



# GORING-ON-THAMES PARISH COUNCIL

## Minutes of a Meeting of the Planning Committee of the Goring-on-Thames Parish Council Tuesday 10<sup>th</sup> October 2023 at 19:30, Gardiner Pavilion

### Members Present:

Chair	Cllr A Smith (AS)
	Cllr J Emerson (JE)
Members	Cllr J Hutchins (JH)
	Cllr R Williamson (RW)
	Cllr S Bridle (SB)

### Officers Present:

Assistant Clerk	Mr M Harper (MH)
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### Public and Press:

One

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

None

### Meeting started 19:30

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

Cllr B Newman

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

None

#### 23.24.2. Declarations of Interest [LA 2011 s31]

##### 23.24.2.1. To receive declarations of interest [LA 2011 s31]

None

##### 23.24.2.2. To consider requests for dispensations [LA 2011 s33]

None



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

#### 23.24.3.1. Meeting held on 26<sup>th</sup> September 2023

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

#### 23.24.4. To consider applications and approve response to planning authority.

##### 23.24.4.1. P23/S3115/HH – Bridleway House, Bridle Way, Goring RG8 0H

*Extension and refurbishment works at Bridleway House, Goring-on-Thames, including demolition of existing side and rear extensions, and construction of new single storey kitchen extension at rear, new extension to north elevation, refurbishment of roof space and introduction of a pair of dormer windows and small balconies above existing bay windows, roof lights and solar panels, and replacement windows. The proposals also include the replacement of the existing double garage with a new double garage with a home office space above.*

**Resolved:** Approved unanimously to submit the response **NO OBJECTION**.

##### 23.24.4.2. P23/S3249/HH - Stow House, Thames Road, Goring RG8 9AL

*Internal remodelling of existing residence, proposed basement extension, proposed patio extension and proposed new outbuilding to form a gym.*

Noted that the new development in the former garden should not proceed at the same time as the alterations to the main building to avoid excess building traffic. It was felt that the property would benefit from up-dating. Concern was expressed over the proposed treatment of the veranda (pillars and windows) which would be different from the original which are of architectural interest.

**Resolved:** Approved unanimously to submit the response **OBJECT**, the proposed change to the character and style of the veranda (eg the style of the pillars and the doors and windows) will detract from the architectural character and interest of the building and the character and appearance of the conservation area. In view of the amount of construction work in the area resulting from this application and from the development in its former garden (P22/S0788/FUL), a traffic management plan would be required to minimise disturbance and congestion.

##### 23.24.4.3. P23/S3213/HH - The Beeches, 1 Long Meadow, Goring RG8 9EG

*Double storey side extension and revisions to the internal layout.*

It was noted that there was no flood risk assessment.

**Resolved:** Approved unanimously to submit the response **OBJECT**, as no flood risk assessment had been submitted; there were no concerns with the design itself.

##### 23.24.4.4. P23/S2929/HH - Chauntsingers, Cleeve Road, Goring RG8 9BJ

*The proposal is the construction and installation of a 6 x 4.2m garden room in the garden of the existing dwelling.*

**Resolved:** Approved unanimously to submit the response **NO OBJECTION**



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### 23.24.5. To note planning authority decisions on applications.

All the decisions below were noted.

#### 23.24.5.1. P23/S2602/FUL - 5 Woden House, Limetree Road, Goring RG8 9EY - **GRANTED**

*Two storey end of terrace dwelling (As amplified by energy statement received 21 August 2023 and amended by revised site plan showing air source heat pump and drainage information received 4 September 2023).*

**GPC Response:** *NO OBJECTIONS to this application, we ask further that the construction management plan takes in to account it is a shared driveway.*

#### 23.24.5.2. P23/S2673/HH - Claremont Fairfield Road Goring RG8 0EU - **GRANTED**

*Demolition of garage, construction of ground and first floor extensions.*

**GPC Response:** *NO OBJECTIONS*

### 23.24.6. To note Amendments to Planning Applications.

The amendments below were noted.

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

*Variation of condition 2 (Approved plans) 4, (Drainage) and 5 (boundary treatments) on planning application P22/S4608/FUL. (as amplified by additional drainage information received 9 June 2023, 5 July 2023 and 29 September 2023). (Demolition of existing dwelling and erection of semi detached houses).*

#### 23.24.6.2. P23/S3028/S73 - Land to the west of Wallingford Road, Goring RG8 0JA

*Variation of conditions 2 (Approved Plans), 7 (Tree Protection Plan), 8 (CTMPO), 9 (Surface Water), 10 (Foul Water), 11 (Ground Levels), 12 (Hard Landscaping), 13 (Soft Landscaping) and 14 (Materials) on planning permission P20/S4706/FUL. Temporary planning permission for 25 years for the development and operation of a Transitional Hybrid Energy Project and associated infrastructure including access.*

**Resolved:** Approved unanimously to submit the response **OBJECT** as nothing has changed to detract from the Council's original objection to the first application.

### 23.24.7. To consider correspondence received.

A discussion on enforcement followed from the reference to riparian developments in the previous committee meeting. It was noted that reliable evidence would be needed before initiating enforcement action.

### 23.24.8. Matters for future discussion.

The condition of the John Barleycorn pub was raised; concern was also expressed about the possibility of its changing to residential use.

**ACTION:** Clerk to write to the Brewers to establish the current position.

### 23.24.9. To confirm the date of the next meeting – 24<sup>th</sup> October 2023.

Confirmed

There being no further business to be transacted, the Chair closed the meeting at 20.50.

Cllr A Smith  
Chair of the Committee

24th October 2023