

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
GORING ON THAMES PARISH COUNCIL
Old Jubilee Fire Station, Red Cross Road, Goring 7.30pm Tuesday 27 November 2018**

Members Present:

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

Officers Present:

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

18/141 To receive apologies for absence.

None

18/142 To receive any declarations of interests

None

18/143 Public Forum

Two members of the public were present but did not have any comments

18/144 To approve minutes of the meeting held on Tuesday 23 October 2018

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

18/145 Matters arising from those minutes not elsewhere on the agenda

None

18/146 To review the following Applications:

- 1 P18/S2900/FUL** – 3 Elmcroft Goring – Erection of 2 dwellings: Amendment (no. 1) Additional Aboricultural information received on 02/10/2018.

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

With reference to the statement in the email from the Agent, 'as far as I know they [the Parish Council] do not have qualified planners on board and clearly may be swayed by pressure from friends and parishioners rather than looking at the case on pure planning merits', two members of the Planning Committee have run their own chartered architects and planning consultancies. One member has been Senior Planning Technician in the Planning Dept at the GLC then with Project Development at Thames Water, and one member also sits on the SODC / Vale Design Review Panel. Furthermore under our Code of Conduct as Parish Councillors we must Declare an Interest if we are unable to give an impartial opinion, including having any friendship with anyone connected to the proposals. We do not accept that we are unduly swayed by the opinion of neighbours either as we have to and are fully capable of assessing proposals ourselves in the context of planning policy and guidance.

Signed:

D. Brooker

Dated: 18 December 2018

We do not object to the principle of intensification of the plot for suitable housing, if it can be shown to satisfy the SODC Planning Policies and Guidance particularly the Design Guide 2016. However, although the proposals show adequate car parking and access for vehicle manoeuvres such that it satisfies the standard requirements of the OCC Highways Authority, it does so at huge detriment to adjoining neighbours. The applicants propose to locate parking spaces for their retained dwelling immediately outside and in very close proximity to the main sitting room windows of their neighbour at 2 Elmcroft. We believe this is un-neighbourly in the extreme, and as such is a planning matter not a highways matter. We concur with one of the neighbour's comments that SOLP policy H4 gives detailed guidance for back development and given the shared driveway the proposed plans are unsatisfactory in many respects but principally that of access. On these grounds we reiterate our objection to this application.

- 2 **P18/S3348/HH** – East Cottage Reading Road Goring RG8 0LL: Installation of Solar PV array in the garden.
Resolved: That GPC has **No Objections**
- 3 **P18/S3518/HH** – 9 Elmcroft Goring RG8 9EU – Single storey side rear and side extension.
Resolved: That GPC has **No Objections**
- 4 **P18/S3792/HH** – 3 Whitehills Green Goring RG8 0EB – Single storey rear extension and first floor side extension.
Resolved: That GPC has **No Objections**
- 5 **P18/S3810/HH** – 33 Milldown Road Goring RG8 0BA – Single storey side rear and side extension.
Resolved: That GPC has **No Objections**

18/147 To note the following SODC Decisions:

- 1 P18/S2070/LB – Gatehampton Viaduct Goring RG8 9LU – Repairs and Maintenance. (GPC No Objections but with comments) **Granted**
- 2 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. (GPC No objections) **Granted**
- 3 P18/S2963/HH – Grange Lodge Grange Close Goring RG8 9DY – Two storey side extension and single storey rear extension (as amended). (GPC No objections) **Granted**
- 4 P18/S2588/HH – Rookley 14B Summerfield Rise Goring - 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 associated internal alterations. (GPC No objections) **Granted**
- 5 P18/S3101/FUL – Brownies Patch Bridleway Goring RG8 0HS - Erect a wooden shed to store gardening equipment. (GPC No objections) **Granted**
- 6 P18/S3157/LB – Wey Cottage 2 Manor Road Goring RG8 9DP – Join two fireplaces together so that only one chimney will be used. (GPC No objections) **Granted**

18/148 To note the following application for discharge of conditions:

P18/S3811/DIS – Land to rear of Cleeve Cottages Icknield Road Goring: Discharge of conditions 7 – surface water drainage and 11 – construction traffic management

18/149 To note the withdrawal of the following application:

P18/S3051/N5A – Lloyds Bank High Street Goring RG8 9AT – Conversion of vacant A2 shop to ground floor flat and A2 shop

18/150 To review planning applications and decisions reported by West Berkshire District Council

17/00186 COMIND and 17/00187/LBC2 – The Grotto, Lower Basildon, Reading – Conversion and refurbishment of existing listed residential building into 60 bedroom boutique hotel and private members club including Coach House extension, detached spa facility with outdoor swimming pool and enabling development in the form of 7 detached lodge units and 2 x 4 bedroom family houses.

Members felt that it was good that the site was being developed rather than being left to deteriorate further.

Resolved: That GPC has **No Comments**.

18/151 Affordable Housing:

To note receipt by SODC of £111,327.42 towards affordable housing for the District Council to use towards the provision of affordable housing in South Oxfordshire

Members noted that it was unlikely that any of this considerable sum of money would benefit Goring.

Resolved: That DB, DG and BU would discuss this with SODC.

18/152 To review CIL status / payments

It was noted that CIL of £855 has been received by GPC in respect of application P18/S2687/FUL Cedar Wood Cottage Elvendon Road (15% of £5,700).

18/153 To consider requesting SODC to issues enforcement notices for the following:

- 1 Apparent business activity at 3 Lockstile Way

Resolved: To approach SODC seeking advice as to whether the vehicle movement and associated business activity is a matter of concern.

- 2 Construction of large wooden building with concrete base in the grounds of Bloomsbury Lodge Little Croft Road Goring

It was noted that this construction is not within the Conservation Area, so may be permitted development.

Resolved: that members of the Planning Committee would inspect the site and it would be considered at the next Planning Committee Meeting.

18/154 To note enforcement notices and reports of actions received from SODC:

- 1 S18/456 9 Lockstile Way Goring: Without planning permission cladding of part of external front wall. SODC reports site visited 16/08/2018. Closed: reason 'not expedient'.

Signed:

D. Brooker

Dated: 18 December 2018

- 2 S18/457 1 Maple Court Goring: Without planning permission erection of single storey rear extension. SODC reports site visited 31/08/2018. Still under investigation.
- 3 S18/530 18 Cleeve Down Goring: Alleged breach of condition 2 of P17/S2535/FUL. Removal of banking, construction of retaining wall and removal of existing landscape features. SODC reports site visited 04/10/2018, 18/10/2018. Still under investigation.
- 4 S18/671 Mulberry Croft Limetree Road Goring: Without planning permission the erection of a fence over 1 metre high adjacent to a highway. SODC reports under investigation.
- 5 S18/676 Nuns Acre Boathouse Thames Road Goring: Without planning permission operations to construct a cesspit/septic tank adjacent to the river. SODC reports under investigation.

All were duly noted

18/155 To consider correspondence received

None

18/156 Matters for future discussion

It was noted that reports are circulating concerning a revised proposal for the expansion of The Swan Hotel's car park to serve the hotel and enlarged restaurant. The formal application is not yet on the West Berkshire Planning website. This proposal will be discussed at the next Planning Committee Meeting.

18/157 Next meeting confirmed as Tuesday 18 December 2018

The Chairman declared the meeting closed at 20.03 hrs.

Abbreviations (where used):

CIL	Community Infrastructure Levy
GPC	Goring on Thames Parish Council
NP	Neighbourhood Plan
OCC	Oxfordshire County Council
SODC	South Oxfordshire District Council