

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
GORING ON THAMES PARISH COUNCIL**

Old Jubilee Fire Station, Red Cross Road, Goring 7.30pm Tuesday 26 February 2019

Members Present:

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

Officers Present:

Assistant Clerk Mike Ward (MW)

Two members of the public were present

18/190 To receive apologies for absence.
John Wills (JW)

18/191 To receive any declarations of interests
DG declared an interest in item 6.5 (P19/S0296/LB) on the agenda

18/192 Public Forum
Two members of the public was present
One member asked if SODC planning decisions could be included in the report of Parish Council meetings in Goring Gap News. Also, if the Planning Committee Agenda could include hyperlinks to the planning applications. **Resolved:** This will be investigated by BU/MBr/MW.

18/193 To approve minutes of the meeting held on Tuesday 22 January 2019
Resolved: That the minutes be approved and signed by the Chairman.

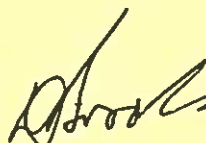
18/194 Matters arising from those minutes not elsewhere on the agenda
None

18/195 To review the following Applications:

- 1 P18/S4063/HH – 1 Maple Court Goring RG8 9BQ – Single storey rear extension with balcony roof (amended).**
It was noted that the plans had been amended to provide a Juliet balcony instead of a full one.
Resolved: That GPC has **No Objections** but with comments: Should be conditional on not later being opened up into a balcony terrace
- 2 P18/S4285/FUL – The Arcade High Street Goring RG8 9AY – Replace 5 number existing bollards at the front of the property with similar bollards.**
Resolved: That GPC has **No Objections**
- 3 P19/S0179/HH – Little Court Manor Road Goring RG8 9DU – Proposed porch canopy. Extending ground floor bay and proposed first floor oriel bay.**
Resolved: That GPC has **No Objections**

Signed:

D. Brooker



Dated: 26 March 2019

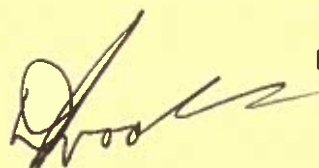
- 4 **P19/S0251/HH** – 4 Grove Farm Cottages Goring RG8 0LU – Change of use from agricultural to domestic (extension of garden).
Concern was expressed that in future an application could be made to construct a dwelling on the enlarged plot. The member of the public raised the issue of whether it might contravene NPPF para 172 in that it falls within the Chilterns AONB.
Resolved: That GPC has **No Objections but with comments:** unsure as to whether NPPF para 172 could be applicable to this application.
- 5 **P19/S0296/LB** – 2 Wey Cottage Manor Road Goring RG8 9DP – Close off existing back door as new approved extension P17/S2668/LB has new doors into the garden.
DG declared an interest on social grounds and withdrew from the discussion.
Resolved: That GPC has **No Objections**
- 6 **P19/S0336/FUL** – The Boathouse High Street Goring RG8 9AB – Demolition of existing fire damaged dwelling and boathouse. Application for replacement dwelling out of the floodplain.
It was noted that as it is in a conservation area, exact replacement of the original structure could be insisted upon. However the new design was generally approved of, except for the strange wrap round thatch effectively using it as cladding material, which differs significantly from the original structure.
Resolved: That GPC has **No Objections but with comments:** The use of thatch as a cladding material at the sides of the main building is inappropriate and unnecessarily differs from the original building. We request the SODC Conservation Area Office to review and make detailed comment on the design's suitability for this location.
- 7 **P19/S0394/HH** – 16 Holmlea Road Goring RG8 9EX – Variation of condition 4 (two additional parking spaces) on application P18/S1864/HH to add two additional off-street parking spaces.
It was noted that the original application was to convert a garage into living accommodation, and the additional parking spaces were to offset the loss of this garaging facility. Concern was expressed that the revised parking plan was impractical in that two of the spaces would be blocked in by the other two, so might not be convenient to be used. This could encourage on-street parking instead.
Resolved: That GPC **Objects for the following reason:** The revised parking plan is impractical and could encourage street parking instead.
- 8 **P19/S0505/HH** – 6 Whitehills Green Goring RG8 0EB – Single storey porch extension, part single storey part double storey rear kitchen/bedroom extension with internal alterations.
Resolved: That GPC has **No Objections**
- 9 **P19/S0538/FUL** – Land at the rear of Cleeve Cottages Icknield Road Goring – variation of condition 1 (approved plans) of application P18/S2308/RM
The developer (member of the public) explained that the application was to slightly enlarge the 3rd bedroom in the terraced houses, and to add garages for the detached houses which would facilitate electric charging.
Resolved: That GPC has **No Objections but with comments:** There should be a condition that the garages cannot be converted into living accommodation at a future date.

18/196 To note the following SODC Decisions:

- 1 **P18/S1983/FUL** – The Pavilion Thames Road Goring RG8 9AH – Demolition of existing dwelling and construction of replacement dwelling and garden room (amplified and amended) (GPC No Objections but with comments) **Granted**
- 2 **P18/S3965/HH** – Primrose Cottage Fairfield Road Goring RG8 0EU – Proposed oak framed garage building using existing access (GPC No objections) **Granted**

Signed:

D. Brooker



Dated: 26 March 2019

- 3 **P18/S3988/HH** – 6 Whitehills Green Goring RG8 OEB – Single storey front, side and rear extensions (as amended to remove open canopy side extension) (GPC No objections) **Granted**
- 4 **P18/S4000/HH** – 17 Valley Close Goring RG8 OAN – Rebuilding the existing bay window, add a new window to cloakroom and add a new open canopy to the side elevation above the side door entrance (GPC No objections) **Granted**
- 5 **P18/S4046/HH** – 25 Cleeve Down Goring Reading RG8 OHA – Single storey rear extension and internal works (GPC No objections) **Granted**
- 6 **P18/S4101/HH** – 61 Wallingford Road Goring RG8 OHL – Single storey front and side extension. Alterations and new roof to existing garage (GPC No objections) **Granted**
- 7 **P18/S4212/HH** – Spring Hill 70 Wallingford Road Goring RG8 OHN – New front and rear gables to first floor bedroom, hip to gable roof conversion to both sides and new roof window to front and rear elevation (GPC No objections) **Granted**

18/197 To note the following confirmation(s) of Tree Preservation Orders:

- 1 **TPO 18S20** Heathercroft, Elvendon Road Goring RG8 ODT
Duly noted.

18/198 To review planning applications and decisions reported by West Berkshire District Council

None of interest to GPC received.

18/199 Affordable Housing:

Discussions with SODC concerning the receipt by SODC of £111,327.42 for affordable housing not yet held.

Resolved: BU to contact Paula Fox to arrange a meeting.

18/200 To review CIL status / payments

It was noted that CIL amounting to £99,909.82 had been assessed against P18/S1983/FUL.

18/201 To consider requesting SODC to issue enforcement notices for the following:

- 1 Apparent business activity at 3 Lockstile Way Goring

Resolved: BU to arrange a meeting with the relevant SODC/OCC officers.

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

MW had visited the site but had been unable to identify the structure in question. Since the complainant was anonymous it was not possible to seek clarification.

Resolved: Because the complainant was anonymous the matter could not be taken any further at this point in time.

Signed:

D. Brooker



Dated: 26 March 2019

18/202 To note reports of action by SODC in respect of enforcement notices:

- 1 **S18/457** 1 Maple Court Goring: Without planning permission erection of single storey rear extension. Status as at 18.02.19: Negotiations ongoing. See planning application P18/S4063/HH above.
- 2 **S18/671** Mulberry Croft Limetree Road Goring: Without planning permission the erection of a fence over 1 metre high adjacent to a highway. Status as at 18.02.19: Under investigation.
- 3 **S18/676** Nuns Acre Boathouse Thames Road Goring: Without planning permission operations to construct a cesspit/septic tank adjacent to the river. Status as at 18.02.19: Under investigation.
- 4 **S19/47** 1 Springhill Road Goring on Thames RG8 0BY: Fence adjacent to a highway in excess of one metre in height. Status as at 18.02.19: Under investigation.
- 5 **S19/51** Hartswood Manor Road Goring on Thames RG8 9EN: Without planning permission the material change of use of land obstruction of a footpath and erection of fence. Status as at 18.02.19: Under investigation.
- 6 **S19/59** Haydown Elvendon Road Goring RG8 0DT: Without planning permission the erection of an outbuilding outside the residential curtilage. Status as at 18.02.19: Under investigation. It was noted that a planning application P19/S0216/HH for creation of an access onto the highway (retrospective) at the same property had been rejected by SODC without waiting for consultation on the grounds that it did not address the issues in the enforcement notice. We await further developments.

All were duly noted.

18/203 To consider correspondence received
None

18/204 Matters for future discussion

BU asked that designating the pub/restaurant Leatherne Bottel Bridleway Goring RG8 0HS an asset of community value be proposed.

Resolved: that this be included in the agenda of the next meeting.

18/205 Next meeting confirmed as Tuesday 26 March 2019

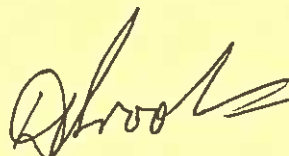
The Chairman declared the meeting closed at 20.30 hrs.

Abbreviations (where used):

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

Signed:

D. Brooker



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