

GORING-ON-THAMES PARISH COUNCIL

We aim to serve in the best interests of our community

Meeting held on Tuesday 26th 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, B Hancox

C Fox, Acting Clerk Planning, approx. 4 members of the public

Plan 16/100 Apologies for absence

Cllr D Brooker (Cllr Brown took the Chair in Cllr Brooker's absence).

Plan 16/101 Declarations of interest

There were no declarations of interest.

Plan 16/102 Public Forum

Plan 16/102.1 Mr Terry Ostridge stated he lived at Ingram which had previously been called The White House, and this was next to the plot in question up the unmade road exiting onto Manor Road. He had a number of concerns about the proposal and thought that SODC often seemed to carry out box ticking exercises, he had concerns about the development in the vicinity including the visual impact and that the character of the village was changing. He also had concerns over the increase in traffic movements in the area and raised the Highways Officer's input. He thought a 4+ bedroom house of this size would mean a number of vehicles which would need to access and exit onto Manor Road, he was also concerned about whether emergency vehicles could actually get to the site. He was very unhappy about the impact on Mrs French at Mulberry Cottage and that this would be a very large house right up against her boundary. Mr Ostridge was also unhappy that all these windfall type developments were apparently not being counted in the overall numbers (of the houses in the larger villages currently being required). He thought that a 5 bedroom house wasn't helping first time buyers or downsizers. Cllr Hall mentioned this was infilling but Mr Ostridge thought there should be more discretion.

Plan 16/102.2 Mr McLean of 6 Woden House had some objections to the amendments. In relation to an email from SODC to the architect about a balcony, he noted the removal of the balcony and the change to a hipped roof was an improvement but was concerned this may mean the officer might now approve the application. He still had concerns over the size and amount of glass on the north elevation, and the dramatic loss of privacy. He thought the birds eye view plans were also disingenuous presenting an untrue visual image. He said the proposal would almost completely fill the garden of South Woden from one end to another, he noted 8 households had objected.

Plan 16/102.3 Mrs French (Mulberry Cottage) was concerned about additional cars parking along Manor Road and said it would be difficult to widen the road in any

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way. Her property would be seriously overlooked although the plans made it look as if there was more space between them than there was, she thought this proposal was overdevelopment of the site, and was unhappy that all the trees had already been cut down. She thought ongoing building of this sort was spoiling the character of the area. Mr Ostridge (Ingham) said the Highways Officer had refused at the time being, and Cllr Hall said the Planning Officer wouldn't tend to override an objection from Highways, however it was noted the Highways report had only addressed the access issues to the new dwelling. Cllr Hancox asked about access from eg Limetree Road but South Woden only had access from Manor Road.

Plan 16/103 To approve the minutes of the meeting of 12th April 2016.

The minutes were approved and signed.

Plan 16/104 Matters Arising

There were no matters arising.

Cllr Brown brought forward item 6.3 P15/S4367/FUL South Woden, Manor Road to be considered first.

Plan 16/105 Applications

Plan 16/105.1 P15/S4367/FUL South Woden, Manor Road, Goring on Thames, RG8 9EB. Amendment No 3 – dated 8th April 2016. New house in grounds of main residence (as amended and amplified by location and block plans and site survey plans accompanying e-mail from agent received 15th January 2016 and amended by drawings accompanying e-mail from agent received 8 April 2016 reducing the size of the forward and rear projecting elements of the building).

Cllr Reavill could see no fundamental change to the proposal. In his view this was gross overdevelopment of the site, and the design did not fit in with its surroundings. He thought the previous letter sent by the Committee really covered all the points. Cllr Hall and Hancox agreed especially in relation to the overlooking issues. Cllr Hall said the removal of a balcony was insignificant overall.

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

P16/105.2 S1103/HH 86 Elvendon Road, Goring on Thames, RG8 0DR. Construction of garages.

It was noted there had been changes to the original application and that the garage had been removed, but now through this new application it had been reinstated, at the front well forward from the build line. Cllr Bulmer thought the drive seemed very small, Cllrs noted the site was on a junction and agreed the proposal was overdevelopment.

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

Plan 16/105.3 P16/S1080/FUL Croft House, Limetree Road, Goring on Thames, RG8 9EY. Variation of condition 2 of planning permission P15/S4140/FUL – Plan numbers. Demolition of outbuildings and erection of new 3 bedroom house

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(as amended by drawings accompanying letter from agent dates 27th January 2016 moving the building to the west and "Tree Survey Report – revised February 2016 accompanying email from agent received 18 February 2016).

Cllrs noted this had previously been recommended for refusal, but was passed by SODC Planning Committee. The Covenant over the existing building was discussed. This apparently was intended to ensure the existing building only had permission for use as ancilliary accommodation to the large main house, The proposal was still unneighbourly in relation to Jessamine Cottage. Cllr Hall noted the large original house was losing much of its amenity space in particular for parking. There is no presumption in favour of development just because a building exists which is to be demolished, but the new proposal should be assessed on its own merits.

Cllrs then voted 5 for **REFUSAL** with one abstention.

Plan 16/106 Matters arising from those minutes not on the agenda elsewhere

There were no matters arising.

Plan 16/107 SODC Decisions

Plan 16/107.1 **P15/S4095/HH 19 The Birches, Goring on Thames, RG8 9BW.** Replace existing first floor rear facing window with a larger window.

GRANTED

Plan 16/107.2 **P16/S0856/HH Chauntsingers, Cleve Road, Goring on Thames, RG8 9BJ.** Single storey rear extension and two storey side extension to existing private dwelling exactly as P15/S0816/HH in all aspects except proposing larger dining room.

GRANTED

Plan 16/108 West Berkshire applications

Nothing had been noted of concern.

Plan16/109 Correspondence

Plan 16/109.1 Letter from SODC in relation to an Objection to Tree Preservation Order No TPO 15S21 in relation to a Copper Beech, located at St Marys, Manor Road, Goring on Thames. The Planning at SODC Committee would consider the application on 27th April at 6.pm in Didcot Civic Hall, Britwell Road, Didcot.

Cllr Reavill supplied some photos showing a very large tree in the front garden of a premises in Manor Road.

Noted

Plan from SODC showing the registration of an existing annexe known as The Old Stables, Elvendon Road, Goring on Thames.

Noted

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Letter from Kim Gould at SODC in relation to P15/S4341/FUL Cariad Court, Cleeve Road, Goring on Thames, RG8 9BT stating the application had been **WITHDRAWN**.

Noted

Letter from SODC in relation to Appeal reference APP/Q3115/W/16/3146109 Manor Road, Goring on Thames. Outline development of up to 25 dwellings with access, garages and landscaping (as amended by drawing no 3298-104C and revised planning statement accompanying agent's email dated 8 December 2015 which increases the number of units from up to 27 to up to 35).

The letter stated all comments received from third parties during the application process would be forwarded to the Planning Inspectorate, requests to withdraw comments should be made within 5 weeks of the appeal's start date. Further comments could be submitted by **23 May 2016**.

Noted

Email from a Mr Wise who was unhappy about the Planning Committee's response to SODC in relation the proposed barn - P16/S0173 Upper Gatehampton farm.

Cllr Brooker had drafted a reply to Mr Wise which the Clerk would send.

Plan 16/110 Site visits

To see schedule

Plan 16/111 Matters for further discussion

Cllr Hall ran through various points following a meeting she had attended at SODC and the difficulties with the NPPF especially in relation to various Appeals and the AONB. She said they are under pressure to perform quickly and turn applications around faster. It is likely that consultees (including Parish Councils) will be given less time in which to respond applications. Also coloured drawings, diagrams & photographs will only be available online Hard copies sent to consultees, including those sent to Parish Councils, will be printed in black & white so coloured documents will appear in shades of grey and not as the applicants intend. Cllrs agreed it would be good to commence using the projector again to view applications at the meetings.

There being no further business, the meeting closed at 8.30 pm

Approved _____

David Brooker

Date _____

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