

# GORING-ON-THAMES PARISH COUNCIL

*We aim to serve in the best interests of our community*

**Meeting held on Tuesday 2nd August 2016 at 7:30pm,**

The Old Jubilee Fire Station, Red Cross Road, GORING ON THAMES

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## MINUTES – PLANNING COMMITTEE

**Present:** Cllrs D Brooker, J Wills, L Reavill, C Hall, M Brown, Hancox

C Fox, Acting Clerk Planning, 1 member of the public

**Plan 16/72 Apologies for absence**

Cllr Bulmer

**Plan 16/73 Declarations of interest**

Cllrs Hancox and Brooker declared interests in item 6.2 Cariad Court, Cllr Brooker as he was a resident and Cllr Hancox as his father was a resident.

*Cllrs Brooker and Hancox left the room (Cllr Brown took the Chair).*

**Plan 16/74 Public Forum**

Ms Abbott spoke in relation to item 6.2 Cariad Court and said this was the fourth occasion she had spoken about it. She said a new aboricultural report had been submitted but she still had concerns. She said the report implied a mitigation to the works to protected trees but this was not the case, she had made a comparison of the two reports the new report revealed 3 trees would be felled, there would also be lateral pruning, extensive crown lifting and thinning which she thought would significantly reduce the screening of the site from the road and conservation areas (previously highlighted by the Tree Officer and neighbours). Ms Abbott added she thought there were unrealistic conditions included in the report in relation to replanting but the screening effect would be lost. She was concerned the proposal would look out of keeping and the new report did not mention planning constraints, she was also concerned that some neighbours seemed unaware of the proposals and that the garages would be more obvious. Ms Abbott was concerned that the SODC Tree Officer had made trenchant objections on the previous 2 applications but 6 months later it seemed there had been a complete change of view, and she said there had been calls for an explanation.

*Cllr Brown brought forward item 6.2 (Cariad Court) to be considered first.*

**Plan 16/75 Applications**

Plan 16/75.1 **P16/S2145/FUL Cariad Court, Cleeve Road, Goring on Thames, RG8 9BT** . Amendment No 1- dated 21<sup>st</sup> July 2016. Erection of two dwellings over re-built garages and existing basement car park (as amplified by tree report which was received on 21 July 2016).

Approved \_\_\_\_\_

Date \_\_\_\_\_

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Cllrs Wills noted this application had been discussed a number of times previously, he said in his view the TPO issues etc were SODC's Forestry Department's responsibility but he thought they should take a close look at the Tree Reports. Cllr Hall still thought the design was poor (and the proposal now for two large flats). Cllr Reavill had some concerns and noted there were quite mixed comments/objections in that some in Cariad Court did want the garages sorting out, however he noted the Tree Officer seemed to have done a complete 180 degree turn. Cllrs then agreed to recommend for refusal as previously due to the unneighbourly design, the SODC Tree/Forestry Officer to closely inspect the Tree Reports.

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

*Cllrs Brooker and Hancox returned to the room (Cllr Brooker took over as Chair).*

**Plan 16/76 To approve the minutes of the meeting of 20<sup>th</sup> July 2016.**

The minutes were approved and signed.

**Plan 16/77 Matters Arising**

There were no matters arising.

**Applications**

Plan 16/78.1 **P16/S2250/FUL Land to west of Manor Road, Goring on Thames, Oxon.** Proposed 5 bedroom house and garage.

Cllrs inspected the location of the plot and agreed this was outside of the village envelope (lying to the far end of Manor Road). It may also be within a flood plain and could furthermore set a precedent.

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

Plan 16/78.2 **P16/S2485/HH 42 Springhill Road, Goring on Thames, RG8 0DD.** Single storey side extension.

Cllrs could see no problems with the proposal for a small side extension and voted unanimously to recommend the application for **APPROVAL**.

Plan 16/78.3 **P16/S2444/HH 3 Long Meadow, Goring on Thames, RG8 9EG.** 2 storey front and rear extensions. Single storey side extensions and detached 3 bay garage. (Re-submission of P15/S3490/HH).

Cllrs noted this had been recommended for approval previously, there was now a slight change in design. Cllrs could see no problem with the proposal and therefore voted unanimously to recommend the application for **APPROVAL**.

Plan 16/78.4 **P16/S2402/LB (Listed Building Consent) 1 The Old Vicarage, Manor Road, RG8 0DR.** Proposed alterations and extensions.

Approved \_\_\_\_\_

Date \_\_\_\_\_

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Cllrs voted unanimously for **NO STRONG VIEWS** on the application.

Plan 16/78.5 **P16/S2400/HH 1 The Old Vicarage, Manor Road, Goring on Thames, RG8 0DR.** Proposed alterations and extensions.

Cllrs voted unanimously for **NO STRONG VIEWS** on the application.

Plan 16/78.6 **P16/S1200/FUL River Gardens, The Ridgeway Path, Thames Road, Goring on Thames, RG8 9BJ.** Amendment No 2 – dated 13<sup>th</sup> July 2016. Single storey timber outbuilding for use as extra storage. (As amended and supported by revised plans and agent letter received on 22 June 2016 and by amended plans and Agent email received on 13 July 2016).

Cllrs noted this had been previously refused on a couple of occasions. Cllr Wills noted there was another shed already on the site, Cllr Hancox said that the residents at Nuns' Acre Boathouse were now in support. Cllr Wills was still concerned the proposal was a summerhouse and could be used for residential purposes. After further discussion Cllrs voted to recommend the application for **APPROVAL** (5 for and 1 against) with a caveat it should not be used for residential/sleeping accommodation and for storage purposes only.

Plan 16/78.7 **P16/S1834/FUL River Retreat, Off Bridle Way, Goring on Thames, RG8 0HS.** A like for like replacement of four dilapidated sheds on river plot. The total area involved is less than 40m<sup>2</sup>.

Cllr Brown said the proposal was simply like for like replacement, however Cllr Wills still had concerns. Cllrs then voted to recommend the application for **APPROVAL** (5 for and 1 abstention).

Plan 16/78.8 **P16/S2403/HH 3 Wallingford Road, Goring on Thames, RG8 0AX.** Single storey rear extension.

Cllrs could see no problems with the proposal and therefore voted unanimously to recommend the application for **APPROVAL**.

**Plan 16/79 Matters arising from those minutes not on the agenda elsewhere**

There were no matters arising.

**Plan 16/80 SODC Decisions**

No SODC Decisions had been received.

**Plan 16/81 West Berkshire applications**

Nothing had been noted of concern.

**Plan16/82 Correspondence**

An email from Katharine Canavan in relation to P16/S2232/LDE giving

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further information in relation to the lawful development application, namely that she would be considering whether the unit had been in continuous residential use for over 4 years and whether evidence could be supplied to support this eg utility bills, council tax bills, dated photographs, witness statements, postal correspondence to the homeowner (rather than business). If suitable evidence could be provided by the applicant she would therefore be required to issue the lawful certificate.

Noted.

Plan showing the site of the demolished property known as Manorcroft and the 3 new dwellings names Bloomsbury Lodge, Manor Croft and Frederick House.

Noted.

Plan showing the site of the demolished property known as 21 Gatehampton Road, Goring now known as 21A and 21B Gatehampton Road, Goring.

Noted.

**Plan 16/83     Site visits**

To see schedule

**Plan 16/84     Matters for further discussion**

Cllr Brown had attended the Committee meeting at SODC in relation to Bromsgrove and South Woden. Unfortunately both applications had been approved by SODC. He noted one Cllr present had suggested not so long ago both would have been likely to have been refused. Cllr Brown said he noted that an old people's home in Henley was granted (by majority vote), even though the focus of the Neighbourhood Plan was supposedly on the requirements for "youth".

The Clerk had now heard from Tim Small the Enforcement Officer at SODC in relation to Pips Barn to say an Officer would be visiting the site. The Clerk had updated the Planning Decisions schedule (Colin's new Excel version) and would circulate. The previous version had also been updated.

***There being no further business, the meeting closed at 8.00 pm***

Approved \_\_\_\_\_

David Brooker

Date \_\_\_\_\_