

GORING-ON-THAMES PARISH COUNCIL

We aim to serve in the best interests of our community

Meeting held on Tuesday 22nd November 2016 at 7:30pm,

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

MINUTES – PLANNING COMMITTEE

Present: Cllrs D Brooker, J Wills, L Reavill, C Hall,

C Fox, Acting Clerk Planning, 3 members of the public

Plan 16/157 Apologies for absence

Cllr M Brown, Bulmer, Hancox

Plan 16/158 Declarations of interest

There were no declarations of interest.

Plan 16/159 Public Forum

Mrs Valentine and Mrs Poole were present in relation to item 6.1 P16/S2637/FUL 19 Gatehampton Road and stated they weren't too sure what the changes were and still had concerns over the number of parking bays and the volume of parking in relation to visitors etc. Mrs Valentine was concerned over the potential increase in traffic along that part of Gatehampton Road too which she said was quite narrow and was concerned over the number of traffic movements. Cllrs Wills noted the number of parking spaces per property appeared approximately 2 per dwelling and noted the properties to the front had been pushed back, lowered in height and there were amendments to the fenestration. The agent (in relation to item 6.1 19 Gatehampton Road) then spoke about the application, he said he had read the Parish Council's previous comments and tried to address them, in that the site was within the AONB, there was concern about over-development, design, height and scale and that extra rooms may be accommodated in the roofspace in future which may enable further bedrooms etc, that the 3 houses to the front were forward of the established build line and the land on the other side of the road sloped down substantially. The agent accepted the site was within the AONB and the road is used by dog walkers etc, but thought that residential accommodation would be preferable to offices, and the new proposal was better type of housing than a simple conversion and this could actually have less impact on the AONB. Regarding overdevelopment he stated the new proposal had reduced the number of units from 10 to 9 so the density would now be lower. With regard to the rooms in the roof space an "article 4" was mentioned as being a possible planning condition of some sort. He added the height was being reduced from 8 to 7.5 metres in keeping with the height of the newly built property at 21, and 1, 2 and 3 would now be 8 metres back from the road, which would be the same distance as number 4 opposite. So there would now be 22 metres between them. With regard to car parking he said Highways were happy in part due to the proximity to the station, buses and shops it was assumed not too many cars would be required. The previous

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scheme had proposed 17 parking spaces and now 18 are proposed (but there is one less dwelling), so there would be 2 spaces per dwelling and in a communal parking area, which would give more flexibility. Nos 1, 2 and 3 had been moved back from the kerb, it was noted the other side of the road was much lower gradient, however the agent claimed that within the Goring Gap this was quite common and there were overlooking issues and in fact pedestrians could look into the front gardens too. Lastly with regard to the concerns over a tunnel effect occurring a streetscene has now been supplied and they had looked more closely at the design, loss of privacy and hoped the scheme would be less unneighbourly. Mrs Valentine said that No 21 the ground was flat but now there is a slope and she was concerned about run off and she gets water on her drive. The agent noted concerns about run off but implied this would also be addressed. It was suggested there should be a planning condition in relation to a sustainable drainage system and he suggested she liaise with number 21.

Plan 16/160 To approve the minutes of the meeting of 8th November 2016.

The minutes were approved and signed.

Plan 16/161 Matters Arising

There were no matters arising.

Plan 16/162 Applications

Plan 16/161.1 **P16/S2637/FUL 19 Gatehampton Road, Goring on Thames, RG8 0EN.** Amendment No 1 – dated 7th November 2016. The demolition of offices and re-development of site to form 9 new dwellings with car parking and associated development. As supported by Agent's email and attached plan received on 20 September 2016. As amended by revised plans received on 7th November 2016.

Cllr Reavill said at least SODC seemed to have taken notice of the earlier concerns and gone some way in addressing them, Cllr Wills was still somewhat concerned about parking and whether commuters may park in the parking spaces and whether there would be gates. Cllr Hall added that Central Government had changed the rules on parking and although there are problems along Gatehampton Road and other parts of the village there was nothing much could be done as the applicant has provided enough parking spaces to satisfy the current criteria. It was noted the application would also avoid any CIL payment due to the number of properties proposed. Cllr Hall was generally in favour of the development and thought the scheme provided a much needed option for potential downsizes no longer in need of large gardens.

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

Plan 16/162.2 **P16/S3001/O Land to the rear of Cleeve Cottages, Icknield Road, Goring on Thames,.** Amendment No 1 – dated 31st October 2016. New access road and erection of 11 new dwellings (as amended and amplified by information received on 26 and 31 October 2016).

Cllrs agreed that as previously there was insufficient information supplied as the application was for Outline consent only. Cllr Hall didn't think the site

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should be precluded because it was in the NP pot but agreed there was insufficient detail supplied and the location was too sensitive to be dealt with under outline.

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

Plan 16/163 **SODC Decisions**

P16/S3397/HH 33 Springhill Road, Goring on Thames, RG8 0BY. Rear single storey extension.

GRANTED

P16/S2882/HH 11 Valley Close, Goring on Thames, RG8 0AN. Proposed porch extension and (garage conversion) (permissible development).

GRANTED

P16/S2402/LB 1 The Old Vicarage, Manor Road, Goring on Thames, RG8 9DR. Proposed alterations and extensions (as amended by drawings and email received 7th October 2015).

GRANTED

P16/S2400/HH 1 The Old Vicarage, Manor Road, Goring on Thames, RG8 9DR. Proposed alterations and extensions (as amended by drawings and email received 7th October 2016).

GRANTED

Plan 16/164 Matters arising from those minutes not on the agenda elsewhere

There were no matters arising.

Plan 16/165 West Berkshire applications

Nothing had been noted of concern.

Plan16/166 Correspondence

Email from a Mr Hyman requesting an informal meeting to discuss his forthcoming planning application. The Clerk (Colin) had replied the Parish Council did not discuss applications with applicants prior to the official meetings and suggested he endeavour to attend the relevant Planning Meeting and speak at Public Forum. The Planning Clerk to alert Mr Hyman in relation to the date of the meeting his application will be on the agenda.

Action: Planning Clerk

Plan from SODC showing the conversion and extension of barn to create two new residential dwellings to be named: High Barn and Long Barn, Spring Lane, Goring on Thames, Reading, Berkshire.

Noted.

Plan 16/167 Site visits

To see schedule

Plan 16/168 Matters for further discussion

Cllr Hall briefly mentioned the result of the Weir Appeal.

Approved _____

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There being no further business, the meeting closed at 7.55 pm

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