

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
GORING ON THAMES PARISH COUNCIL
Old Jubilee Fire Station, Red Cross Road, Goring 7.30pm Tuesday 28 August 2018**

Members Present:

Chairman	David Brooker (DB)
Members	Matthew Brown (MBr)
	Debbie Gee (DG)
	Catherine Hall (CH)
	Bryan Urbick (BU)
	Lawrie Reavill (LR)
	Mary Bulmer (MBu)

Officers Present:

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

18/99 To receive apologies for absence.

Apologies for absence were received from John Wills (JW)

18/100 To receive any declarations of interests

None.

18/101 Public Forum

2 members of the public were present including Phil Neville representing Elegant Homes (present up to item 6.1 only). There were no comments at this point in the proceedings.

18/102 To approve minutes of the meeting held on Tuesday 24 July 2018

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

18/103 Matters arising from those minutes not elsewhere on the agenda

None

18/104 Applications:

- 1 P18/S2308/RM – Land to rear of Cleeve Cottages Icknield Road RG8 0DG – approval for reserved matters (layout, appearance, landscape and scale) pursuant to outline application P16/S3001/O for the erection of up to ten dwellings with associate parking and amenity space**

MBu noted that the layout is fairly spaced out. The developer explained that this was constrained by tree roots and the Thames Water mains, and advised that this application was merely to approve the designs of the houses for which outline planning permission had already been granted. All houses have three bedrooms as stipulated by SODC's approval of P16/S3001/O. Alternatives (e.g. two sets of two 2-bedroomed and two sets of four 3-bedroomed) might be negotiated at a later date. The choice of brick was deliberately designed to match Cleeve Cottages. BU suggested the Design Review panel should be consulted.

It was noted that outline planning permission had been granted before the Neighbourhood Plan (NP) earmarking this site for 14 dwellings had been drawn up. There was some discussion over how the plans for the site could be moved closer to that envisaged in the NP. It was also noted that £320K was being paid by the developer to SODC under S106 in lieu of affordable housing. There was

Signed:



J. WILLS

Dated: 25 September 2018

concern that this money might be allocated elsewhere rather than to Goring. The developer indicated that he would be prepared to build two starter homes (which are also classed as affordable housing) to be sold for less than £250K each instead of paying the £320K S106 money. The developer would write to SODC copying GPC who agreed to follow it up.

Resolved: That GPC has no objections to the application but wish the following comments to be taken into account:

The design and wildlife issues identified by the Chilterns Conservation Board need to be addressed. The plan could be brought closer to the Neighbourhood Plan by an improvement to the housing mix and the provision of electric vehicle charging points. We suggest SODC could give consideration to these as part of this current application. The inclusion of two starter homes for first time buyers was offered at the meeting by the developer in lieu of payment of the £320K for affordable housing under S106. GPC would fully support

- 2 **P18/S2530/HH – 10 Milldown Road Goring RG8 OBA:** Erection of a single storey outbuilding in the rear garden

Resolved: That GPC has No Objections to the application

- 3 **P18/S2536 – 31 Lockstile Way Goring RG8 OAL:** Single storey rear extension

Resolved: That GPC has No Objections to the application

- 4 **P18/S2588/HH – Rookley 14B Summerfield Rise Goring RG8 ODS:** Single storey side extension to form new Garden Room. Demolition of existing single detached garage and construction of single storey rear, side and front extensions to form new Dining Room, Utility Room, Garage and Bedroom, and Association internal alterations

BU noted that two neighbours had submitted comments.

Resolved: That GPC Objects to the application for the following reasons : Unneighbourly; does not comply with the design guide; extension is within the 45 degree line of windows in the adjacent property; an increase in the accommodation on the site could be arranged differently so that it does not have such a significant impact on adjacent properties.

18/105 To note the following applications for discharge of conditions:

- 1 **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).

Duly noted.

18/106 To note the following SODC Decisions:

1. **P18/S1734/HH – Friars Ford Manor Road Goring RG8 OEL:** New detached car port/machine store with office over (GPC No Objections) **Granted**
2. **P18/S1864/HH – 16 Holmlea Road Goring RG8 9EX:** Ground and first floor additions and alterations (GPC No Objections) **Granted**
3. **P18/S2009/HH – 3 West Way Goring RG8 0BX:** Conversion of garage into a habitable room (GPC No Objections) **Granted**

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4. **P18/S2173/HH – Bloomsbury Lodge Little Croft Road Goring RG8 9ER: Proposed Oak Framed Garage (GPC No Objections) Granted**
5. **P18/S2177/HH – 35 Milldown Road Goring RG8 OBA: Demolition of existing rear conservatory and proposed new rear extension (GPC No Objections) Granted**

All decisions were noted.

18/107 Appeal decisions:

None

18/108 To review planning applications and decisions reported by West Berkshire District Council

None discussed

18/109 To review CIL status / payments

MW reported that the CIL demand issued against P17/S0360/FUL for 2 properties built at the rear of 17 Cleeve Down had been withdrawn due to SODC accepting that the original application had been granted before the introduction of CIL. Therefore no money would be received by GPC from this development.

18/110 To consider correspondence received

None

18/111 Matters for future discussion

None

18/98 Next meeting confirmed as Tuesday 25 September 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:



J. WILLS

Dated: 25 September 2018