

**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 March 2019**

Members Present:

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

Officers Present:

Assistant Clerk	Mike Ward (MW)
-----------------	----------------

Three members of the public were present

18/206 To receive apologies for absence.

John Wills (JW)
Matthew Brown (MBr)

18/207 To receive any declarations of interests

None declared

18/208 Public Forum

Three members of the public were present

One member asked if there was a reason for The Miller of Mansfield not being listed under item 14 on the agenda. DB suggested it could be added and that this will be included in the agenda for the next Planning Committee meeting.

18/209 To approve minutes of the meeting held on Tuesday 26 February 2019

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

18/210 Matters arising from those minutes not elsewhere on the agenda

None

18/211 To review the following Applications:

- 1 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 (as revised by Parking Plan received 13 March 2019).

The Councillors reiterated that their comments regarding the previous application still stand: 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 still impractical in that one of the spaces would be blocked in by the other two, so might be difficult to use. This could encourage on-street parking instead, especially as the number of parking spaces had been reduced from 4 to 3. The rationale behind this reduction had not been explained.

Resolved: That GPC **Objects for the following reasons:** The revised parking plan is still impractical and the reduction in spaces implied the possibility of even more on-street parking instead.

Signed:

D. Brooker

Dated: 23 April 2019

- 2 **P19/S5040/FUL** – Bromsgrove (a.k.a. Broomgrove) Croft Road Goring RG8 9ES – Demolition of existing attached triple garage and replacement with a detached triple garage, proposed railings to the front of the existing dwelling. Erection of a new 5-bed dwelling with linking garage on land to the rear.
It was noted that this application was to amend an application to construct the additional property that had already been approved. Objections had been received from neighbouring properties concerning loss of privacy, but the plans still appeared to satisfy the design guide in respect to proximity to neighbouring properties.
Resolved: That GPC has **No Objections but with comments:** should have the condition that the garage must not be used for residential or business purposes.
- 3 **P19/S0685/FUL** – 2 Elvendon Road Goring RG8 0DU – Demolition of existing boiler showroom and erection of two new detached dwellings and associated external works.
Councillors felt that there was insufficient space for two detached dwellings; in particular there was no reasonable access to the rear of the properties apart from through the houses themselves. This was considered to be over development and a much better plan would be to erect two semi-detached houses.
Resolved: That GPC **Objects for the following reasons:** insufficient space between the detached dwellings; should go to the design review panel. Recommend two semi-detached houses instead.
- 4 **P19/S0789/HH** – Rose Cottage Croft Road Goring RG8 9ES – Extension and conversion of existing garage block into auxiliary accommodation to the main dwelling house.
Concern was expressed that in future it could become a separate dwelling or used as a base for some sort of business activity.
Resolved: That GPC has **No Objections but with comments:** should have the condition that the accommodation should not become a separate dwelling or used for business purposes.

18/212 To note the following SODC Decisions:

- 1 **P18/S4285/FUL** – The Arcade High Street Goring RG8 9AY – Replace 5 existing bollards at the front of the property with similar bollards (GPC No Objections) **Granted**
- 2 **P18/S0179/HH** – Little Court Manor Road Goring RG8 9DU – Proposed porch canopy. Extending ground floor bay and proposed first floor oriel bay (GPC No objections) **Granted**
- 3 **P18/S0251/FUL** – 4 Grove Farm Cottages Goring RG8 0LU – Change of use from agricultural to domestic garden (GPC No objections but with comments) **Granted**
- 4 **P18/S0296/HH** – 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 (GPC No objections) **Granted**

18/213 To review licensing application for The Swan Hotel, Streatley, West Berkshire DC

After a brief statement from a member of the public living in Thames Road there was some discussion in particular noting that there was very strong opposition on the Goring side of the river to any extension in licensing hours. The Parish Council's proposed response (in the required Representation Form format) was read out to the meeting. The member of the public heartily approved of the response.

Resolved: That the Representation Form as presented to the meeting be sent to West Berkshire's Licensing Team forthwith.

18/214 To review planning applications and decisions reported by West Berkshire District Council
None of interest to GPC received.

18/215 Affordable Housing:

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

Resolved: BU to contact Paula Fox to arrange a meeting – action carried forward.

18/216 To review CIL status / payments

Nothing to report.

18/217 To consider requesting SODC to issue enforcement notices for the following:

Apparent business activity at 3 Lockstile Way Goring

Resolved: BU to arrange a meeting with the relevant SODC/OCC officers – action carried forward.

18/218 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. Case closed (planning application submitted).
- 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 21.03.19: Site visited 27.02.19. 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 21.03.19: 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 21.03.19: Site visited 26.02.19. 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 21.03.19: Letter sent 04.03.19. Monitoring
- 6 S19/59** Haydown Elvendon Road Goring RG8 0DT: Without planning permission the erection of an outbuilding outside the residential curtilage. Status as at 21.03.19: Under investigation.

All were duly noted.

18/219 To consider registering The Leatherne Bottel, The Catherine Wheel and The John Barleycorn as Assets of Community Value

Resolved: That the Parish Council would seek to register The Leatherne Bottel, The Catherine Wheel and The John Barleycorn as Assets of Community Value. MW to advise the procedure to be followed.

18/220 To consider correspondence received

None

18/221 Matters for future discussion

To consider registering The Miller of Mansfield as an Asset of Community Value

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

18/222 Next meeting confirmed as Tuesday 23 April 2019

The Chairman declared the meeting closed at 20.20 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		

Signed:

D. Brooker

Dated: 23 April 2019