

GORING-ON-THAMES PARISH COUNCIL

We aim to serve in the best interests of our community

Meeting held on Tuesday 12th April 2016 at 7:30pm,

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

MINUTES – PLANNING COMMITTEE

Present: Cllrs M Brown, J Reavill, J Wills, M Bulmer, C Hall

C Fox, Acting Clerk Planning, approx. 7 members of the public

Plan 16/88 **Apologies for absence**

Cllr D Brooker, B Hancox

Plan 16/89 **Declarations of interest**

There were no declarations of interest.

Plan 16/90 **Public Forum**

Mrs Woodhatch spoke in relation to item 6.1 P16/S0171/FUL Queens Arms and was representing STIG. She said the amendment proposed nothing new. She said their response was muddled in relation to highways, the footpath widening proposal had been abandoned, and they had tried to rubbish STIG's report in relation to the suitability of the location within the village. She referred to guidance in the NPPF which suggested the location was not in a suitable location and requested the Parish Council deal with the application as robustly as they had in the past.

Plan 16/91 **To approve the minutes of the meeting of 15th and 29th March 2016.**

Both sets of minutes were approved and signed.

Plan 16/92 **Matters Arising**

There were no matters arising.

Plan 16/93 **Applications**

Plan 16/93.1 **P16/S0171/FUL Queens Arms, Reading Road, Goring on Thames, RG8 0ER.** Amendment No 1 – dated 24th March 2016. Change of use of premises from class A4 (public house) use to class A1 (retail) use along with 80sq m rear extension. (As amplified by letter from Transport Planning Associates dated 21 March 2016 accompanying letter dated 24 March 2016).

Cllr Brown thought that if they wanted Tesco could actually open tomorrow and was concerned about continuing to refuse the application and mentioned that the PC was also taking legal proceedings against SODC (in relation to the weir). However Cllr Wills could see nothing new in the amendment and thought the Parish Council should still recommend for refusal on highways grounds, adding he didn't think they would use specially sized lorries. The possibility of requesting CCTV to monitor the lorries was mentioned. Cllr Reavill agreed with Cllr Wills in that there was no significant

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David Brooker

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change, safety was still a concern and he could see no basis to change his view and that Highway safety was still an issue. Cllrs then discussed whether they should suggest any conditions and whether that could be taken by SODC as them being more pro the application than against. Cllr Hall thought Tesco already had their ducks lined up and they could open as things stood, so she felt the matter was now really a fait accompli. She also thought a number of villagers were actually for the shop but hesitant to speak out in support, she was also concerned the village could be getting a reputation for always objecting. Cllr Wills said there were a large number of objections however on the website. Cllr Hall however was still concerned those for the Tesco didn't want to put their names forward and was also concerned the village was getting a reputation for refusing things at SODC. Cllr Wills still thought the site was an unsuitable location for a Tesco and wondered whether or not conditions should be suggested which Cllrs debated further.

Cllr Bulmer said she was with Cllr Wills and Reavill and would recommend for refusal.

The Committee then voted 3 for refusal and 2 [abstentions] so the application was recommended for **REFUSAL**

Plan 16/93.2 **P16/S0053/FUL The Village Café, 9 The Arcade, High Street, Goring on Thames, RG8 9AY.** Change of use to A3 (café) and other alterations.

It was noted the proposal was for a tapas bar upstairs. It seemed the Committee didn't have much control of the signage in the Conservation Area and Cllr Hall said SODC needed to do a Conservatoin appraisal ASAP.

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

Plan 16/93.3 **P16/S1029/HH Selway Cottage, Limetree Road, Goring on Thames, RG8 9EY.** Erection of 2 storey and first floor extensions, roof alterations and associated internal and external alterations.

Cllr Bulmer was concerned a neighbouring property could be somewhat overlooked. Cllr Hall said the changes were fairly superficial and she couldn't see there would be any overlooking. Cllr Brooker said there were no objections as of this morning. Cllr Bulmer said she was against the proposal.

Cllrs then voted for 4 for **NO STRONG VIEWS** with 1 against.

Plan 16/93.4 **P16/S0954/HH 29 Gatehampton Road, Goring on Thames, RG8 0EN.** Proposed single storey rear extension and alterations.

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

Plan 16/94 Matters arising from those minutes not on the agenda elsewhere

There were no matters arising.

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David Brooker

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Plan 16/95 **SODC Decisions**

Plan 16/95.1 **P16/S0442/HH 19 Cleeve Down, Goring on Thames, RG8 0HB.** The construction of a two storey side extension to the existing dwelling.

GRANTED

Plan 16/95.2 **P15/S3746/HH The Coach House, Icknield Road, Goring on Thames, RG8 0DG.** Green oak garden building/shed/potting shed, clay tile roof, weatherboard cladding.

GRANTED

Plan 16/95.3 **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.

GRANTED

Plan 16/95.4 **P16/S0405/FUL 21 Gatehampton Road, Goring on Thames, RG8 0EN.** Demolition of existing bungalow and erection of two residential semi-detached dwellings. As amended by plan nos 16 GH2 SP01B, SS01B and PE01C which show the existing dwelling outlined on the proposed footprint and elevations and comparative heights between the existing dwelling, those across the road and the proposed dwelling. (As amended by plans ref SS01C, PE01D, SPo1C, GH2 SS02A and Design and Access Addendum which set the new dwellings back and delete the garages).

GRANTED

Plan 16/96 **West Berkshire applications**

Nothing had been noted of concern.

Plan16/97 **Correspondence**

2 copy letters supplied by STIG in relation the Queens Arms from Airedon Planning and Design.

Noted.

Plan 16/98 **Site visits**

To see schedule

Plan 16/99 **Matters for further discussion**

Conservation policy.

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

Approved _____

Date _____

David Brooker

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