

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
GORING ON THAMES PARISH COUNCIL  
Old Jubilee Fire Station, Red Cross Road, Goring 7.30pm Tuesday 24 July 2018**

**Members Present:**

Chairman	David Brooker (DB)
Members	Matthew Brown (MBr) Debbie Gee (DG) Catherine Hall (CH) John Wills (JW) Mary Bulmer (MBu)

**Officers Present:**

Assistant Clerk	Mike Ward (MW)
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10 members of the public present

**18/85 To receive apologies for absence.**

Apologies for absence were received from Bryan Urbick (BU) and Lawrie Reavill (LR)

**18/86 To receive any declarations of interests**

None. CH pointed out that she was not involved in the plans for P18/S2208/HH.

**18/87 Public Forum**

10 members of the public were present. There was considerable discussion of application P18/S1983/FUL, with adverse comments concerning the design of the boathouse, ability to manoeuvre boats in and out and that both the boathouse and main building were in contravention of H4 in the South Oxfordshire local plan. It was suggested that more notice should be given of applications, such as through Goring Gap News or GENIE. Comments were also made concerning application P18/S2208/HH, that it was overdevelopment and would overlook a neighbouring property.

**18/88 To approve minutes of the meeting held on Tuesday 26 June 2018**

**Resolved:** That the minutes be approved and signed by the Chairman.

**18/89 Matters arising from those minutes not elsewhere on the agenda**

None

**18/90 Applications:**

- 1 P18/S1983/HH – The Pavilion Thames Road Goring RG8 9AH: Demolition of existing dwelling and construction of replacement dwelling and boathouse.**

DB noted that the Environment Agency was aware but needed more details in order to be able to assess how the significant structures would impact on ecology, navigation and flood risk. CH noted that the existing house does not have any particular architectural merit, and the new design was not too high. Flood risk was addressed by having the habitable space on the first floor. JW liked the diversity of architecture afforded by the design but DB felt that the architect had not made any attempt to respect the conservation area. MBr considered it to be ugly. CH felt it looked like an office building and more consideration of materials used that would fit in with the surrounding conservation area was needed. It should also be taken to the Design Review Panel.

Signed:



D. Brooker

Dated: 28 August 2018

**Resolved:** That GPC **Objects** to the application for the following reasons:

Even as an example of contemporary architecture it looks more like commercial premises than a quality residential building and does not respect the conservation area it is situated in.

We particularly object to the Boat House which appears to be a tower structure totally inappropriate to the river bank at this location.

We take note that the Environment Agency in their letter of 31 May 2018 commented that they had not seen a detailed Flood Risk Assessment and that further assessments and reports were needed to evaluate the potential significant impact of the significant structures on ecology, navigation and flood risk. The application appears to have been submitted without evidence of them having seen any such reports.

We would expect this application to go before the Design Review panel.

2 **P18/S2009/HH – 3 West Way Goring RG8 OBX: Conversion of garage into habitable room**  
**Resolved:** That GPC has **No Objections** to the application

3 **P18/S2070/LB – Gatehampton Viaduct Goring RG8 9LU: Listed building repairs and maintenance**

DB noted that the Environment Officer recommends refusal.

**Resolved:** That GPC **Objects** for the following reasons: Heavy handed maintenance, not respecting the listed structure

4 **P18/S2102/FUL – Dormers Croft Road Goring RG8 9ES: Proposed demolition of existing dwelling and detached garage and replacement with single detached dwelling with integral garage**

DB and JW felt it was overdevelopment. Concern was also raised with regards to overlooking of adjacent properties. CH noted that it satisfies the design guide but the scale of the drawings seemed to be incorrect in which case it was difficult to tell. JW objected to it.

**Resolved:** That GPC has **No Objections** to the application but wish the following comments to be taken into account: Could be considered to be over development but the scale shown on the plans submitted is not clear and therefore it is difficult to tell.

5 **P18/S2173/HH – Bloomsbury Lodge Little Croft Road, Goring RG8 9ER: Proposed oak framed garage.**

**Resolved:** That GPC has **No Objections** to this application

6 **P18/S2177/HH – 35 Milldown Road Goring RG8 OBA: Demolition of existing rear conservatory to an existing two-storey semi-detached dwelling and proposed new rear extension**

**Resolved:** That GPC has **No Objections** to this application

7 **P18/S2217/HH – 11 Nuns Acre Goring RG8 9BE Proposed ground floor front extension**

**Resolved:** That GPC has **No Objections** to this application

8 **P18/S2208/HH – Tacoma Farm Road Goring RG8 OAA: Two storey side and rear extensions**

**Resolved:** That GPC **Objects** to the application for the following reasons : overlooks neighbouring property, unneighbourly overdevelopment, inappropriate facing materials.

9 **P18/S2325/HH – Beechcroft Elvendon Road Goring: Side and rear extension to existing house**

**Resolved:** That GPC has **No Objections** to this application

Signed:

 D. Brooker

Dated: 28 August 2018

**18/91 To note the following applications for discharge of conditions:**

- 1 **P18/S2161/DIS** - Someries Little Croft Road Goring: Discharge of condition 3 - Matching Materials and 4 - Tree protection. Side addition to create new utility and WC. Insertion of 5 new roof lights, demolish the conservatory and alter part of the front elevation roof to the kitchen.
- 2 **P18/S2280/DIS** - Wey Cottage 2 Manor Road Goring RG8 9DP: Discharge of condition 5 – Tree Protection on application ref. P17/S2667/HH Single storey rear extension and outbuilding to provide garage/car port and workshop.(As amended by plan showing two smaller outbuildings -new car port and outbuilding).

Both were noted.

**18/92 To note the following SODC Decisions:**

- 1 **P18/S1579/HH** – 5 Millers Close Goring: Demolition of conservatory; erection of single storey rear extension (GPC No Objections) **Granted**
- 2 **P18/S1620/HH** – North Cottage Reading Road Goring: Amendments to previously approve application. (GPC No Objections) **Granted**
- 3 **P18/S1632/HH** – The Red House Elvendon Road Goring: Demolition of lean to structures and construction of two storey extension. (GPC No Objections) **Granted**
- 4 **P18/S1634/HH** – 4 Grange Close Goring: Single storey side and rear extensions; internal alterations, enlargement of driveway and erection of garden wall. (GPC Objects) **Granted**
- 5 **P18/S1718/HH** – 34 Milldown Road Goring RG8 OBD: Rear single storey extension and alterations (GPC No Objections) **Granted**

All decisions were noted.

**18/93 Appeal decisions:**

None

**18/94 To review planning applications and decisions reported by West Berkshire District Council**

None discussed

**18/95 To review CIL status / payments**

No change since the previous report

**18/96 To consider correspondence received**

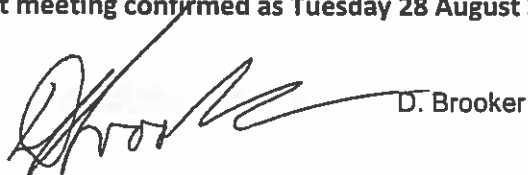
None

**18/97 Matters for future discussion**

- 1 Cladding erected without planning permission at 9 Lockstile Way
- 2 Work being undertaken at 1 Maple Court does not appear to be properly covered by the planning application
- 3 New access to Fairfield Cottage, Fairfield Road seems to have been constructed without planning permission

**18/98 Next meeting confirmed as Tuesday 28 August 2018**

Signed:

 D. Brooker

Dated: 28 August 2018

The Chairman declared the meeting closed at 20.40 hrs.

**Abbreviations (where used):**

APP Approval  
CIL Community Infrastructure Levy  
GPC Goring on Thames Parish Council  
NP Neighbourhood Plan  
NSV No Strong Views  
OBJ Objection(s)  
OCC Oxfordshire County Council  
SODC South Oxfordshire District Council

Signed:



D. Brooker

Dated: 28 August 2018