

GORING-ON-THAMES PARISH COUNCIL

We aim to serve in the best interests of our community

Meeting held on Tuesday 3rd January 2017 at 7:30pm,

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

MINUTES – PLANNING COMMITTEE

Present: Cllrs D Brooker, M Brown, C Hall, L Reavill,
C Fox, Acting Clerk Planning, 3 members of the public

Plan 17/1 **Apologies for absence**

Cllr M Bulmer, J Wills

Plan 17/2 **Declarations of interest**

There were no declarations of interest.

Plan 17/3 **Public Forum**

Mr John Boler spoke in relation to item 6.3, Croft House, Manor Road. He acknowledged the applicant Mr Hyman was present and said he had no disrespect to him as they had discussed the plans previously. However Mr Boler had two grounds for concern which were a) bulk and mass and b) overlooking. He referred to the newly proposed gable end whereas in that previously the plans had included a catslide roof, he couldn't see why the architect had now added a gable roof. With regard to the overlooking the he said the new application included a window in the bathroom whereas previously there wasn't one, but the new window would be closer and could see into one of his bedroom windows, he was concerned that SODC's failure to produce a 5 year plan may encourage them to approve this application.

Mr Hyman was present and asked to speak about why he had decided to amend the original application. He said he was moving to the village with 2 young boys and was excited about the move, but was unhappy about the currently proposed design of the front elevation which he thought was poor as the sloping roof was overbearing. He referred to the South Oxfordshire Design Guide which refers to gabling etc. However he would be happy to consider amendments. He thought the mixed use of timber and red brick may not work very well, he said the footprint had not increased. He said he was incorporating a playroom and a study as he needed to work from home rather than commute to London every day. He apologised if others were upset about the proposed amendments but he wanted to improve the house.

Plan 17/4 **To approve the minutes of the meeting of 6th December 2016.**

The minutes were approved and signed.

Plan 17/5 **Matters Arising**

There were no matters arising.

Approved _____

Date _____

David Brooker

Cllr Brooker brought forward item 6.3 to be considered first.

Plan 17/6 Applications

Plant 17/7.1 **P16/S3856/FUL Croft House, Limetree Road, Goring on Thames, RG8 0EY.** Demolition of outbuildings and erection of new 3 bed house.

Cllr Hall said she has objected to the original application was because of its siting which she thought did not comply with SODC policy & guidance. She noted there was a building already there, for which planning permission had originally been granted for its use only as ancillary accommodation to the main large house. Despite the Condition on the original Planning Permission, she thought this was why the recent application had been passed for a replacement dwelling. She felt the design as had formerly been submitted was good. She did not think there was a problem with the catslide roof and she didn't personally agree that the change to a gable roof added or detracted anything. However she did agree with Mr Boler's concerns about un-neighbourliness in relation to Jessamine Cottage. She noted the somewhat unfortunate juxtaposition of the two properties'. She commented that the change from a catslide to a gable roof did of course the increase the volume at the front which may exacerbate the effect of the close proximity between habitable rooms & the windows of the two dwellings opposite each other at that point. It was noted that there had already been another new dwelling built on the space to the other side of the original large house.

Cllr Reavill said he had always been opposed the application as he thought the proposal was an overdevelopment of the site and he didn't think the design fitted with the architectural layout of the site overall in that the building (to be demolished) was originally an annex to Croft House, he didn't like the first extra house that was squeezed onto the site, there was now another and he wouldn't be surprised if yet another was squeezed in. Cllr Brown was in agreement. Cllr Booker said therefore the Committee agreed the proposal was overdevelopment of the site, due to the bulk and mass etc and overlooking.

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

Plan 17/7.2 **P16/S1200/FUL River Gardens, The Ridgeway Path, Thames Road, Goring on Thames, RG8 9BJ.** Amendment No 3 – dated 21st November 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 by amended plans and Agent email received on 13 July 2016 and by Agent Email, amended plan and photographs received on 21 November 2016.

This application had been submitted and considered a number of times previously with various amendments being added in and the plans had been very poor and difficult to understand. The application was being reconsidered (following the meeting in December) after a lengthy email from the Planning Officer explaining the plans in much greater detail.

Approved _____

Date _____

David Brooker

Cllrs voted unanimously this time to recommend the application for **APPROVAL**, with the caveat there shouldn't be any services ideally and a query to the reference to claims that there was disabled/elderly access.

Plan 17/7.3 **P16/S3538/FUL 17 Cleeve Down, Goring on Thames, RG8 0HB.**

Erection of two semi detached properties to rear of no 17 Cleeve Down (variation to approval P15/S3526/FUL).

Cllr Hall noted the location, parking and access were as before so could see no particular reason to object. Cllrs therefore voted unanimously to recommend the application for **APPROVAL**.

Plan 17/8 **SODC Decisions**

P16/S3379/HH 40 Milldown Road, Goring on Thames, RG8 0BA.

Construction of two single storey rear extensions, front porch and bay window.

GRANTED

Plan 17/9 **Matters arising from those minutes not on the agenda elsewhere**

There were no matters arising.

Plan 17/10 **West Berkshire applications**

Compliments slip and plans and copy letter in relation to a proposed Planning Application due to be submitted to West Berkshire on land on the South Bank of the Thames to the West of Gatehampton Viaduct for the seasonal erection of 4 safari tents. The structures to be moved from November to March. Cllrs discussed the proposal and agreed there were concerns over light pollution, noise, access etc and more information was required.

Action: Clerk

Plan17/11 **Correspondence**

Copy letter from SODC in relation to a Tree Preservation Order No 16S19 for some trees at Land adjacent to 49 Holmlea Road, Goring on Thames.

Noted.

Letter from NHS England in relation to a Planning Application for a pharmacy with the "defined grounds" of Woodcote Surgery, Goring and Woodcote Medical Practice, Wayside Green, Woodcote by Red Kite Shop Ltd.

Noted

Plan 17/12 **Site visits**

To see schedule

Plan 17/13 **Matters for further discussion**

N/A

There being no further business, the meeting closed at 8.05 pm

Approved _____

Date _____

David Brooker

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