for review.*”

GPC asks that this detailed design includes a correction that shows there is no footway along the north side of Springhill Road.

GPC are pleased to see that the developer has accepted the recommendations for staggered barriers to be installed at the lower end of the path to force cyclists to dismount and an uncontrolled pedestrian crossing with tactile paving and dropped curbs. However, it is important that the third mitigation included in the RSA is also accepted by the developer, namely “an uncontrolled pedestrian crossing with a curbed build-out to improve visibility or a raised table to reduce traffic speed”.

GPC requires that there must be a safe pedestrian crossing at this point, and this should be proved prior to Planning Permission being granted and in consultation with OCCH. This crossing will be on the main route to school for most children and the main pedestrian route to the local shop and village centre. GNP6 is expected to house over 100 residents of whom over 40% will be vulnerable (0-18 or elderly). The road is also a bus route and an access route for fire engines.

The latest planning application states “*Given the existing constraints a raised table or build out is not practical. However, the design has been amended to provide a change in carriageway surface to indicate to the road users the presence of a pedestrian crossing. See updated Drawing 47893_5501_SK006 C.*” The road surface Drawing 47893_5501_SK006 C shows a change in road surface for the crossing alone, which seems unlikely to be an effective solution to the problems. There are no obvious design constraints that make the proposal for a build-out or raised table impractical.

- iii. Regarding the Wallingford Rd junction, comments in the RSA have been accepted by the developer regarding the safe gradient of the access road at the junction but no additional commitments have been included in the latest planning application regarding additional traffic calming or a controlled pedestrian crossing on Wallingford Rd. GPC requires that additional consideration should be given to vehicle, cyclist and pedestrian access at this junction and included as a planning condition as part of SODC’s approval.
- e. **Ongoing Service Management** - It appears that the roads, pavements and open space including the playground will be unadopted. As described in detail in points 16 and 17, provision must be agreed for the ongoing management and maintenance of these assets and spaces, retaining public access



GORING-ON-THAMES PARISH COUNCIL

for all (SSR13). This will require a future S38 or Private Streets Agreement when development is under way. In addition, planting and screening should be the subject of a legal agreement to ensure that residents are not able to remove, reduce or materially modify the screening around and within the development.

- f. **Building Design** – point 18 should be included as a planning condition as part of SODC's approval.

The 18 numbered points referred to above:

General Comment

1. Many of the documents supporting the application are out of date, referring to plans for greater numbers of properties. For example, even the main Application Form states there will be 52 – not 44 houses. This leads to confusion and the applicant should be required to submit a consistent set of documents, or perhaps a document detailing the corrections that should be made to the existing documents to update them to the current number of 44 houses and associated plans.

Construction Management

2. A construction management plan must be approved prior to commencement of any site works. This will cover items such hours of work and delivery, delivery route, parking and cleaning of construction vehicles on site, no mud or deposits on adjoining roads, limiting noise for nearby residents, lighting and pollution. No vehicles associated with the development and construction to be allowed to pass through Goring's village centre and access and egress is only allowed from the Wallingford Rd to or from South Stoke.
3. The safety and amenity of Springhill Rd residents must be secured by requiring that the Wallingford Rd access and service road be constructed first and used to service all construction traffic and deliveries.

Landscape and Visual Impact

4. Regarding the proposal to plant screening on the northern boundary, GPC again requests evidence with sightlines/cross-sections that this could be achieved without being visible above the crest of the hill when viewed from a number of points in the north. GPC suggests:
 - that the applicant consults with SODC's Landscape and Countryside Officers to review the northern edge planting scheme to select species which would be lower in height at maturity, both within the 'copses' on the boundary and in the open space to the east where large trees such as oak are proposed



GORING-ON-THAMES PARISH COUNCIL

- a review of the planting locations to move the copses southwards to a lower level, below the hill crest
 - to test the visibility (or not) of any vegetation, when mature, in sections from the same view locations as used for the dwellings
 - assurance via a planning condition, that the management of all amenity planting and open spaces will be the subject of a legal agreement to ensure that residents are not able to remove, reduce or materially modify the landscape screening.
5. To protect the hill crest view, GPC requests that permitted development rights are removed to ensure that dwellings cannot be extended in height and that chimneys, aerials, satellite dishes and other objects are not added to rooftops and that garden structures are not built near the upper boundaries of these properties.
 6. Garden trees that were to be planted in the previous iteration but have been removed in this iteration, should be reintroduced as part of any approved planning application.
 7. 25 trees provided for the proposed new community orchard (Landscape Plan 1) at the entrance to the access road from Wallingford Rd should be added to the species list for consideration.
 8. A native species hedgerow of sufficient height to provide an appropriate boundary between this site and the manège on the neighbouring property should be planted.

Lighting and Dark Skies in the AONB

9. An updated lighting scheme which satisfies Policy.13 of the Neighbourhood Plan needs to be issued and approved. GPC would prefer a scheme with no street lighting but with lights attached to the front and rear of each dwelling to comply with Secured by Design requirements and to protect the dark skies of the AONB.

Access to Springhill Rd and Wallingford Rd

10. The detailed design of the cycle/footpath/wheelchair access must be approved before planning approval is granted. It is a fundamental feature of this site, to enable safe pedestrian and cycle access to Springhill Rd, the school, shops and village amenities.
11. A full safety analysis of the entrance to Springhill Rd must be produced and any appropriate enhancements at or near this junction must be defined in detail.
12. This iteration of the Planning Application appears to be inconsistent with respect to the demolition of 43 Springhill Rd. However, the Stantec Technical Note states in para's 1.2 and 3.4 that number 43 will



GORING-ON-THAMES PARISH COUNCIL

no longer be demolished. This needs clarification. Without the demolition of this dwelling, it is difficult to envisage how the cycle and pedestrian route could be made safe (including for wheelchair access) with an acceptable gradient and a suitable rest point(s). These requirements were clearly made by GPC and MIGGS in their comments to the last iteration.

13. GPC supports the consultation comments from Going Forward Buses proposing a bus stop on Springhill Rd. Car parking restrictions may be required so that buses can stop safely.
14. The ongoing privacy and security of 41 and 45 Springhill Rd, adjacent to the new pedestrian and cycle access, need to be secured by a planning condition.
15. For the Wallingford Rd junction, GPC requests consideration by the Highway Authority and planning officers of additional traffic calming and a controlled pedestrian crossing on Wallingford Rd.

Ongoing Service Management

16. A service management plan that includes ongoing responsibility for the children's playground, pavements, roads, hedges and other vegetation, public grass areas (including regular mowing and hedge cutting), maintaining the seats(s) in the link to Springhill Rd and fencing/railings along the access road. It should also include the ongoing maintenance of all open spaces including the new tree corridor across the centre of the development, street trees and peripheral vegetation screening to the overall site.
17. If the roads and pavements within the development are not to be adopted, they will need to be incorporated into a service management contract.

Building Design

18. GPC requests that the materials for bricks and tiles be submitted for approval before commencement of building. The bright tones of bricks and tiles used for Icen Close must be avoided.

23.10.6.2. P23/S1955/HH – 34 Elvendon Road, Goring, RG8 0DU

Proposed ground floor side and rear extension, front porch and outbuilding.

NOTE: Similar to P23/S0095/HH, GPC OBJECTED, Over Bearing, Overdevelopment.

Resolved: Approved Unanimously to submit the response OBJECTS, this new application is still overbearing and overdevelopment of the plot, as per GPC response to P23/S0095/HH. We attach the general planning informative, should this application be approved.



GORING-ON-THAMES PARISH COUNCIL

23.10.6.3. P23/S1232/FUL - Peruvian Connection Uk Ltd, 3 Thames Court, Goring, RG8 9AQ - AMENDED

Change of window to loading door on first floor (retrospective). Addition of two satellites dishes located on first floor terrace of building.(as amended by plans and information received 19 June 2023).

GPC Previous Response: *OBJECTS to the dishes in the current location, and ask can they be located in a less impactful location which will not require access through the former window.*

Some of the application amendments were highlighted, as to how they address the previous comments including:

- Clean lab
- Screening

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

23.10.6.4. P23/S1390/HH – Westwood, Elmhurst Road, Goring, RG8 9BN – AMENDED

First floor extension above existing garage and front canopy with single storey rear extension, demolition of existing car port, replaced with new garden pavilion outbuilding, new cricket netting system and extended swimming pool (As amended by plans received 12 June 2023 to change materials on proposed garage extension).

GPC Previous Response: *OBJECTS – detailed response regarding Neighbourhood Plan compliance.*

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

23.10.6.5. P23/S1898/HH - Bridge House, Thames Road, Goring, RG8 9AH

Installation of a 12 panel solar PV system to the south facing roof pitch.

Resolved: Approved Unanimously to submit the response OBJECTS, this conservation area house has great value, and the planning committee asks for the applicant to consider a less intrusive method of harnessing solar power.

23.10.7. To note planning authority decisions on applications.

All of the below were noted.

23.10.7.1. P23/S1197/HH - 76 Wallingford Road, Goring, RG8 0HN – GRANTED

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

GPC Response: *NO OBJECTIONS.*

23.10.7.2. P23/S1370/HH - Riverside Stores, Riverside Flat, High Street, Goring, RG8 9AB – GRANTED

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

GPC Response: *NO OBJECTIONS – Subject to Conservation Officer is satisfied there will be no negative impact.*



GORING-ON-THAMES PARISH COUNCIL

23.10.7.3. P23/S1124/HH – Heronsgate, Bridle Way, Goring, RG8 0HS – GRANTED

Proposed single storey rear extension with associated alterations.

GPC Response: NO OBJECTIONS.

23.10.7.4. P23/S1585/HH - 6 Lockstile Mead, Goring, RG8 0AE – GRANTED

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

GPC Response: NO OBJECTIONS.

23.10.7.5. P23/S0790/HH - High Gable 72 Wallingford Road Goring RG8 0HN - GRANTED

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 Response: OBJECTS – Overlooking, loss of privacy even with proposed screening.

23.10.7.6. P23/S1082/FUL – Woden House, Limetree Road, Goring, RG8 9EY - GRANTED

Erection of new two storey dwelling on land adjacent to Woden House.

GPC Response: NO OBJECTIONS.

23.10.7.7. P23/S0730/FUL - Grass Verge outside Korobe, Farifield Road, Goring, RG8 0EX – GRANTED

Replacement of street light grass verge outside Korobe.

GPC Application – no comment provided.

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

Demolition of existing building (part-store/part-house) and erection of dwelling with associated works. (As amplified by additional information received 17 May 2023.)

GPC Response: NO OBJECTIONS subject to confirmation this is already Residential Property.

23.10.7.9. P23/S1251/HH - Cricketers Cottage High Street Goring RG8 9BB – GRANTED

Two storey extension to the rear and eastern side of the dwelling. Erection of a glazed link between new extension and existing garage.

GPC Response: NO OBJECTIONS

23.10.8. 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.

23.10.8.1. P23/S2054/DIS - Land to the east of Manor Road to the south of Little Croft, Manor Road, Goring

Discharge of condition 10(Groundwater Monitoring) on application P19/S2923/O (Erection of 20 dwellings and associated works with all matters reserved except for access).

23.10.8.2. 23S02 – Timberlawn, Manor Road, Goring, RG8 9EH

Trees (of whatever species) within the area marked A1 on the map - Located on land at Timberlawn, Manor Road, Goring, Reading, RG8 9EH as shown on the accompanying plan, grid reference: SU5995 8025. The entire plot)



GORING-ON-THAMES PARISH COUNCIL

23.10.8.3. 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).

23.10.8.4. P23/S1843/DIS - 2 Heron Shaw, Goring, RG8 0AU

Discharge of conditions 4 (Trees & Hedges) on application ref. P23/S1018/HH (Conversion and extension of existing detached garage into habitable space for ancillary use).

23.10.9. To consider correspondence received

None.

23.10.10. Matters for future discussion

None.

23.10.11. To confirm the date of the next meeting – 11th July 2023

Confirmed.

There being no further business to be transacted, the Chairman closed the meeting 20:43