

GORING-ON-THAMES PARISH COUNCIL

We aim to serve in the best interests of our community

Meeting held on Tuesday 1st March 2016 at 7:30pm, The Old Jubilee Fire Station, Red Cross Road, GORING ON THAMES

MINUTES – PLANNING COMMITTEE

Present: Cllrs D Brooker, M Brown, J Reavill, J Wills, C Hall, M Bulmer, B Hancox
C Fox, Acting Clerk Planning, approx. 6 members of the public

Plan 16/52 Apologies for absence

There were no apologies for absence.

Plan 16/53 Declarations of interest

There were no declarations of interest.

Plan 16/54 Public Forum

Cllr Brooker said it had been pointed out by a member of the public that when Cariad Court was considered at an earlier meeting he had declared an interest and left the room when the application was considered, however he should have left the room during the Public Forum part of the meeting and this was now noted.

Ms M Whitcher spoke in relation to item 6.4 P16/S0405/FUL 21 Gatehampton Road, she displayed some photographs showing the roof heights etc. She was concerned over the impact of the proposed scheme on her bungalow as she thought the proposal was for 2 very tall semi-detached properties, when the surrounding properties were mainly bungalows. She then referred to the South Oxfordshire Design Guide, inc 6.1.1. She was also concerned about potential loss of light, overlooking etc and was worried the scheme was a fait accompli and there had been no dialogue from the developer, and the D&A statement provided little justification for the scheme. She hoped the Committee would therefore take her concerns into account.

[Mrs Poole?] also raised concerns in relation to the driveway, parking and turning issues and an increase in the number of vehicles etc.

Mr B Valentine stated he lived at number 4. He also thought the proposal was too high and his garden would be overlooked.

Mrs Frears said she was present in relation to Littlecourt, Icknield Road (Cllrs noted this was approved when considered previously).

Mr S Claridge stated he was the developer and present in relation to item 21 Gatehampton Road, he said David Parker was the architect and mentioned that 19 Gatehampton was shortly to have a new scheme submitted.

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Plan 16/55 To approve the minutes of the meeting of 19th January 2016 and 16th February 2016

Both sets of minutes were approved and signed.

Plan 16/56 Matters Arising

Cllr Brooker said that Goring Weir was going to Committee at SODC and he would speak on 9th March. Cllr Hall said she would speak in relation to Croft House, Limetree Road which was also being considered at Committee at SODC on the same date.

Plan 16/57 Applications

Cllr Brooker brought forward item 6.4 P16/S0405/FUL 21 Gatehampton Road, on the agenda to be considered first.

Plan 16/57.1 P16/S0405/FUL 21 Gatehampton Road, Goring on Thames, RG8 0EN.

Demolition of existing bungalow and erection of two residential semi-detached dwellings.

Cllr Hall said she thought the proposed was too bulky and certainly too high, and although SODC favoured sub-division of plots she thought this proposal the design wasn't quite right. Mr Claridge who was present said it seems the tendency now was for bungalows to go and be replaced by housing. Cllr Brooker thought the proposal was visually too dominant. Cllr Bulmer thought the proposal was too high. Cllrs then discussed the position of the proposed new building and whether it should be moved further back on the plot. Cllr Wills said that Highways had asked for a holding objection. It was noted that No 6 had objected and all agreed the proposal was too large, too high and possibly overdevelopment. Cllr Reavill thought the proposal was too large for the plot, although Cllr Hall said the amenity space was adequate (100sq m). Cllr Hancox said he had visited the site but thought he drawings misrepresented the scale, he noted loss of light was actually a civil matter not planning. Cllr Brown agreed the proposal was overdevelopment and too high.

Cllrs then voted unanimously to recommend the application for **REFUSAL**.

Plan 16/57.2 P15/S3924/HH Little Court, Icknield Road, Goring-on-Thames, RG8 0DG. Amendment No 2 – dated 19th February 2016. Two storey rear and part side extension, and erection of double garage. (As amended by Tree Survey received 21st January 2016) (As amended by drawings received 9th February 2016, to reduce the height and width of the double garage).

This has already been considered previously and recommended for approval, Cllr Hall said the amendment was simply to make the garage slightly smaller.

Cllrs voted unanimously to recommend the application for **APPROVAL**.

Plan 16/57.3 P16/S0339/HH 11 Elmcroft, Goring-on-Thames, RG8 9EU. Two storey

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side extension and single storey rear extension.

Cllr Wills said although there was a flat roof the design was attractive with a lantern skylight, Cllr Reavill said the extension was a good distance from the neighbours.

Cllrs voted unanimously to recommend the application for **APPROVAL**.

Plan 16/57.4 **P16/S0442/HH 19 Cleeve Down, Goring on Thames, RG8 0HB.** The construction of a two storey side extension to the existing dwelling.

Cllr Hancox said he had visited the site and could see no particular problems with light issues in particular, Cllr Wills and Bulmer agreed.

Cllrs then voted unanimously to recommend the application for **APPROVA**

Plan 16/57.5 **P16/S0445/FUL Cdr House, 19 Gatehampton Road, Goring on Thames, RG8 0EN.** The conversion of offices to 10 flats with car parking and associated development.

Cllr Hall said this was actually permitted development, Cllrs then discussed the CIL type monies issue as there was to be no affordable housing at the site. Previously the Committee had recommended refusal of the previous application due to lack of affordable housing within the scheme, Cllr Brooker suggested the Clerk find out what would happen to the CIL monies and then get some further information from SODC.

Cllrs then voted unanimously to recommend the application for **APPROVAL**

Plan 16/58 Matters arising from those minutes not on the agenda elsewhere

There were no matters arising.

Plan 16/59 SODC Decisions

P16/S0016/HH Hairoun, Icknield Road, Goring on Thames, RG8 0DG.
Two storey front extension.

GRANTED

Plan 16/60 West Berkshire applications

Nothing had been noted of concern.

Plan16/61 Correspondence

A letter from Mr & Mrs Valentine in relation to item 6.4 21 Gatehampton Road.

Noted.

An email from Ms G Poole in relation to item 6.4 21 Gatehampton Road.

Noted

Plan 16/62 Site visits

To see schedule

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Plan 16/63 Matters for further discussion

Cllrs discussed the Goring Weir application and the lack of landscaping and visual impact assessment provided as well as lack of input from the Environment Agency. It was noted Cllr Bulmer would be making a comment about the AONB in relation to the Network Rail gantries too in that the AONB was not being respected in relation to that either.

There being no further business, the meeting closed at 8.10 pm

Approved _____

David Brooker

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